

Application Number 18/0156 - 411 MIDGELAND ROAD, BLACKPOOL, FY4 5ED

Use of land as a traveller caravan site for 2 caravans and 1 chalet; use of existing 2 storey building for communal facilities, provision of 4 car parking spaces and associated landscaping.

Decision: Grant

Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans: Site Plan Scale 1:200 and location plan, dated 13 March 2018.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. No more than two caravans and one chalet, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended) (of which no more than one shall be static) shall be stationed on the site at any one time.

Reason: To safeguard the character and appearance of the area and the amenities of local residents in accordance with Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2017 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

4. The development and residential use hereby permitted shall be solely for the benefit of Mr. Tommy Boswell, his wife and their resident dependents.

Reason: Planning permission is being granted on the basis that there is a need for the site as part of the Fylde Coast Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2014 and 2016 update and in accordance with Policy CS16 of the Blackpool Local Plan Part 1: Core Strategy 2016 - 2027.

5. When the caravans, chalet and site cease to be occupied by those named in condition 4 the use hereby permitted shall cease and all caravans, structures, materials and equipment brought onto the land in connection with the use shall be removed and the land restored to its former condition.

Reason: Planning permission is being granted on the basis that there is a need for the site as part of the Fylde Coast Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2014 and 2016 update and in accordance with Policy CS16 of the Blackpool Local Plan Part 1: Core Strategy 2016 - 2027.

6. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Travellers Sites, 2015.

Reason: Planning permission is being granted on the basis that there is a need for the site as part of the Fylde Coast Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2014 and 2016 update and in accordance with Policy CS16 of the Blackpool Local Plan Part 1: Core Strategy 2016 - 2027.

7. No commercial activities shall take place on the land, including the storage of materials.

Reason: To safeguard the character and appearance of the area and the amenities of local residents in accordance with Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2017 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

8. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site at any time; and for the avoidance of doubt, no storage of materials, goods or parking shall take place on the field at the rear of the site.

Reason: To safeguard the character and appearance of the area and the amenities of local residents in accordance with Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2017 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

9. The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within three months of the date of failure to meet any of the requirements set out below:

i) within three months of the date of this decision a scheme (hereafter referred to as the Site Development Scheme) shall have been submitted for the written approval of the local planning authority for:

a) hard and soft landscaping. Hard landscaping shall include surfacing materials and any means of enclosure. Soft landscaping shall include identification of all trees, shrubs and hedges to be retained showing their species, spread and maturity; and new tree, hedge and shrub planting including details of species, plant sizes and proposed numbers and densities.

b) external lighting within the site

c) details of foul, surface and waste water drainage (including 'grey' waste water from washing/shower facilities) either by connection to a public sewer or by discharge to a properly constructed sewage treatment plant, septic tank or cesspool. All drainage and sanitation provision shall be in accordance with all current legislation and British or European Standards

d) a storage and collection area for refuse and recyclables

The site Development Scheme shall be implemented in full in accordance with the approved details no later than 6 months from its written approval. Upon implementation of the Site Development Scheme specified in this condition, that scheme shall thereafter be maintained. No lighting, hardstandings or means of enclosure other than those forming part of the approved scheme shall be constructed or erected on the site.

Reason: To safeguard the character and appearance of the area and the amenities of local residents in accordance with Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2017 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

10. The approved landscaping in the Site Development Scheme shall be carried out in the first planting season available and maintained for a period of 5 years after planting. If within a period of 5 years from the time of planting, any landscaping is removed, uprooted, destroyed or dies or becomes damaged or defective, another of the same species as that originally planted, shall be planted.

Reason: To safeguard the character and appearance of the area and the amenities of local residents in accordance with Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2017 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

11. No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. Within three months from the date of this permission, the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Prior to first use of the amenity building as such, all glazing to the first floor elevations facing 397 and 415 Midgeland Road shall be obscure glazed and shall thereafter be retained at all times as obscure glazed and fixed permanently closed.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. The forecourt to the building on the site shall not be used for the parking of cars or other vehicles.

Reason : To safeguard the visual amenities of the area and the amenities of the occupiers of adjoining properties in accordance with Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027 and Policies LQ1, LQ2 and BH3 of the Blackpool Local Plan 2001-2016.

15. The communal facility building shown on the approved site plan shall only be used for purposes ancillary to the use of the site as a traveller caravan site and at no time shall it be used for living accommodation or sleeping accommodation.

Reason: To safeguard the visual amenities of the area and the amenities of the occupiers of adjoining properties and prevent the creation of a separate residential unit in accordance with Policies CS7 and CS26 of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027 and Policies LQ1, LQ2 and BH3 of the Blackpool Local Plan 2001-2016.

Application Number 18/0612 - 118 ADELAIDE STREET, BLACKPOOL, FY1 4LN

Demolition of existing buildings and erection of three-storey building for use as a medical centre with associated parking and landscaping.

Decision: Grant

Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Proposed site layout plan ref. 645-18-DAY-XX-00-AL-A-90001 Rev P1

Ground floor GA plan ref. 645-18-DAY-XX-00-AL-A-20001 Rev P2

First floor GA plan ref. 645-18-DAY-XX-01-AL-A-20002 Rev P2

Second floor GA plan ref. 645-18-DAY-XX-02-AL-A-20003 Rev P2

Proposed north and south elevation drawing ref. 645-18-DAY-XX-AE-20102 Rev P1

Proposed east and west elevation drawing ref. 645-18-DAY-XX-XX-AE-20101 Rev P1

The development shall thereafter be retained and maintained in accordance with these approved details.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. The building hereby approved shall be used as a medical centre within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) only and for no other purpose.

Reason: In order to ensure that the Local Planning Authority retains control over the long-term use of the site in order to ensure that the health needs of the local population are adequately met and in the interests of the character of the area, the amenity of nearby neighbours, and the safe and efficient operation of the highway network in accordance with the provisions of Policies BH3, BH21 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Notwithstanding the information shown on the approved plans, full details of the materials to be used on the external elevations and roof of the building hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of construction of the building.

Reason: In the interests of the appearance of the locality and the quality of the setting of local heritage assets, in accordance with Policies LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Notwithstanding the information shown on the approved plans, full details of the surfacing to be used on the external areas of the site shall be submitted to and agreed in writing by the Local Planning Authority prior to the laying down of any final surface finishes.

Reason: In the interests of the appearance of the locality and the quality of the setting of local heritage assets, in accordance with Policies LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. A scheme for the treatment of the windows shall be submitted to and agreed in writing by the Local Planning Authority and this agreed scheme shall be implemented in full and in full accordance with the approved details before the facility hereby approved is first brought into use and shall thereafter be retained and maintained as such. For the purpose of this condition, this treatment must prevent views into the building that could compromise patient/staff privacy and prevent over-looking of nearby properties that would compromise the privacy of neighbours.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Notwithstanding the information shown on the approved plans, section drawings showing how the various material treatments of the elevations would project beyond or be recessed behind the main face of each elevation shall be submitted to and agreed in writing prior to the commencement of construction of the building, and the development shall then proceed in full accordance with these approved drawings. For the purpose of this condition, all fenestration should be recessed from the main face of the building by at least one brick width.

Reason: In the interests of the appearance of the locality and the quality of the setting of local heritage assets, in accordance with Policies LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Notwithstanding the information shown on the approved plans, details of a refuse store, to include its location, size and the materials and finish of its means of enclosure shall be submitted to and agreed in writing, and this agreed refuse store shall be provided in full and in full accordance with the agreed details before the facility hereby approved is first brought into use and shall thereafter be retained and maintained as such.

Reason: In the interests of the appearance of the locality, the quality of the setting of local heritage assets, and the residential amenity of occupants and neighbours, in accordance with Policies LQ1, BH3 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Notwithstanding the information shown on the approved plans, details of a covered cycle store, to include its location, size, means of providing secure cycle storage and the materials and finish of its means of enclosure shall be submitted to

and agreed in writing, and this agreed cycle store shall be provided in full and in full accordance with the agreed details before the facility hereby approved is first brought into use and shall thereafter be retained and maintained as such.

Reason: In order to facilitate and encourage travel to and from the site by a sustainable transport mode, and in the interests of the appearance of the locality and the quality of the setting of local heritage assets, in accordance with Policies LQ1, LQ10 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Prior to the development hereby approved being first brought into use, the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Before the building hereby approved is first brought into use, a scheme for the management and operation of the car park, to include the designation and marking out of spaces for staff and patient use, shall be submitted to and agreed in writing by the Local Planning Authority. The use shall thereafter operate in full accordance with this agreed scheme.

Reason: In the interests of the safe and efficient operation of the car park and local highway network in accordance with the provisions of saved Policy AS1 of the Blackpool Local Plan 2001-2016.

12. a) Notwithstanding the information shown on the approved plans, a landscaping scheme to include the location of soft planting areas, plant sizes, species and numbers/densities and a landscape management plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any works relating to the laying out of the site.

b) The details of the position, appearance and finish of any hard-landscaping features such as seating, bollards or decorative artwork shall be submitted to and agreed in writing by the Local Planning Authority prior to installation.

c) The soft landscaping works agreed pursuant to part (a) of this condition shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner) and shall thereafter be maintained in full accordance with the management plan agreed pursuant to part (a) of this condition.

d) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting

season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and the quality of the setting of local heritage assets and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policies LQ6 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Details of CCTV provision to include the position, appearance and finish of any posts, mountings and cameras shall be submitted to and agreed in writing, and this agreed CCTV scheme shall be provided in full and in full accordance with the agreed details before the facility hereby approved is first brought into use and shall thereafter be retained and maintained as such.

Reason: In the interests of crime prevention, the character, safety and appearance of the locality, the quality of the setting of local heritage assets, and the residential amenity of occupants and neighbours, in accordance with Policies LQ1, BH3 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Details of a scheme of external lighting to include the position, appearance and finish of any posts, mountings and lamps and the colour, direction and intensity of light-spill shall be submitted to and agreed in writing, and this agreed external lighting scheme shall be provided in full and in full accordance with the agreed details before the facility hereby approved is first brought into use and shall thereafter be retained and maintained as such.

Reason: In the interests of crime prevention, the character, safety and appearance of the locality, the quality of the setting of local heritage assets, and the residential amenity of occupants and neighbours, in accordance with Policies LQ1, BH3 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. (a) The development hereby approved shall proceed in full accordance with the BREEAM Pre-Assessment Stage 2 Target Report Rev 0 prepared by Scott Hughes, dated 09/08/18 and referenced 3389; and

(b) Before the development hereby approved is first brought into use, confirmation of the final BREEAM grade awarded to the building shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to maximise the sustainability of the building in accordance with the fundamental objectives of the NPPF and the provisions of Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

16. Before any boundary treatment is erected on site and notwithstanding the information shown on the approved plans, details of the position, height, design, materials and finish of a boundary wall around the site and any other boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority, and these agreed boundary treatments shall be provided in full and in full accordance with the agreed details before the facility hereby approved is first brought into use and shall thereafter be retained and maintained as such. For the purpose of this condition, any boundary wall around the perimeter of the site shall be designed so as to deter climbing or use as a seat.

Reason: In the interests of the appearance of the locality, the quality of the setting of local heritage assets, and the residential amenity of occupants and neighbours, in accordance with Policies LQ1, BH3 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. (a) The development hereby approved including the demolition of the existing buildings shall be carried out in full accordance with the recommendations set out within the submitted bat report prepared by Pennine Ecological and dated February 9th 2018.

(b) No demolition shall take place during the main bird nesting period (March to September inclusive) unless the absence of nesting birds has first been established by a suitably qualified and experienced ecologist or unless the demolition is supervised by a member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

Reason: In the interests of safeguarding protected species in accordance with the requirements of paragraph 170 of the NPPF and saved Policy NE6 of the Blackpool Local Plan 2001-2016.

18. No development shall take place until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the demolition and construction period
- control of noise emanating from the site during the demolition and construction period
- measures to ensure that surface-water run-off does not contaminate any surface or sub-surface water bodies or land during the demolition or construction period
- hours and days of construction work for the demolition and construction
- contractors' compounds and other storage arrangements
- arrangements for the disposal of waste during the demolition and construction period

- provision for all site operatives, visitors and demolition/construction loading, off-loading, parking and turning within the site during the demolition and construction period
- arrangements during the demolition and construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of demolition and construction traffic.

The construction of the development shall then proceed in accordance with the approved Demolition and Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. This condition is required to be discharged prior to the commencement of development on site as it pertains fundamentally to the development works themselves.

19. (a) Notwithstanding the information provided on the approved plans and prior to the commencement of any works to replace or amend the existing vehicle access to the site, full details of the means of vehicular access to the site shall be submitted to and agreed in writing;

(b) The means of vehicular access agreed pursuant to part (a) of this condition shall be completed to at least base course level before any construction commences on site;

(c) The means of vehicular access agreed pursuant to part (a) of this condition shall be provided in full and in full accordance with the approved details before the development hereby approved is first brought into use.

Reason: In the interests of the safe and efficient use of the highway in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

20. The development hereby approved shall not be brought into use until a scheme of highway improvement works has been submitted to and agreed in writing by the Local Planning Authority and implemented in full and in full accordance with the agreed scheme. For the purpose of this condition, the scheme shall include:

- the removal of the redundant crossings on Adelaide Street
- the provision of a new pedestrian dropped crossing on Adelaide Street

Reason: In the interests of highway safety and to ensure safe and convenient access to the site in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

21. Notwithstanding the interim Travel Plan submitted, the development hereby approved shall not be brought into first use until a final travel plan has been submitted to and approved in writing by the Local Planning Authority. This travel

plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

22. The site shall be drained in accordance with the submitted drainage strategy and associated appendices prepared by MDA Wirral Ltd and referenced 17-0141.

Reason: In order to ensure that foul and surface water is satisfactorily drained from the site in accordance with the provisions of section 14 of the NPPF and the provisions of Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

23. (a) Notwithstanding the information submitted and prior to the commencement of development, a desk-top study into the potential for land contamination on the site shall be submitted to and agreed in writing by the Local Planning Authority;
- (b) In the event that the desk-top study required pursuant to part (a) of this condition indicates a need for site investigation, a scheme of site investigation shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development;
- (c) Any scheme of site investigation agreed pursuant to part (b) of this condition shall be carried out in full and in full accordance with the approved details, and a report of the findings submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any development on site;
- (d) In the event that remediation works are identified as being necessary through site investigation report required pursuant to part (b) of this condition, a scheme of remediation shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any development on site;
- (e) The scheme of remediation agreed pursuant to part (d) of this condition shall be carried out in full and in full accordance with the approved details, and a validation report verifying the remediation shall be submitted to and agreed in

writing by the Local Planning Authority prior to the commencement of any development on site.

Reason: In order to safeguard future occupants of the site from potential land contamination in accordance with the provisions of paragraph 178 of the NPPF and Policy BH4 of the Blackpool Local Plan 2001-2016. This condition is required to be discharged prior to the commencement of development as any development on the site could prejudice proper site investigation or remediation.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no enlargement or other material alteration to the appearance of the building shall be carried out, and no structure shall be erected within the confines of the application site, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the appearance of the site and locality, the quality of the setting of local heritage assets, the residential amenity of occupants and neighbours, and to ensure that adequate car parking, refuse storage and cycle storage is available to meet the needs of the development, in accordance with Policies LQ1, LQ10, BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

25. (a) a scheme to reflect the history and heritage value of the site within the proposed building shall be submitted to and agreed in writing by the Local Planning Authority, and

(b) the scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details and thereafter be retained and maintained as such.

For the purpose of this condition, the scheme could include the display of historic photographs, a timeline of the development of the site, and text providing background information on the history of the former Comrades Club building.

Reason: The site falls partially within the designated Town Centre Conservation Area and the building would be partially erected on land that was formerly occupied by the Comrades Club building. This building was a locally listed heritage asset and so it is appropriate that its architectural and social significance is reflected as part of the new development in the interests of sustaining the heritage value of the Conservation Area in accordance with the provisions and objectives of section 16 of the NPPF, Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and saved Policy LQ10 of the Blackpool Local Plan 2001-2016.

26. Details of the position, appearance and materials of any externally visible rainwater goods, meter/utility boxes, ventilation equipment or other plant shall be submitted to and agreed in writing before the commencement of construction of

the main building and the development shall then proceed in full accordance with these approved details.

Reason: In the interests of the character and appearance of the locality and the quality of the setting of local heritage assets in accordance with saved Policies LQ1 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 18/0818 - THE SANDS VENUE, PALATINE BUILDINGS, PROMENADE, BLACKPOOL, FY1 4TQ

External alterations and erection of a two-storey side extension and a two-storey extension to the roof to create a 3rd and 4th floor and use of the premises as altered to provide a restaurant , hotel reception and museum reception at ground floor level, a museum and associated facilities at first floor and hotel accommodation on the upper three floors comprising 91 en-suite bedrooms and suites and associated facilities in the basement, including meeting rooms and a spa and a rooftop plant area.

Decision: Refuse

Reasons:

1. The proposed development would by reason of the proposed colour palette of materials be contrary to paragraphs 124,127, 130, 185, 192 and 193 of the National Planning Policy Framework, Policies CS7 and CS8 of the Blackpool Local Plan Part1: Core Strategy 2012-2027 and Policies LQ1, LQ2, LQ4, LQ7, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016 given the size of the building, the width of the site frontage and its prominent position on the Promenade.
2. The proposed development would by reason of the proposed colour palette of materials be contrary to paragraphs 124,127, 130, 185, 192 and 193 of the National Planning Policy Framework, Policies CS7 and CS8 of the Blackpool Local Plan Part1: Core Strategy 2012-2027 and Policies LQ1, LQ2, LQ4, LQ7, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016 given its setting immediately to the south of the Grade 1 Listed Blackpool Tower, the locally listed Woolworth building and the Town Centre Conservation Area and the adverse effect it would have on the setting of these heritage assets.