

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 4 JUNE 2019

### Present:

Councillor Owen (in the Chair)

Councillors

Coleman	Hobson	O'Hara	Stansfield
Cox	Hugo	Robertson BEM	L Williams

### In Attendance:

Mr Keith Allen, Highways and Traffic Development and Control Officer

Mr Ian Curtis, Legal Officer

Miss Pippa Greenway, Senior Planner

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Mr Mark Shaw, Principal Planning Officer

### 1 DECLARATIONS OF INTEREST

Councillors Hobson, Robertson BEM and L Williams declared a prejudicial interest in Agenda Item 9, Planning Application 19/0144, Land at Troutbeck Crescent and Agenda Item 10, Planning Application 19/0103, Land Bounded by Rigby Road, Tyldesley Road, Princess Street and Blundell Street. The nature of the interest being that they were Council appointed Non-Executive Directors of Blackpool Coastal Housing Company Limited and Blackpool Housing Company Limited.

### 2 MINUTES OF THE MEETING HELD ON 2 APRIL 2019

The Planning Committee considered the minutes of the last meeting held on 2 April 2019.

### Resolved:

That the minutes of the meeting on the 2 April 2019 be approved and signed by the Chairman as a correct record.

### 3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted that three appeals had been lodged against the decision of the Council to refuse planning permission for the following:

1. The demolition of the existing public house, relocation of the vehicular access and erection of a bingo hall (Use Class D2) and a drive-thru cafe/restaurant (Use Class A3) with associated reconfiguration of the existing car park and provision of new landscaping at the Land at Odeon Cinema, Rigby Road, Blackpool.
2. The retention of log flume ride on land to the north of the pier at South Pier, Promenade, Blackpool.

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3. The erection of a two-storey side and rear extension and single-storey rear extension at 139 Clifton Drive, Blackpool,

The Committee also noted the decisions of the Planning Inspectorate as follows:

1. To dismiss an appeal against the Council's decision to refuse planning permission for the erection of a first floor rear extension including formation of a vehicle crossing to Waterloo Road.
2. To allow an appeal against the Council's decision to refuse planning permission for the erection of a single-storey building for the storage and maintenance of vehicles to the Rear of 518 Midgeland Road, Blackpool.
3. To allow an appeal and full award of costs against the Council against the Council's decision to refuse planning permission for the erection of 86 dwellings with associated open space and landscaping and formation of new access to Warren Drive.
4. To dismiss an appeal against the Council's decision to refuse planning permission for the erection of two x two bedroom dwellings on the Land to the rear of 150 Harcourt Road, Blackpool.

**Resolved:** To note the planning and enforcement appeals lodged and determined.

### 4 PLANNING ENFORCEMENT UPDATE REPORT - MARCH 2019

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during March 2019.

The report stated that 34 new cases had been registered for investigation, five cases had been resolved by negotiation without recourse to formal action and 43 cases had been closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action. The report also provided comparative information for the same period last year.

The report also noted that three enforcement notices had been authorised and notices served during March 2019.

**Resolved:** To note the outcome of the cases set out in the report and to support the actions of the Service Manager, Public Protection Department, in authorising the notices.

### 5 PLANNING ENFORCEMENT UPDATE REPORT - APRIL 2019

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during April 2019.

The report stated that 30 new cases had been registered for investigation, three cases had been resolved by negotiation without recourse to formal action and 24 cases had

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been closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action. The report also provided comparative information for the same period last year.

The report also noted that one s215 notice had been authorised and one enforcement notice and one s215 notice had been served during April 2019.

**Resolved:** To note the outcome of the cases set out in the report and to support the actions of the Service Manager, Public Protection Department, in authorising the notices.

### 6 PLANNING APPLICATIONS AND APPEALS PERFORMANCE

The Committee considered the Planning Application and Appeals Performance Report and positive comments were noted regarding the performance figures for the year 1 April 2018 – 31 March 2019.

**Resolved:** To note the report.

### 7 PLANNING APPLICATION 19/0093 - SUBSCRIPTION BOWLING CLUB, SOMERSET AVENUE, BLACKPOOL

The Committee considered planning application 19/0093 seeking permission for the erection of four floodlighting columns to be positioned one at each corner of the bowling green at Subscription Bowling Club, Somerset Avenue, Blackpool.

Mr Shaw, Principal Planning Officer, provided the Committee with an overview of the application and presented an aerial view of the site and the site layout and location plans along with a photographic image of the proposed floodlights. He highlighted that it was a well-established bowling club in a predominantly residential location. He advised that, following discussions with environmental protection officers, the height of the lights would be limited to 7metres and the use of the lights would be limited to 9pm each evening. Mr Shaw reported on the bowling season being from April to September.

In response to questions from the Committee, Mr Shaw referred to the conditions that would be imposed on the planning permission, if granted, requiring agreement by the Planning Authority of the height, angling, shading, brightness and colour prior to use to mitigate the potential impact on the amenity of the occupiers of nearby residential properties.

Ms Blockley, member of the public, spoke in objection to the application advising that she was speaking on behalf of local residents. Her main concerns related to the potential impact on the amenity of residents of nearby properties from the floodlights and the anti-social behaviour issues currently experienced which in her view would be exacerbated should the application be approved.

The Committee considered the application and noted the residents' concerns, however, it was also mindful that the anti-social issues raised were not planning considerations and the application had to be determined on its merits. The Committee noted that the

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applicant was in attendance at the meeting and asked that the residents' issues be taken into consideration outside of the meeting. Responding to the Committee's concerns, Mr Shaw reported the view of the environmental protection officers that the floodlights could be fitted in such a way so as not to adversely impact the amenity of the residents of nearby properties. The Committee considered it necessary to impose a condition, if permission was granted, to limit the use of the floodlights to between the months April to September to protect the amenity of residents of neighbouring properties. The Committee noted that proposed condition 3 limited the use of the floodlights to no later than 9pm each evening.

**Resolved:** That the application be approved, subject to the conditions, and the amendment of condition 3 to limit the use of the floodlights between the months April to September, and for the reasons set out in the appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

### **8 PLANNING APPLICATION 19/0132 - 238 QUEENS PROMENADE, BLACKPOOL**

The Committee considered planning application 19/0132 seeking permission for the use of a hotel as a single holiday letting unit with associated external alterations to the front elevation at 238 Queens Promenade.

Mr Shaw, Principal Planning Officer, provided the Committee with an overview of the application and presented a street view of the property and site location, layout and elevation plans and reported on its location as being on the end of a block of flats and adjacent to a residential property on the south side. The application was for the conversion of an existing 16 bedroom hotel into an eight bedroom holiday let and Mr Shaw reported his view that the extent of the works to the front elevation was indicative of the level of investment in the proposed development. He referred the Committee to the Management Statement attached to the report that had been provided by the applicant to demonstrate how it intended to manage the proposed property and that this could be included in the conditions attached to the permission, if granted. He advised that the environmental protection officers had raised no concerns with the proposal and referred to previous enforcement issues being from the time when it had last been used as a hotel and in his view there was nothing to suggest at this stage that the holiday let would be aimed at the lower end of the market.

Responding to questions from the Committee regarding the residents' concerns as detailed in the report, Mr Shaw referred to conditions that could be attached to the planning permission, if granted, to address potential environmental protection concerns and mitigate the impact on the amenity of residents of neighbouring properties.

The Committee considered the application and noted that the proposal represented an improvement to the neighbourhood and the potential for it to have a positive impact on the local economy.

**Resolved:** That the application be approved, subject to the conditions and for the reasons set out in the appendix to the minutes.

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Background papers: Applications, plans and replies to consultations on the application.

**Note:** Prior to the consideration of the following items, Cllrs Hobson, Robertson BEM and L Williams, having declared a prejudicial interest, left the room and took no further part in the meeting.

### 9 PLANNING APPLICATION 19/0144 - LAND AT TROUTBECK CRESCENT, BLACKPOOL

The Committee considered planning application 19/0144 seeking permission for the erection of residential development comprising 75 dwellings (56 houses and 19 flats) in two and three storeys, with associated landscaping, public realm and highway works on the land at Troutbeck Crescent.

Miss Greenway, Senior Planner, provided the Committee with an overview of the application and presented an aerial view of the site and the site location, layout and elevation plans. She reported on the principal aim of the proposed development to replace existing flats and replace with them with affordable rental homes to improve the condition and quality of the social housing provision. The main issue with the development was considered to be the loss of some public open space, however, the remaining public open space would be improved and available for use by the wider community. Miss Greenway advised on the proposal for the removal of a significant number of trees and relocate them within the site. She referred the Committee to the late representation reported in the update note and the agent's response included in the supplementary update note.

Mrs Furnival, accompanied by Mr Furnival, members of the public, spoke in objection to the proposal. The main concerns raised included the adverse impact on the residents of neighbouring properties, the potential increased flood risk and an adverse impact on parking. Further concerns raised related to overdevelopment of the area and adverse impact on the environment and wildlife.

Ms Parker, the applicant's agent, spoke in support of the application. She outlined her view of the benefits of the scheme which included the replacement of poor quality flats with a mix of new affordable rental properties including accessible units and the provision of an attractive public open space which would be available to the wider community. She referred to conditions that would be imposed to mitigate the impact on the amenity of the residents of neighbouring properties.

The Committee considered the application and requested assurance on the quality of materials to be used. Miss Greenway confirmed that a condition requiring the use of high quality materials could be imposed on the planning permission, if granted. The Committee also discussed at length the impact of the removal of trees and noted that the proposal included the relocation of a significant number of the trees.

**Resolved:** That the application be approved, subject to the conditions, including the additional condition requiring the use of high quality materials, and for the reasons set out in the appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

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**Note:** Cllrs Hobson, Robertson BEM and L Williams, having declared a prejudicial interest, had left the room prior to consideration of this item and took no part in the discussion or voting thereon.

### **10 PLANNING APPLICATION 19/0103 - LAND BOUNDED BY RIGBY ROAD, TYLDESLEY ROAD, PRINCESS STREET AND BLUNDELL STREET, BLACKPOOL**

The Committee considered planning application 19/0103 seeking permission for the erection of 59 houses, two and three storey houses and a part two/ three and four storey block of 15 self-contained apartments with retail use on the ground floor with associated car parking, landscaping, means of access and public realm on the land bounded by Rigby Road, Tyldesley Road, Princess Street and Blundell Street.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and presented an aerial view of the site and the site location, layout and elevation plans. Images of the proposed apartment block were also shown. Mr Shaw reminded Members that outline planning permission had been granted in March 2013 for a maximum of 410 dwellings on the site fronting Rigby Road and that this was followed by a reserved matters application and a number of more recent planning applications revising the previously approved layouts. The current full planning application related to phase 2 of the overall development and incorporated a mix of properties and retail use. Mr Shaw advised that details on the treatment of the green area would be subject to conditions, should planning permission be granted. Mr Shaw referred to the issues raised regarding parking and advised that there would be 95 available parking spaces which equated to a minimum of one space per property. He also referred to the comments made by the Head of Highways and Traffic Management and advised on the potential for a condition to be added to the permission, if granted, for the agreement of highway works and detailed highway configuration. Mr Shaw provided a further update from the architect providing assurance that the development would accord with necessary security measures and that ground remediation would be undertaken by the Council's contractors. The proposed scheme would also comply with the Airport's requirements.

The Committee considered the application and raised concerns regarding security measures. On invitation from the Chairman, Mr Burrell, Development Director, Blackpool Housing Company, on behalf of the applicant, provided assurances that the scheme would meet the Secured by Design requirements in both layout and design. Responding to further concerns regarding parking, Mr Shaw expanded on the parking provision.

**Resolved:** That the application be approved, subject to the conditions and for the reasons set out in the appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

**Note:** Cllrs Hobson, Robertson BEM and L Williams, having declared a prejudicial interest, had left the room prior to consideration of this item and took no part in the discussion or voting thereon.

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### 11 DATE OF NEXT MEETING

The Committee noted the date of the next meeting as Tuesday 2 July 2019.

### Chairman

(The meeting ended 7.20pm)

Any queries regarding these minutes, please contact:  
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