

COMMITTEE DATE: 04/06/2019

Application Reference: **19/0132**

WARD: Bispham
DATE REGISTERED: 26/02/19
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission
APPLICANT: NORTHERN NIGHTS LTD

PROPOSAL: Use of hotel as a single holiday letting unit with associated external alterations to the front elevation.

LOCATION: 238 QUEENS PROMENADE, BLACKPOOL, FY2 9HA

Summary of Recommendation: Grant Permission

CASE OFFICER

Mark Shaw

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool.

SUMMARY OF RECOMMENDATION

The proposal is considered an appropriate use of a vacant hotel within the block of hotels within a Holiday Accommodation Area notwithstanding the objections raised and the location of the property on the end of the hotel block next door to a residential property.

INTRODUCTION

Members may recall that they dealt with an application to use part of the ground floor and part of the basement of the property as a restaurant/cafe in November 2016 (16/0469). Following the opening of the restaurant there were issues with a hot food take away service being operated and an external flue at the rear. This culminated in enforcement notices being served in July 2017. Since then the property has changed hands.

SITE DESCRIPTION

The application property is a four storey, with basement, end terraced hotel within a terrace of five properties, all of which are in use as holiday flats or hotels. Adjoining to the south is a detached two storey house and several other houses. The existing hotel has 16 bedrooms.

The open forecourt to the front of the hotel can accommodate approximately six vehicles, there is also a ramped access into the building on the front elevation. To the rear of the hotel are staff parking facilities for approximately three vehicles.

The site has no allocation on the Proposals Map to the Local Plan although the property forms part of a Main Holiday Accommodation Promenade Frontage as part of the Holiday Accommodation Supplementary Planning Document. The application property is located 60 metres north of the Red Bank Road District Centre.

DETAILS OF PROPOSAL

Conversion of existing 16 bedroom hotel into an eight bedroom, three lounge, one kitchen/dining room, four bathroom (two en-suite) single holiday let over five floors, including basement, with external alterations to the front elevation to give a modern contemporary appearance. Car parking is available on the open forecourt to the front and there is also car parking available to the rear.

The application is accompanied by a Management Statement, a copy of which is attached at Appendix 8(a).

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of Use
- Impact on Residential Amenity
- Highway Safety and Car Parking
- Other Issues

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

CONSULTATIONS

Head of Highways and Traffic Management: I do not have any issue with this except for the parking arrangement. The text says six to nine spaces. The form says seven. The drawing shows seven - although one at the front is sideways and impractical. So it has to be six. I would want the forecourt to be limited to, say, 6 metres to preclude tandem parking. Given the number of bedrooms I would have thought that six spaces would be in use typically. There is room for three at the back and that would leave three at the front and would avoid the shuffling of cars when the sideways one is blocked in. The gated back street is clearly left open for commercial access at most working day times.

Service Manager Public Protection: I have looked at the application and the use is currently that of hotel accommodation, therefore moving to holiday let accommodation will not impact the local community.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 6 March 2019

Neighbours notified: 27 February 2019

Objections

228 Queens Promenade, Bispham - I am writing to voice my objection to the proposed planning application to convert North Grange Hotel, 238 Queens Promenade to a 16 bed Airbnb premises. Despite the carefully laid out reasons for the application I cannot see that the supposed clientele that they are aiming for are the ones that would book this accommodation, no matter how luxurious.

They say the target market will be wealthy and spend high amounts of money in the region and discover Red Bank Road's desirable restaurants. May I respectfully suggest that this type of clientele would more likely book to stay in Lytham St Annes. Whilst I appreciate there are some very good quality restaurants here there are many more fast food takeaways and fish and chip shops. Not really what the 'wealthy' are looking for. With the best will in the world Blackpool does not cater for Chinese tourists, high end business clients and visitors looking for 'cultural amenities'. It is a family destination.

What type of visitors to the area are going to come in groups of 16? Party goers, hen and stag dos, to be honest anyone who wants a good time in Blackpool. They have rented accommodation together to do just that. They are presuming that the 'wealthy' in large groups do not go out and get drunk, make a noise or cause a nuisance. Large groups whether rich or poor have the capacity to cause problems. Business conference delegates will stay in the hotels near the conference centre that are presently being built, not in Bispham. Are there many Chinese families in the area expecting large parties of their relatives over on a regular basis? I cannot see it somehow.

Bispham is a family tourist area, the type of visitor that the Council has repeatedly said they want to attract to the area. Not large groups that this type of application is encouraging. It is a quiet area as well and I certainly do not want the midnight tram stopping at Bispham unloading 16 people walking straight past our house having had a drink or two in Blackpool.

This application is, in essence, a house of multiple occupancy, with no supervision, with groups staying any period of time. If someone can pay they can book! I am also concerned that it will set a precedent for future development of the adjacent hotels which I believe are owned by family members. I certainly have no objection to three or four high quality self-contained, self-catering units which would be far more appropriate to the area and Blackpool Council's tourism plans.

97 Ingleway Road, Blackpool - I am a taxi driver in Blackpool and I have had direct experience of the problems that Air BnBs create to local residents. I recently dropped off two young girls at an address on Newton Drive dressed in pyjamas. Although I thought it was odd at the time, it was only the following week when I collected a lady from a neighbouring property that I became aware of the story. The lady explained that a flat in her building is let out as an Air BnB and that the previous week it had been rented out for one

night only and it was used to house an unofficial party venue. The police were called three times during that night and groups of revellers caused considerable damage and disturbance to the local area, including excessive noise and throwing up all over the pavements.

In my view, Air BnB's are an unnecessary curse in Blackpool and should be discouraged at all costs and I hope very much this application is rejected. All the above details can be checked with the police, as I am sure it is a matter of police record.

236 Queens Promenade, Blackpool - I have lived next to 238 Queens Promenade for many years and my family have lived in harmony with our hotel neighbours. I am very concerned about the change of use of this building from a managed hotel to an Air BnB. The proposed change of use to a single holiday unit would significantly change the type of holiday maker that we will be living next door to; previously, we have enjoyed the company of family tourists that we have met over the years staying at the subject property when run as a hotel.

I am extremely concerned that the use of the property as a large Air BnB, likely targeting groups of up to 16 youths at a time, will cause real problems of noise and disturbance. I am uncomfortable with the lack of any on-site management that significantly increases the risk of poor behaviour. Even natural exuberance of large groups can significantly impact a local area and there is considerable experience of that already in Blackpool. I am also concerned that there will be excessive alcohol consumption and drug use in the property given the lack of on-site management. I am pleased that the current Queens Promenade area enjoys family tourism, which I believe will be jeopardised if this application was to be permitted.

I would respectfully request that this application be rejected on the grounds that it is likely to lead to increased local disturbance from anti-social behaviour caused by its target market of large groups of young people, compounded by its proposed management strategy that I believe will be ineffective to avoid those predictable issues. The consequences of this application will be borne by local residents and would likely need to be resolved by the overstretched local authority and police resource.

I would like to thank the applicant for providing some additional commentary in respect of her application to use my neighbouring property as an AirBnB to accommodate groups of up to 16 people; although there is no way this occupancy can be controlled once the keys have been given to the first person. Despite her assurances to the contrary the lack of on-site management and using an AirBnB business strategy is highly likely in my view to bring the unintended consequence of anti-social behaviour to the local residential community, who have universally objected to this application.

I would also like to provide some points of clarification on the specific comments made. The subject property has operated successfully as a hotel for many years and was operated successfully until the end of 2018, when my neighbours moved to their father's larger hotel 50m away. Accordingly, I would certainly dispute that the subject property is in anyway derelict as described and could, in fact, employ more people if used as a conventional hotel.

In relation to the enforcement notices they are a matter of record and historical in nature and I would suggest not relevant to this application.

I note the applicant has indicated that there is an even split between supporters and objectors to this application. In numerical terms that may be the case; however, I trust that the views of neighbours will carry more weight than people living 2-3 miles away from the property in question.

234 Queens Promenade, Bispham - I have just moved to this property around six months ago and I am a little concerned regarding the recent planning application. Could it be confirmed that restrictions will be in place as to who occupies the property. The area seems to attract families, for a quieter holiday break and it would nice if it continued.

236 Queens Promenade - After careful consideration, I am compelled to object to the application as currently presented.

As a local resident I have lived next to the subject property as a hotel without any issue for over 16 years. The property is adjacent to four residential properties, so it has always been a compromise as a shared residential and hotel area. However, the proposed change of use to a single holiday unit would significantly change that balance. Despite the best attempts of the applicant to conceal the reality, the business model is one of deliberately attracting large groups to be accommodated in effectively an unsupervised property. This is highly likely to result in considerable impact on local residents through excessive noise and disturbance. With no on-site management it will be left to the currently overstretched Police and Local Authority to deal with those issues as they arise.

The local Government Plan is indeed to encourage high value tourism, and that is a positive aspiration, this proposal appears to me to be specifically encouraging large groups rather than high value family tourism. I suspect the real target market is Hen and Stag Party Revellers.

It is unlikely that the use of the Air BnB management route, as stated in the application, is designed to attract Chinese tourists and is more likely a method of achieving a low cost, hands-off management solution that would be a cheaper alternative to conventional hotel management. Unfortunately, this is likely to come with substantial cost to the local community of increased noise and anti-social behaviour including drug use, excessive drinking and congregating of large groups outside the residential properties. The claim that clients will be vetted as part of the Air BnB process is hollow in my view, out of a party of 16 there is likely to be one with a previously reasonable Air BnB rating, who could book the accommodation; what about the other 15?

I would encourage this application to be rejected on the grounds it presents a high risk of anti-social behaviour that can't be managed by an on-site management team, as they will be not be present. The application is contrary to the Local Authority Plan, as it is deliberately targeting large groups rather than the return of family tourism to the town. The cost of any inadequate management of the clients to the property will be borne by local residents and further drain the overstretched resources of the Police and Local Council.

228 Queens Promenade - The "year round occupation", "affluent guest list", and "aspirational nature of the project" as hoped for by the applicant, do not indicate that the guests will behave in an acceptable manner. I believe groups of up to 16 people, whatever their purpose for visiting the area, will create an unacceptable amount of noise and disturbance in the immediate area.

The target market of high-end customers is a very grey area and I do not believe achievable which then begs the question of what if the clientele has to change to keep the property operating (stag and hen parties come to mind). What restrictions, if any, are there to control the kind of clientele? Could it be setting a precedent for the adjoining hotels to be converted in the same way?

I also appreciate that the high quality of the premises is aimed at professional groups - having been on many professional outings (seminars) both here and abroad I have never known a group of people that may work together actually end up living together, which this proposed application would be suggesting is likely. One kitchen for all occupants according to the plans submitted would never have worked for me.

Having looked at the present Government policy and local planning guidelines I note that one of the bulleted points to be taken into account is the "Impact on the residential amenity of local residents ... noise and disturbance". This is an important point considering what is being planned. The testimonials supplied seem to indicate the presence of an individual to welcome and service guests. A key collection and drop off service with CCTV security is not the same and a lack of supervision is worrying. If the application allowed for multiple groups of smaller numbers with their own kitchens I feel this would be more acceptable.

Support

9 Beaufort Avenue - no objection whatsoever to somebody wishing to improve the area.....good luck with your project.

240 Queens Promenade - I definitely support the planning application. What the applicant wants to do with her property is very beneficial for Blackpool to be turned back from a deprived sea side town to a thriving holiday destination. Due to the Supplementary Planning Document it is within the "Main Holiday Accommodation Promenade Frontage 2 (PF2) - area. This area is determined to be used for holiday accommodation and there should be no reason not to grant planning permission.

75 Victoria Road West- supports the proposal.

376 North Drive- lovely to put buildings to new use.

50 Red Bank Road- we have no objections.

Applicant's response

As the applicant, I would like to explain why I fully believe in them, and would like to deliver them. The local government plan for this area is to encourage both tourism and conference guests, and the Supplementary Planning Document Main Holiday Accommodation Promenade Frontage 2 (PF2) has informed every aspect of our planning. This proposal will significantly improve the tourism offer and improve the infrastructure of the area, in line with Council objectives, especially those connected with high value visitors.

When 238 Queens Promenade was built in 1929 it was built for the capacity of visiting tourists I am proposing (6-16 guests). We are returning it to these original large grand proportions for this lower capacity. It will transform a run down and partially derelict property subject to an enforcement notice. The renovation of this high profile, sea front property will have a positive impact on the entire neighbourhood and is completely consistent with the Local Authority Plan.

I have read the comments online, which are an even mixture of supporting and objecting comments. However, the objecting comments are mostly related to concerns about hen and stag parties. I appreciate that if we were to be building a party venue for young revellers this would indeed be a problem for local residents and something I am so keen to avoid, due to the associated risks attached. We will avoid this through many different strategies.

As an experienced lettings manager and as someone who has taken training in the leisure, hotel, and licensing trade, I am aware that there are many ways in which careful, hands on management can set expectations and signal to guests the type of clients that the property is marketed towards, as well as the standards of behaviour associated with the choice of holiday.

This property will be generating five local jobs, and this large team of staff will be able to supervise the property and ensure that the environment is well cared for. They will be charged with both the interior and exterior upkeep of the property and guest management. The property is constantly supervised. We will be meeting clients and attending the property regularly and frequently to troubleshoot any issues that arise, including any concerns that local residents raise.

Online marketing is an important part of all leisure and tourism trade nowadays. We will be using our internet presence to project a classy, high quality image that will ensure that the property will be attractive to our target guests. We will also set the price appropriately high and minimum stay policies appropriately. Further, we will check and vet our guests and get testimonials prior to agreeing to a booking. This is a higher standard of security than most hotels can currently offer. Online reputation is important in today's marketing, and we will check our guests, as they will also use feedback systems to check us. We only want to attract high quality guests.

We have considerable experience with security systems, including low key 24/7 surveillance, especially through the use of CCTV on site. This will provide a high degree of traceability and accountability for our guests, and they will be aware that they are answerable for their

behaviour within the property, and in the surrounding environs. Again, this is something that is not always available within a traditional family hotel environment and will result in a higher degree of transparency and considerate behaviour.

The guests attracted to large rentals often travel from within and outside the UK to visit families, and typically spend time (and money) in holiday destinations such as Blackpool with their extended families sharing a home and cooking facilities. We have researched this market carefully and have designed the house in line with their needs. In our experience, these guests are highly rated by neighbours.

We have designed the house from the ground up to attract family guests, rather than the hens and stags that some residents are concerned about. We have thought carefully about the layout, design, and flow of the bedrooms and bathrooms with an especial eye for multi-generational family groups, as this is especially attractive to our target guests.

Our rental property accommodation is clustered, bedrooms are carefully paired, with a double bedroom, a twin bedroom and a bathroom, so a small nuclear family can stay in pairs of bedrooms with a location which is slightly off the main thoroughfare, and where they will not disturb grandparents should the children wake early. These more private area groupings, with four clusters planned around the family market, and this is reinforced through the use of two living rooms, two TV spaces, including the upstairs, quieter grown up lounge. This is a targeted design for multi-generational families, holidaying together.

We will reinforce the impression of this as a child-friendly venue by provision of child-friendly furnishings, which will be clearly visible on our advertising. We will supply plastic crockery, cots, wipe clean table cloth, and stair gates. These are strong signals that we are a family friendly venue.

The design is also carefully planned around the needs of conference guests, who often wish to have a small hub so training and reflection can continue informally after the daily session has concluded. We will be attracting these guests by the provision of business-class accommodation. We have also had enquiries from other businesses which are interested in booking this development, such as yoga retreats and charity groups.

We will reinforce this, and also provide a friendly environment for our neighbours by removing the porch adjoining land at 236 Queens Promenade and avoiding outdoor space, roof gardens, and terraces in the development. This will have a further effect of ensuring that guests concentrate their leisure time in the accommodation, or visiting further afield with positive knock on effect for the area as well as benefits for neighbouring properties.

Local architect RDJ Creative Ltd and I have re-designed this building to suit an established market, which I have four years experience in. With my track record in business I have no intention of seeking fast or short term financial returns. My goal is to establish a modern business that I am proud to own and that adds value locally to Bispham and to the Blackpool tourism industry.

To take each comment in turn, and to respond.

"The target market will be wealthy and spend high amounts of money in the region and discover Red Bank Road's desirable restaurants. May I respectfully suggest that this type of clientele would more likely book to stay in Lytham St Annes. Whilst I appreciate there are some very good quality restaurants here there are many more fast food takeaways and fish and chip shops. Not really what the 'wealthy' are looking for."

We agree that there is a slight problem with attracting the sort of guests whom Bispham deserves. That's why we want to expand the provision! The need for high class accommodation is a major barrier to the expansion of high-spend guests in Bispham and we will thus develop the area and make things better through this development.

"Presently families of 2, 3 and perhaps 6 individuals may well stay at a hotel with several other families also being in residence and from the testimonials supplied by the applicant, all have a wonderful time in excellent accommodation with friendly hosts. As families they are also very likely to communicate with other families over breakfast but would not all congregate outside the hotel (emergency situations excluded); or off the tram; or along the pavement at all times of the day and night. Each family having its own itinerary. The group numbers involved is my main concern regarding this application."

We agree with the description of how families tend to co-ordinate in holiday environments, and understand why neighbouring properties are keen for this sort of travel arrangements by guests. This is something we would like to see in our venue too. With multi-generational families, it is also highly likely. It is also very likely that conference guests will move in small groups of 2-3 individuals. We will expect our guests to move around the area considerately and respectfully.

"I am a taxi driver in Blackpool and I have had direct experience of the problems that Air BnB's create to local residents. I recently dropped off two young girls at an address on Newton Drive dressed in pyjamas"

We agree that this is an undesirable sort of guest, and it's not our target market and do not think all holiday rentals should be tarnished by a single experience. Our guests will be checked and subject to a high degree of traceability, giving significant security around the property.

We too would like to see family tourists, and especially, repeat family tourists. We believe that the presence of a property with the potential for multi-generational groups will improve the offering that Bispham has to meet these desirable tourists. We will be placing restrictions about who occupies the property and prefer guests seeking a quieter holiday break.

"I suspect the real target market is Hen and Stag Party Revellers."

We understand and share the concerns and will only accommodate visitors who behave well. Our research has shown many visitors to the area cannot currently find a large enough

high quality property for their visits. We will indeed enjoy making this a thriving holiday destination!

In conclusion, I regard this development as a highly desirable and attractive improvement, with huge potential for positive impact on the local area, the local tourism industry, and the available infrastructure. We will be creating jobs, increasing revenues, and making a lovely place which will be an asset to the local area. It is in line with the local authority planning and legislation, and it will target groups who will bring prosperity to Bispham.

NATIONAL PLANNING POLICY FRAMEWORK

The revised National Planning Policy Framework (NPPF) 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 -

- 6 - Building a strong, competitive economy
- 8 - Promoting healthy and safe communities
- 9 - Promoting sustainable transport
- 11 - Making effective use of land
- 12 - Achieving well-designed places

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

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

- CS3- Economic Development and Employment
- CS7 - Quality of Design
- CS9 - Water Management
- CS10 - Sustainable Design and Renewable and Low Carbon Energy
- CS21 - Leisure and Business Tourism
- CS23 - Managing Holiday Bed Spaces

Holiday Accommodation Supplementary Planning Document - November 2017.

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 is produced.

The following policies are most relevant to this application:

LQ1 - Lifting the Quality of Design
LQ14- Extensions and alterations
BH3- Residential and visitor amenity
BH4- Public health and safety
AS1 - General Development Requirements

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 policies in Part 2 that are most relevant to this application are -

DM17 -Extensions and Alterations
DM39 - Transport Requirements for New Development

ASSESSMENT

Principle of Use - the application property forms part of a stretch of Queens Promenade directly to the north and south of Red Bank Road which is protected for holiday use under the Council's Holiday Accommodation Supplementary Planning Document (SPD) and where investment and upgrading of the accommodation is encouraged. This is re-enforced by Policies CS21 and CS23 of the Core Strategy.

The application property was taken over sometime around 2016 and partly renovated, the then managers obtained planning permission for a restaurant/ cafe under planning reference 16/0469 in order to supplement the hotel business. Unfortunately there were enforcement issues arising from the running of the hotel at this time and by 2018 the management changed hands again. The current application represents a further opportunity at investment and up-grading the property, and whilst the management model of a single large holiday let may be fairly new to Blackpool it operates successfully in many other locations catering for a range of clientele including extended family groups and business groups. The management of the property is however a key matter and it is suggested that any approval is conditioned to the implementation and operation of the submitted management statement. The proposal represents an appropriate use of the property and will add to the range of quality visitor accommodation available within the town. Accordingly there are no objections to the application in principle.

Impact on Residential Amenity - the capacity of the property is actually reducing by approximately half from 16 to eight bedrooms which may reduce the potential impact below what it was when in use as a hotel. It is not accepted that just because the proposal involves a single holiday let that the business will be aimed at a stag and hen clientele any more than a corresponding hotel also undergoing substantial refurbishment and investment would be aimed at a similar clientele, Any approval will be conditioned to the management

statement submitted with the application, which incorporates a management plan, and appended to this report. Incidentally there were recorded residential amenity issues arising from the management of the hotel around 2016 prior to the hotel reverting back to the North Grange Hotel. It is clearly in the applicant's interests to properly manage the property given the level of investment involved.

Highway Safety and Car Parking - the frontage of the building has capacity for approximately six vehicles although this involves tandem parking with one car blocking in another, this type of arrangement can be seen outside most hotels on the Promenade with off street parking. There are a further three spaces available to the rear, so effectively the proposal would provide one parking per bedroom. The detailed parking layout, in accordance with the comments of the Head of Highways and Traffic Management, will be dealt with as a condition on any approval.

Other Issues - the front elevation of the property will be transformed with a re-rendering and installation of large centrally positioned picture windows at first, second and third floor levels. The third floor window will extend up into the gable and include a Juliette balcony. This is reflective of the applicant's business ambitions for the proposal and will give a quality contemporary appearance to the property.

CONCLUSION

The application property forms part of Queens Promenade within Bispham which is protected as holiday accommodation where investment in up-graded visitor accommodation is actively encouraged. The proposal represents such investment and as such is supported. There is no evidence of the worst fears of some of the objectors relating to up to 16 youths booking the accommodation, unsupervised resulting in anti-social behaviour and associated problems. Holiday accommodation, across the UK and abroad, where owners do not live on site is commonplace and with adequate management in place there are no amenity issues for the neighbourhood. There is nothing to suggest this will not be the case here.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None

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) 19/0132 which can be accessed via the link below:

<https://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

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:

Drawings numbered B/19/46/01, B/19/46/02, B/19/46/03

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

3. Prior to the development hereby approved being first brought into use the car parking provision shall be laid out and made available for use in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. This provision 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.

4. The accommodation hereby approved shall not be occupied until all of the external alterations and the internal layouts and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Document to provide quality visitor accommodation and to improve the external appearance of the property in accordance with Policies LQ1, LQ14 and BH3 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. The approved use as managed holiday accommodation shall solely be used for this purpose in accordance with the submitted Management Plan; and shall not be used at any time for permanent residential occupation.

Reason: The accommodation shown on the approved plans is unsuitable for permanent residential use, is located within one of the protected holiday accommodation areas and to safeguard the amenity of adjoining residents in accordance with Policies BH3, BH4 and HN5 of the Blackpool Plan 2001-2016, Policies CS7, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, the Holiday Accommodation Supplementary Planning Document and the New Homes from Old Places Supplementary Planning Document.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.