

COMMITTEE DATE: [02/04/2019](#)

Application Reference: **18/0642**

WARD: Stanley
DATE REGISTERED: 24/09/18
LOCAL PLAN ALLOCATION: Countryside Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: Denmack Holdings

PROPOSAL: Erection of 12 detached bungalows with access from Midgeland Road and associated public open space and private garages.

LOCATION: FORMER BAGULEYS SITE, MIDGELAND ROAD, BLACKPOOL, FY4 5HE

Summary of Recommendation: Grant Permission

CASE OFFICER

Miss. S. Parker

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience as it would help to meet the borough's established housing requirements.

SUMMARY OF RECOMMENDATION

Part of the site constitutes brownfield land that does not make a positive contribution to the character or appearance of the wider area. Residential development on this part of the site is therefore considered to be acceptable, despite the restrictions set out under Policy CS26 of the Core Strategy, in order to improve the appearance of the site and the quality of the area, and in order to secure housing provision designed to meet an identified, specialist need. On this basis, Members are respectfully recommended to grant planning permission subject to the conditions listed at the end of this report.

INTRODUCTION

Outline planning permission was granted for the erection of up to 36 dwellings on this site in 2012 with reserved matters granted for the erection of 22 houses in 2016. This permission lapsed in September 2018. The current application was originally a resubmission of this previously approved scheme. It has, however, been amended to take account of the Core Strategy which has been adopted since the previous permission was granted and hence the number of proposed dwellings has reduced from 22 to 12.

SITE DESCRIPTION

The application relates to a 1.1ha site that is roughly square in shape. The site is bound by Midgeland Road and the houses fronting it to the west. The houses fronting Stockydale Road bound the site to the south and Stockydale Road itself marks the eastern site boundary. The site cuts around no. 27 Stockydale road in the north-eastern corner. The northern boundary of the site runs along the side of the Crabtree Nurseries site which fronts Stockydale Road but extends back to Midgeland Road.

The site is cleared along the Midgeland Road frontage, along the northern boundary back to no. 27 Stockydale Road, and behind the properties fronting Midgeland Road. The section of the site behind nos. 19, 21 and 23 Stockydale Road and along the Stockydale Road frontage is rough grassland with some rough hedgerows, small trees and vegetation along the boundaries. There are no ponds or other key features of ecological interest on the site.

The site falls within Flood Zone 1 and within the Core Strategy designated Marton Moss Strategic Site.

DETAILS OF PROPOSAL

The application proposes the erection of 12 bungalows with vehicle access taken from Midgeland Road. One of the proposed bungalows would flank the estate road and front Midgeland Road. A further five would run along the northern boundary and face to the south. The remaining six would be arranged in two rows of three facing north in the south-western corner of the site. All of the properties would be detached. An area of public open space would be created on the greenfield part of the site fronting Stockydale Road.

The application has been accompanied by:

- Planning statement
- Design and access statement
- Materials schedule
- Accessibility questionnaire
- Ecological appraisal
- Bat and bird survey
- Arboricultural impact assessment
- Tree survey
- Flood risk assessment

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- The principle of residential development on the site
- The impacts on residential amenity
- The acceptability of the design of the scheme and the impacts on visual amenity
- Highway access, safety and parking

- Flood risk and drainage
- Ecological and arboricultural impacts
- Environmental impacts
- Sustainability and planning balance appraisal

These issues will be discussed in the assessment section of this report.

RELEVANT PLANNING HISTORY

12/0894 – outline planning permission granted for the erection of up to 36 no. dwellings comprising 6 no. two-storey detached houses, 3 no. detached bungalows, 16 no. two-storey semi-detached houses and 11 no. two-storey terraced houses.

16/0196 – reserved matters approval granted for the erection of 22 no. dwellings comprising 20 no. two-storey detached houses and 2 no. two-storey semi-detached houses. This permission was granted on 27/09/16 and lapsed on 27/09/18.

18/0077 – planning permission refused for the erection of four detached dwelling-houses, two with integral garages and two with detached garages, on land fronting Stockydale Road. This site forms part of the current application site. The application was refused on 14 August 2018.

CONSULTATIONS

Marion Moss Neighbourhood Forum: no response received in time for inclusion in this report.

Head of Highways and Traffic Management: the development now proposed would fall below the Council's previous threshold for highway adoption of 14 dwellings. This has now been reconsidered and revised to 12 dwellings. On this basis, the site proposed would be adopted in terms of roads, service verges and footways. The submitted drawings and tracking information is sufficient to form the basis of a s278 agreement and the necessary off-site highway works should be conditioned to be completed prior to works on site. These works should include the bell-mouth and a sufficient length of the access to allow for wheel-washing and to prevent queuing on the highway. The s278 agreement will also need to make provision for changes to street lighting and bus stop upgrades. A Construction Management Plan should be secured through condition. Additional tracking information is needed for the internal layout of the site. The site has been designed broadly to access-way standards but a more detailed layout plan is required for agreement. Access by pedestrians from Stockydale Road would be a concern and so measures should be put in place to safeguard the hedgerow along Stockydale Road.

United Utilities: foul and surface water should be drained separately with surface water drained in the most sustainable manner in accordance with the guidance. Conditions should be attached to any planning permission granted to require the agreement and implementation of a surface water drainage system and a lifetime management and maintenance plan for that system. The applicant should contact United Utilities at the

earliest opportunity to discuss connection. All pipework and fittings must be to current standards. Levels of cover to mains and sewers must be maintained. If a sewer is discovered during construction a Building Control body should be consulted. Any drainage proposed for United Utilities adoption must be agreed with United Utilities and early consultation is recommended.

Council Drainage Officer: the submitted flood risk assessment is acceptable. It identifies the need for further evaluation of ground water levels and this should be added as part of the usual set of drainage conditions. It should not be critical given the proposed finished floor levels. The dyke on-site will have to be piped to the extent of their frontage, it is currently on their land but in future would form part of the highway and so could be covered by a composite agreement.

Head of Property and Asset Management: no response received in time for inclusion in this report. As the scheme has changed since first submission to now propose over-55 accommodation, no education contribution would be required and so a response has not been pursued.

Lancashire Fire and Rescue Service: the development must comply with building regulations and the developer should ensure appropriate water supply.

PUBLICITY AND REPRESENTATIONS

Press notice published: 5 October 2018

Site notice displayed: 6 October 2018

Neighbours notified: 26 September 2018

Three representations have been received in relation to the original plans from nos. 145 and 149 Midgeland Road and Parklands on Chapel Road. These raise the following issues:

- There is no guarantee the development will proceed to provide houses
- The development should include bungalows for older people
- Impact on amenity from over-looking and over-shadowing
- Levels must be agreed
- Impact on highway safety
- Public transport access to the site is poor
- Residents would have to travel to access employment and services
- Existing drainage is inadequate
- Increased flood risk
- Loss of trees and habitat and impact on wildlife
- The hedge on Stockydale Road should be protected

NATIONAL PLANNING POLICY FRAMEWORK (NPPF2)

The revised National Planning Policy Framework (NPPF) was published in July 2018 and updated in February 2019. It retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable

development will be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications. The parts most relevant to this application are:

- 5 - Delivering a sufficient supply of homes
- 8 - Promoting healthy and safe communities
- 9 - Promoting sustainable transport
- 11 - Making effective use of land
- 12 - Achieving well-designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 15 - Conserving and enhancing the natural environment

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The National Planning Practice Guidance (NPPG) expands upon the NPPF and provides clarity and additional guidance. The most relevant sections to this application are:

- Design
- Flood risk and coastal change
- Health and well-being
- Natural environment
- Planning obligations
- Travel plans, transport assessments and statements in decision-taking

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY (2012-2027)

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The following policies are most relevant to this application are:

- CS1 Strategic Location of Development
- CS2 Housing Provision
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS9 - Water Management
- CS11 - Planning Obligations
- CS12 - Sustainable Neighbourhoods
- CS13 - Housing Mix, Density and Standards
- CS14 - Affordable Housing
- CS15 - Health and Education
- CS26 - Marton Moss

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies

document is published. The following policies in the Plan are most relevant to this application:

LQ1 - Lifting the Quality of Design
LQ3 - Layout of Streets and Spaces
LQ4 - Building Design
LQ6 - Landscape Design and Biodiversity
HN4 - Windfall Sites
BH3 - Residential and Visitor Amenity
BH10 - Open Space in New Housing Developments
NE6 - Protected Species
NE7 - Sites and Features of Landscape, Nature Conservation and Environmental Value
AS1 - General Development Requirements (Access and Transport)

EMERGING BLACKPOOL LOCAL PLAN PART 2: PROPOSED SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES

The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the proposed policies. The following policies in Part 2 are most relevant to this application:

DM2 - Housing for older people
DM5 - Design requirements for new build housing development
DM20 - Landscaping
DM21 - Public health and safety
DM25 - Public art
DM32 - Development in the countryside
DM33 - Biodiversity
DM39 - Transport requirements for new developments

OTHER RELEVANT DOCUMENTS

Housing Plan for the Ageing Population 2017-2020: this document acknowledges that the town has a large and growing older person population that needs appropriate housing. Objective 6 refers to the need for specialist housing that meets the needs of older people.

Marlon Moss Neighbourhood Plan Area and Marlon Moss Neighbourhood Forum Application: an application to designate the area and the forum has been submitted and has been subject to consultation from 21 January 2019 to 4 March 2019.

Supplementary Planning Guidance Note 11: Open space: provision for new residential development and the funding system – this document was adopted in October 1999 as sets out the amount of open space required per person and per property depending upon size. It also sets out the equivalent financial contributions that can be made in lieu of on-site provision.

ASSESSMENT

Principle

The application site falls within the Marton Moss Strategic Site. Policy CS26 of the Core Strategy relates specifically to Marton Moss and replaces saved Policy NE2 of the Local Plan in relation to the Moss. Like its predecessor, Policy CS26 precludes development in the area other than that directly related to agricultural, horticultural or rural recreational uses. This approach will hold until a formal Neighbourhood Plan is developed for the area. Thereafter the Neighbourhood Plan will direct the nature of development on the Moss. One exception permitted by Policy CS26 under section 2 is housing intended to meet the requirements of paragraph 55 of the NPPF. This policy was drafted when NPPF 1 (2012-2018) was in force and so this criterion relates to paragraph 55 of that document. This paragraph relates to housing required to enhance or maintain the viability of rural communities. Such examples would include housing that would support service delivery, agricultural workers dwellings, properties of innovative and exceptional design, or conversions of heritage assets or disused buildings where the works would enhance the setting. This approach is continued in the latest NPPF at paragraphs 78 and 79.

At present, although local residents are looking to progress with the development of a Neighbourhood Plan for the area, there is currently no such plan in place for Marton Moss. The proposal must therefore be judged against the criteria of part 2 of Policy CS26 of the Core Strategy. The housing proposed would not re-use any existing buildings and there is no indication that it would be of exceptional design. There is no justification for the housing to accommodate rural workers. Whilst Marton Moss is rural in character, it sits on the edge of the urban area of Blackpool. The existing pattern of development in the wider area is well-established. Notwithstanding issues of connectivity and accessibility, the wider area is reasonably well served in terms of education, employment, services and public transport. As such, the development is not required in order to sustain population numbers to safeguard the provision of community facilities. On this basis, as the scheme is not for a use appropriate to a rural area, it is contrary to the provisions of Policy CS26 of the Core Strategy. This weighs against the application.

The intention of Policy CS26 is to safeguard the character and function of Marton Moss as an area of rural fringe around the Blackpool settlement. This approach accords with the objectives of the NPPF to make efficient use of land, direct development to brownfield sites, and respect the function and character of local areas.

The application site sits on the edge of the main urban area of the town. Major new housing schemes are currently being developed on land at Moss House Road to the south-west, and on the former Runnell Farm site to the north. Existing houses face the site on the opposite side of Midgeland Road and follow the road south from the application site and around the corner onto Stockydale Road. The site itself comprises a former garden centre site that is now cleared and a field to the rear that fronts Stockydale Road. This former garden centre area of the site takes up just under 40% of the total and is brownfield land that does not contribute positively to the character of the area.

At present the brownfield part of the site is hard-surfaced and fenced. It does not have any rural character and is in increasingly poor condition with evidence of weed colonisation. The fencing is temporary in appearance. Overall this area of the site detracts from the appearance of the streetscene and is detrimental to the quality and character of the area. The redevelopment of the site would have a positive impact upon the quality of the streetscene and wider area and, as will be discussed later in this report, this weighs in favour of the application. However, the development would not be restricted purely to the brownfield section of the site as a narrow strip of some 385sqm of the greenfield area would be incorporated to provide part of the estate road. This would include hard-surfacing but no structures. Consequently, whilst this does weigh against the application, it would not have a significant impact upon the character of the area.

Outline planning permission was granted in 2012 for the residential development of the site as a whole. Reserved matters approval was granted in 2016. This permission has never been implemented and so it lapsed in September 2018. Members will also be aware that planning permission was refused in August 2018 for the development of four houses on the part of the site fronting Stockydale Road. The deadline for an appeal against this refusal has now passed. There is therefore no extant permission in place for development on any part of the site.

The scheme proposed would deliver 12 retirement bungalows aimed at over-55s. The Council's Housing Plan for the Ageing Population 2017-2020 identifies a need for this kind of accommodation within the borough in order to meet the needs of Blackpool's ageing population. Work recently undertaken in relation to an appeal has revealed the Council to have a 5.1 year supply of housing land. Whilst this exceeds the minimum 5 year land supply that is required, it is only by a narrow margin. Residential development of this site would therefore provide an additional buffer improving choice in the market. The additional housing provision that has been designed to meet an identified need weighs significantly in favour of the application.

Each property within the site would offer two bedrooms with the property fronting Midgeland Road providing three. Policy CS13 of the Core Strategy expects developments on sites of this size to contribute towards a balanced housing mix in the wider area. It is recognised that the wider area is dominated by larger properties and that the new-build estates in particular are dominated by homes offering three bedrooms or more. As such, the accommodation proposed, particularly given its intended occupation, would contribute positively towards the housing mix in the area.

Planning Obligations

Policy CS14 of the Core Strategy requires housing schemes of between 3 and 14 units to make a financial contribution towards affordable housing provision. This requirement is to be detailed in a Supplementary Planning Document (SPD). However, as there is currently no SPD in place, the Council is unable to calculate and require contributions at the present time.

A housing development of this scale would ordinarily generate a requirement for a contribution towards local education provision. In this case the accommodation is proposed for occupation by people over the age of 55 and this could be secured through condition. As such, no contribution towards local education provision would be required.

In accordance with Policy BH10 of the Local Plan and the associated Public Open Space Supplementary Planning Guidance (SPG) (SPG11), the development proposed would require public open space provision of 600sqm. The application proposes an area of 600sqm open space within the greenfield section of the site. This would be sufficient to meet the need generated by the development. Although a pathway is proposed, the use of the greenfield land as public open space would not unduly impact upon the rural character of this part of the site and so is considered to be acceptable.

Amenity Impact

The Council expects residential developments to meet minimum separation distances of 21m front/rear-to-front/rear and 13m front/rear-to-side. Rear gardens should be 10.5m in length. These standards are for two-storey properties.

The property fronting Midgeland Road and those along the northern boundary of the site would meet these standards. Those in the south-western corner of the site would fall short of the minimum garden lengths by between 1m and 2.5m and the separation distances between the new properties and those existing would also fall short by up to 5m at one point. However, as the properties proposed would be bungalows and as they would sit to the north of the existing properties, no undue impacts on amenity are anticipated. A condition could be attached to any permission granted to remove permitted development rights to prevent the insertion of windows into the rear elevations of the properties along the southern border. The shortfall in garden lengths is unfortunate and weighs somewhat against the application, but it is noted that public open space is to be provided on site and that the separation distances required to protect amenity would otherwise be adequately met.

Draft policy DM5 would require new housing developments to meet the national technical standards in terms of floorspace. However, as this document is at a very early stage in development, little weight can be attached to it. The internal layouts of the properties are efficient and would offer a reasonable standard of accommodation and are therefore considered to be acceptable.

It is understood that the land levels on site would not be materially altered but a condition should be attached to any permission granted to require existing and proposed land levels to be confirmed and agreed.

In light of the above, no unacceptable amenity impacts are identified.

Visual Impact

The application site falls outside of and a reasonable distance away from the recently designated Marton Moss Conservation Area, as such it is not considered to affect the setting of this heritage asset.

A wide range of property sizes, styles and designs is evident in the nearby area and so there is no strong architectural vernacular for the proposal to comply with or take reference from. The bungalows proposed would be traditional in design. Each would have a projecting section to the front that would house either a bedroom or an integral garage and this would break up the front elevations and streetscene. Windows and doors would have stone cills and lintels and this would be appropriate in the setting. A condition could be attached to any permission granted to require the fenestration to be set back by at least a brick width to provide appropriate visual depth. The front faces of the dormers would be predominantly glazed which is somewhat unusual, but these would only be visible from immediate neighbours and within the site and would not be unacceptable.

The application includes a materials schedule which proposes use of three different brick types, render and two colours of roof slate. This varied palette would be appropriate to the area and would provide visual interest. Conditions could be attached to any permission granted to require the agreement of specific material placement, surfacing landscaping and the appearance of boundary treatments. A condition could also be imposed to safeguard the existing hedgerow along the Stockydale Road frontage and the hedgerows along the other boundaries of the site as far as is practicable. In light of the above and subject to these conditions, no unacceptable visual impacts are anticipated.

Highway Access, Safety and Parking

The scheme has been considered by the Council's Head of Highways and Traffic Management and no objections have been raised. A new access is proposed from Midgeland Road and a condition could be attached to any permission granted to agree the details of this and secure its provision prior to the commencement of development on site. Subject to the provision of a suitable access, no issues relating to highway safety are identified. Additional highway improvement works relating to street-lighting are considered necessary to ensure safety and accessibility and these could be secured through condition. No undue impacts on highway capacity are expected.

Each property would benefit from either an integral or a free-standing garage. All of these would be of adequate size for the parking of a car although the integral garages would fall short of the requisite length of 6m which is intended to ensure that garages provide some storage space. Use of these for the parking of a car could be safeguarded through condition. Each property would also have at least three off-street driveway parking spaces and two visitor spaces are proposed. No on-street parking would be available within the site but the off-street provision would meet the needs of the development and so is considered to be acceptable. The rear gardens or garages could accommodate the storage of cycles if desired.

Drainage and Flood Risk

The site falls within flood zone 1 and so there is no requirement for the applicant to demonstrate compliance with the sequential or exception tests. A site-specific flood risk assessment has been submitted and this is acceptable. It is acknowledged that the dyke to the front of the site would have to be culverted under the new access as part of the highway works. Ordinarily the culverting of watercourses is not considered to be acceptable but in this case it is unavoidable to enable development of the site and could be done without unduly impacting upon flood risk. Any permission granted would be conditional upon the applicant agreeing a surface water drainage strategy for the site and a life-time management and maintenance plan for that scheme. The strategy would have to be in accordance with sustainable drainage principles. Subject to these conditions, no unacceptable drainage or flood risk issues are identified.

Ecological and Arboricultural Impact

The applicant has submitted an ecological appraisal. The development proposed would not affect any protected landscapes and no protected species have been identified on site. A new site layout plan has been submitted since first submission and so two of the trees and a section of hedgerow marked for retention on the tree constraints plan would have to be lost. To compensate for this a landscaping scheme should be secured by condition and this scheme should include the provision of new native tree and shrub planting. Further conditions should require agreement of a tree and hedgerow protection plan for those to be retained, and a scheme of ecological enhancement. Subject to these conditions and on balance, no unacceptable impacts on biodiversity are anticipated.

Environmental Impact

Given the scale of development, no unacceptable impacts on air quality are anticipated. As the site is previously developed a condition should be attached to any permission granted to require the agreement of a scheme of site investigation in respect of potential land contamination and any remediation measures found to be necessary. Water quality would be safeguarded through the agreement of a Construction Management Plan and through the agreement of a drainage scheme for the site.

Sustainability and Planning Balance Appraisal

Sustainability comprises economic, environmental and social components. Economically, the site is not safeguarded for employment use and the part to be developed has no value as agricultural land. Some limited employment would be generated through the construction process and future residents would help to support local shops and services.

Environmentally, the design of the proposal is considered to be acceptable. The site is currently in relatively poor condition and so its redevelopment would impact positively upon the appearance and quality of the wider streetscene. No impacts on biodiversity or trees would result. An acceptable drainage scheme could be secured through condition and, subject to the imposition of appropriate conditions, air land and water quality would be

adequately protected. The site is on the edge of the urban area and so residents may tend towards private car use but the degree of accessibility is acceptable.

Socially the scheme would deliver accommodation aimed at older persons which would meet an identified need in the borough. It would also make a modest contribution towards meeting the Council's general housing requirement. This weighs notably in favour of the scheme. The development would, however, come forward in advance of the preparation of a Neighbourhood Plan for the area and would therefore be contrary to planning policy. No unacceptable amenity impacts are anticipated and no undue impacts on flood risk or highway safety are expected.

In terms of planning balance, the conflict with Policy CS26 and the general approach to development on Marton Moss is acknowledged. However, the development proposed would meet an identified, specialist need, and would bring a disused site in poor condition back into beneficial use. This would have a positive impact on the appearance and quality of the area. No other material planning considerations have been identified that would weigh against the application. On this basis, the scheme is considered to represent sustainable development.

CONCLUSION

Part of the site constitutes brownfield land that does not make a positive contribution to the character or appearance of the wider area. Residential development on this part of the site is therefore considered to be acceptable, despite the restrictions set out under Policy CS26 of the Core Strategy, in order to improve the appearance of the site and the quality of the area, and in order to secure housing provision designed to meet an identified, specialist need. As set out above, the scheme is judged to constitute sustainable development. On this basis Members are respectfully recommended to grant planning permission subject to the conditions listed below.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

The necessary off-site highway works would be secured by condition but would be delivered through an agreement under s278 of the Highways Act.

FINANCIAL BENEFITS

The development would create 22 new dwellings and so would generate some Council Tax income for the Council. However, this is not a material planning consideration and has no weight in the planning balance.

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set

against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

BACKGROUND PAPERS

Planning Application File(s) 18/0642 which can be accessed via this link:

<https://idoxpa.blackpool.gov.uk/online-applications/>

Recommended Decision: Grant Permission

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 location plan ref. JBA363-PL-001

Site layout plan ref. JBA363-PL-002 Rev B

House type 1 plan ref. JBA363-PL-003

House type 2 plan ref. JBA363-PL-004

House type 3 plan ref. JBA363-PL-005

House type 4 plan ref. JBA363-PL-006

House type 5 plan ref. JBA363-PL-007

Garage plan ref. JBA363-PL-008

Highway works and access plan ref. T2841/02 Rev A

Highway works and access with sweptpath plan ref. T2841/05

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. Notwithstanding the materials schedule submitted, prior to any above ground construction taking place the details of the materials to be used on the external faces of the individual buildings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Details of the surfacing materials to be used in the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the laying down of any final surface finishes and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Notwithstanding the information shown on the approved plans:

(a) The windows and doors to the properties shall be recessed behind the front face of the elevation in which they sit by no less than one brick width;

(b) The stone/stone effect cills to the windows shall project forward of the elevation in which they sit by no less than 25mm;

(c) The roofs of the buildings hereby approved shall over-hang the external faces of the buildings by not less than 200mm at the eaves and verge.

Reason: In order to provide visual depth and interest in the interests of the appearance of the site and locality in accordance with Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. Details of any boundary treatments to be used in the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the erection of any boundary treatments on the site and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Notwithstanding the information submitted, prior to the commencement of any development on site the following shall be submitted to and agreed in writing by the Local Planning Authority, and the development shall thereafter proceed in full accordance with these approved details and the protection measures shall not be removed until the development has been completed in full:

(a) a plan to show those existing trees and hedgerows on site to be retained;

(b) a tree protection plan and arboricultural method statement to detail the protection of those trees and hedgerows to be retained. This plan should confirm that no excavations, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, having regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. (a) No development shall take place until a landscaping scheme has submitted to and approved in writing by the Local Planning Authority. This scheme shall include planting plans specifications and schedules to include plant size, species and number/densities. For the purpose of this condition, the scheme shall include bolstering of the existing hedgerows on site with native species, and incorporation of native species within soft landscaping provision.

(b) Before any of the units hereby approved are first occupied, a management and maintenance plan for the areas of soft landscaping throughout the site shall be submitted to and agreed in writing by the Local Planning Authority and the site shall thereafter be managed in accordance with this plan. For the purpose of this condition, this plan should identify responsibilities for maintenance (i.e. site maintenance company, other third party or private resident) and the works to be carried including frequency of action.

(c) The agreed landscaping works 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.)

(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 ecological enhancement and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to any above ground construction taking place, an ecological enhancement scheme shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of this condition, the ecological enhancement scheme should include the provision of bat, bird and hedgehog boxes and features to enable the movement of small mammals

Reason: In order to safeguard and enhance biodiversity on the site in accordance with the provisions of paragraph 170 of the NPPF and saved Policy LQ6 of the Blackpool Local Plan 2001-2016.

10. (a) Before any of the units hereby approved are first occupied a plan detailing the public open space provision shown by the outlined, dotted area on plan reference JBA363-PL-002 Rev B shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include the provision of any street furniture, boundary treatments, seating or signage.

(b) Before any of the units hereby approved are first occupied, the public open space shown by the outlined, dotted area on plan reference JBA363-PL-002 Rev B shall be provided in accordance with the details agreed pursuant to part (a) of this condition in order to meet the needs of the development and shall thereafter be retained and maintained as such.

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

11. Prior to any of the units hereby approved being first occupied, the parking provision associated with that unit as shown on the approved site layout plan shall be provided and shall thereafter be retained as such.

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.

12. (a) Notwithstanding the information shown on the approved plan, no works shall commence until full details of the proposed vehicular and pedestrian access from Midgeland Road into the site have been submitted to and agreed in writing by the Local Planning Authority.

(b) The access agreed pursuant to part (a) of this condition shall be provided to at least base course and in full accordance with the agreed details before any construction commences on site.

(c) The access agreed pursuant to part (a) of this condition shall be completed in full and in full accordance with the approved details before any unit hereby approved is first occupied.

Reason: In order to ensure that safe and satisfactory access exists to the site during the construction period and during the lifetime of the development in accordance with the provisions of paragraph 108 of the NPPF and Policy AS1 of the Blackpool Local Plan 2001-2016.

13. (a) No works shall commence until full details of the sub-surface construction and surfacing of the internal estate road hereby approved have been submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the details provided shall demonstrate that the road structure and surface would be adequate to support the loading of a refuse wagon or fire appliance.

(b) No unit hereby approved shall be occupied until the estate road has been installed and finished in full and in full accordance with the details agreed pursuant to part (a) of this condition.

Reason: In the interests of the amenities of residents and in order to ensure that safe and satisfactory access exists to the properties during the lifetime of the development in accordance with the provisions of paragraph 108 of the NPPF and Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.

14. (a) Notwithstanding the information shown on the approved plans, no unit hereby approved shall be occupied until a scheme for the provision of off-site 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 approved details. For the purpose of this condition, this scheme shall include:

- the provision of a pedestrian island within Midgeland Road
- widening and reconfiguration of the carriageway and footway
- new, amended or upgraded road markings
- provision of dropped kerbs
- any necessary resurfacing of the carriageway and footway
- treatment of the drainage ditch across the site frontage
- review of streetlighting and provision or relocation of any necessary columns and lamps

Reason: In order to ensure that safe and satisfactory access exists to the site during the construction period and during the lifetime of the development in

accordance with the provisions of paragraph 108 of the NPPF and Policy AS1 of the Blackpool Local Plan 2001-2016.

15. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

16. (a) Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

(b) The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and shall include the following:

(i) Information about the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year + allowance for climate change - see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;

(ii) A demonstration that the surface water run-off would not exceed the existing greenfield rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

(iii) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

(iv) Flood water exceedance routes, both on and off site;

(v) A timetable for implementation, including phasing where applicable;

(vi) Site investigation and test results to confirm infiltrations rates;

(vii) Details of water quality controls, where applicable.

(c) Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

(d) The scheme shall be fully implemented and subsequently maintained, in accordance with the approved details including any timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To promote sustainable development, secure proper drainage of surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a) The arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company;

b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) to include elements such as:

i. on-going inspections relating to performance and asset condition assessments
ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

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

- dust mitigation measures during the construction period
- confirmation that no burning of waste or other materials will take place on site during the construction period

- means to prevent contamination of land or any surface and sub-surface water bodies from surface-water run-off during construction
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for the secure storage of materials and equipment
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved 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.

19. Prior to the commencement of development;

(a) a scheme of site investigation into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the scheme of site investigation agreed pursuant to part (a) 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; and

(c) 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;

(d) Any scheme of remediation agreed pursuant to part (c) 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.

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.

20. Notwithstanding the information submitted, details of existing and proposed land and finished floor levels shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any levelling works on site.

Reason: In order to ensure that the development proposed would not impact unacceptably upon site drainage and flood risk in the area or on the amenities of nearby residents in accordance with the provision of Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

21. Notwithstanding the definition of development set out under section 55 of the Town and Country Planning Act 1990 (as amended) or provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order):

(a) no enlargement of the houses or bungalows hereby permitted shall be carried out without the prior written approval of the Local Planning Authority;

(b) the integral and external garages hereby approved shall not be used for any purpose that would preclude their use for the parking of a motor car;

(c) no boundary treatments shall be erected without the prior written approval of the Local Planning Authority;

(d) the driveways hereby approved shall not be altered or used for any purpose that would preclude their use for the parking of a motor car;

Reason: To safeguard the living conditions of the occupants of nearby residential premises, ensure that adequate parking provision is available within the site, and safeguard the open plan character of the estate and ensure a coherent appearance across the development in accordance with the provisions of Policies LQ1, LQ14, BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

23. The units hereby approved shall be occupied by persons over the age of 55 years only.

Reason: In order to meet an identified housing need within the borough and because no contribution towards local education provision has been sought based on the type of accommodation proposed. If standard market housing were to be provided this would warrant a contribution in accordance with the provision of Policy CS11 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Advice Notes to Developer

Not applicable