

COMMITTEE DATE: [07/07/2015](#)

Application Reference: **14/0866**

WARD: Stanley
DATE REGISTERED: 05/12/14
LOCAL PLAN ALLOCATION: Countryside Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: Mr P Hough

PROPOSAL: External alterations to include removal of door and use of premises as altered as single private dwelling house and erection of a private garage.

LOCATION: LAND AT FERNBANK, DIVISION LANE, BLACKPOOL, FY4 5DZ

Summary of Recommendation: Refuse

CASE OFFICER

Ms P Greenway

SITE DESCRIPTION

The application site is within Marton Moss Countryside Area on Division Lane - the boundary between the Blackpool and Fylde administrative areas. The site is roughly triangular, widening to the back and was formerly part of Fernbank, the adjacent property to the east. The site is gated with a tall hedgerow along the Division Lane frontage and timber panel fencing along the remaining boundaries. There is a single storey building towards the middle of the site which was originally approved as a private garage and stable to be used in conjunction with the residential property at Fernbank. There is also a breeze-block structure along the rear boundary of the site which is set out in bays, three of which are now covered with timber beams creating an open roof. The front and rear sections of the site have been separated by tall, industrial-style metal gates on either side of the central building. Towards the front of the site is a large grassed area to the side of the access driveway.

A significant portion of the building towards the middle of the site has been finished to residential standard with smooth plastered walls, level floors and painted skirting with UPVC windows and doors. A bathroom and separate WC have been fitted and there is a lounge area with wood burner and a kitchen. At the time of the site visit, there was no evidence of residential occupation. The plot is used separately from Fernbank as there is a 2m high fence separating the properties; the result is a separate planning unit (named Moreton Grange) which has no authorised planning use.

DETAILS OF PROPOSAL

The proposal relates to a single-storey pitched roof building, constructed under planning permission 96/0420 for the erection of detached building to form private non-commercial stables and store. The current proposal seeks permission for external alterations to include removal of door and use of premises as altered as single private dwelling house, demolition of the outbuildings at the rear of the site and erection of a double garage behind the proposed dwelling conversion.

The application is accompanied by:

- Planning Support Statement;
- noise assessment; and
- a bat and breeding bird survey and assessment.

RELEVANT PLANNING HISTORY

The Council recently received an appeal decision for Ralmar, Sandy Lane (13/0098 refers) which relates to a similar proposal and was reported to Committee on 10 June 2015. Whilst it is recognised that this decision could be subject to challenge it raises issues relevant to this application.

The Inspector considered the main issue to be whether the proposed development would represent sustainable development, having particular regard to national and local policies and the effects on the character and appearance of the area and on highway safety. He stated Ministers have recently reiterated the impact of development on the landscape can be an important material consideration outside nationally designated areas and he gave substantial weight to this aspect of Policy NE2.

The Inspector saw that the range of services and facilities were mostly located in the urban area; and there was no evidence that this site was as accessible by non-car modes as locations within the main built-up area. The accessibility here was in the lower part of the 'low' level range and that the walking routes involved include narrow, partly-made and poorly-lit roads without footways that could not be described as attractive for pedestrians, especially at night. The Inspector saw nothing to suggest that the proposed dwelling would support rural communities and he felt that the appeal proposal would not contribute to the economic or social dimensions to sustainable development.

He considered that the effect would be to change the character of the site from still essentially rural to more suburban and to have a similar impact on its surroundings and so would not preserve the character of the area. It would also make it more difficult to resist other similar proposals in the locality, the cumulative effect of which would compound the harm in this respect. He considered the development would not support the environmental dimension to sustainable development.

The Inspector concluded on the main issue that the proposed change of use would not represent sustainable development; therefore the presumption in favour does not apply. Moreover, it would be contrary to Local Plan, emerging Core Strategy and NPPF policies. He recognised that elements of the policy framework provide some support for it, but he felt that the adverse effects of approving the proposal would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- the principle and sustainability of the proposal in terms of whether it would be acceptable in an area where development plan policy seeks to retain rural character and prevent peripheral urban expansion;
- the consideration of Blackpool's housing requirement
- the impact of the conversion to a dwelling on the open character of the area
- the impact on neighbouring residents

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

CONSULTATIONS

Head of Transportation:

1. Visibility is poor in one direction (east side) due to the overgrown hedge, this could do with the height being reduced and being regularly maintained. The road surface has recently been improved with could result in higher traffic speeds.
2. The actual point of access for vehicles is poor and assuming pedestrian access will be taken from the same point. A treatment scheme to be considered with maybe a defined route for pedestrians.

Head of Environmental Services:

We have had problems here with the kennels next door complaining that the wood burner already installed within the 'office' is causing nuisance and filling the kennels with smoke and odours, although smoke was not witnessed you could smell the wood burner inside the kennels and house.

Contaminated Land Officer:

The land itself does not show historic potentially contaminative land use, however nearby land has the potential. Therefore a Phase 1 Desk Study is requested and if this shows that there is a significant likelihood of contamination being present then this must be followed up by a Phase 2 intrusive investigation.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 9 December 2014

Neighbours notified: 5 December 2014

Objections received from Charnwood, Gresford, Appleton, A'Cheval, Silverholme and Dundrum, Division Lane:

- Precedent: an invitation to other residents who have either large plots of unused land or redundant buildings to follow suit. Very difficult for the Council to deny future planning applications on the basis that this one has been approved.
- Contrary to and inconsistent with policy NE2 in that there is no agricultural or horticultural use.
- Division Lane is a single rural carriageway. Residents have already been denied access to Midgeland Road due to road closure and as a result, most residents are forced to use the junction with Queensway as their exit/entrance on to Division Lane. The junction is extremely hazardous to exit, especially on a right turn, and encouraging further residential dwellings and an influx of additional vehicles as a result, will only add to this.
- Paramount to retain the rural character/aspect of the Lane instead of increasing the residential status.
- Does not add rural value or any benefit to the residents on Division Lane
- Out of keeping due to it being at rear of plot and not of a high standard of design
- Infill development, which should be protected against in order to retain original rural character

NATIONAL PLANNING POLICY FRAMEWORK

In March 2012, the National Planning Policy Framework (NPPF) was published. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory

status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent, or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Paragraph 17 sets out the core planning principles of the NPPF. These include the requirement to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and to recognise the intrinsic character and beauty of the countryside. Local Authorities should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are, or can be made, sustainable.

Chapter 4 of the NPPF promotes sustainable transport and states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

Chapter 6 of the NPPF relates to the delivery of a wide choice of high quality homes. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of housing land with a five per cent buffer to provide choice in the market. Where there has been a persistent under-delivery of new housing, a 20 per cent buffer of additional housing land is expected to be found. The Framework makes it clear that all developments should provide a good standard of amenity for existing and future occupants and be of a high standard of design. Although emphasis is placed on the need for planning to be genuinely plan-led and focused on local need, there is no suggestion within the NPPF that new housing proposals should be refused simply because a five year housing land supply has been identified. On the contrary, where new housing can be sustainably delivered, the NPPF sets out a presumption in favour of such development.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 55 promotes sustainable development in rural areas where housing is located, where it will enhance or maintain the vitality of rural communities. New, isolated homes should be avoided unless there is the essential need for a rural worker to live close to their work, where it would protect a heritage asset, where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting, or is an exceptional quality of design.

Chapter 7 of the NPPF requires good design of new development and acknowledges that this is a key aspect of sustainable development. Planning decisions should aim to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the

lifetime of the development; create attractive and comfortable places to live; respond to local character and history and reflect the identity of local surroundings and materials; and are visually attractive. Paragraph 64 states that permission should be refused for poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Chapter 11 refers to conserving and enhancing the natural environment. Paragraph 109 highlights that the planning system should contribute and enhance the natural and local environment by protecting and enhancing valued landscapes.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

Policy NE2 of the adopted Local Plan is the most relevant and states ' *Within the Marton Moss Countryside Area, new development will not be permitted except for:*

(a) agricultural or horticultural purposes

(b) outdoor recreational uses appropriate to a rural area.

New dwellings will not be permitted unless essential in relation to the agricultural or horticultural use of the land. Infill development and the change of use/conversion of buildings for other uses will not be permitted.'

Other relevant policies are:

- LQ1 Lifting the Quality of Design
- LQ4 Building Design
- LQ14 Extensions and Alterations
- BH3 Residential Amenity
- AS1 Access and Parking

New Homes from Old Places Supplementary Planning Document (SPD)

The Historic Characterisation of Marton Moss Study June 2009

EMERGING PLANNING POLICY

Blackpool Local Plan Part 1: Core Strategy

The Core Strategy Proposed Submission was approved for consultation by the Council's Executive on 16 June 2014 and by Full Council on 25 June 2014. The document was published for public consultation on 4th July 2014 for a period of eight weeks, with a limited number of representations received. The Core Strategy was submitted to the Planning Inspectorate in December 2014 for examination in May 2015. The examination took place between 11 and 15 May. Following the examination, the Inspector has requested a small number of Main Modifications which the Council are currently preparing. These will be subject to public consultation over the summer.

Paragraph 216 of the NPPF allows relevant policies to be given weight in decision-taking according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the

degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF. Taking the above into account, the Council considers that, due to the advanced stage of the Core Strategy and the nature of the representations received and the modifications proposed, all relevant policies to this development should be given considerable weight in decision making.

Emerging policies in the Core Strategy Submission version most relevant to this application are:

CS1: Strategic Location of Development - to create predominantly residential neighbourhoods on the edge of the Inner Areas. The focus of the Core Strategy is on regeneration of the Town Centre and Resort Core with supporting growth at South Blackpool. It recognises the important character and appearance of remaining lands at Marton Moss and the priority to retain and enhance its distinctive character.

CS2: Housing Provision - sets out Blackpool's housing provision with '*sites and opportunities identified to deliver around 4,200 new homes to meet Blackpool's housing need between 2012 and 2027.*'

CS7: Quality of Design - ensure amenities of nearby residents are not adversely affected by new development.

CS26 of the Core Strategy sets out the approach to Marton Moss and states:

'1. The character of the remaining lands at Marton Moss is integral to the local distinctiveness of Blackpool and as such is valued by the local community. A neighbourhood planning approach will be promoted for this area to develop neighbourhood policy which supports the retention and enhancement of the distinctive character, whilst identifying in what circumstances development including residential may be acceptable.

2. Prior to developing a local policy framework through the neighbourhood planning process development on the remaining lands of the Moss will be limited to:

- a. Conversion or change of use of existing buildings for agricultural or horticultural purposes*
- b. Outdoor recreational uses appropriate to a rural area*
- c. New dwellings essential in relation to the agricultural or horticultural use of the land*
- d. Extensions or replacements dwellings in keeping with the scale and character of the area and not exceeding 35 per cent of the original ground floor footprint of the existing dwelling.'*

A modification to policy CS26 has been prepared for the Inspector, made in response to a representation from CW Planning (the agent for this current application) who objected to policy CS26 on grounds that it did not accord with NPPF para 55. This modification ensures that Policy CS26 aligns with paragraph 55 of the NPPF.

None of these policies conflict with or outweigh the provisions of the adopted Local Plan policies listed above.

ASSESSMENT

Principle

The key issues which relate to this application are:

- The consideration of Blackpool's housing requirement
- The impact of the proposal on the character and function of the surrounding designated Countryside Area

A) Blackpool's Housing Requirement

The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development, which means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Policy CS2 (Core Strategy Proposed Submission) proposes an annual housing requirement figure of 280 dwellings per annum (phased to 250 per annum in the first five years) based on up-to-date evidence of need and supply as justified in the Housing Technical Paper (June 2014). Delivering this level of housing will be achieved by developing sites within the existing urban area (including windfall sites) and from existing commitments/planned developments elsewhere without the need for further development within the defined Green Belt or Countryside Areas. Blackpool has a five-year supply against the proposed housing requirement; therefore, the emerging Core Strategy policies are material considerations along with relevant saved policies in the current Blackpool Local Plan.

B) Countryside Area

The application site is on land designated as Countryside Area in the Blackpool Local Plan 2001-2016. Policy NE2 seeks to protect the open and rural character of the Countryside Area. New residential dwellings are not permitted other than in exceptional circumstances where it is necessary to support the agricultural or horticultural use of the land.

The policy relates to two geographical areas; 1) land at Marton Moss and 2) land between Newton Hall and Preston New Road. This site is located within the Marton Moss Countryside Area. The two Countryside Areas in the borough are designated to define the urban limit of Blackpool in conjunction with the areas of Greenbelt, and prevent urban sprawl in favour of inner area development and regeneration. Marton Moss is identified as a Countryside Area with clear open and rural character, dominated by grazing land, glasshouses and private dwellings set in large gardens. The supporting text to Policy NE2 of the Local Plan acknowledges that Marton Moss is largely made up of small-holdings and is consequently fragmented in nature with a multiplicity of ownership. For this reason, new residential development, including conversions, is expressly prohibited on Marton Moss where a permissive approach would effectively result in suburban sprawl.

In terms of the principle of residential development in this location, key policies are Policy NE2 and emerging Policy CS26, which can be given considerable weight. To retain the existing rural character and prevent peripheral urban expansion, Policy NE2 limits new development to conversion/change of use of existing buildings for agricultural or horticultural purposes, outdoor recreational uses appropriate to a rural area, or new dwellings essential in relation to the agricultural or horticultural use of the land. It does not permit infill development. Policy CS26 promotes a neighbourhood planning approach for this area which will support the retention and enhancement of the distinctive Moss character, whilst identifying in what circumstances development including residential may be acceptable. Prior to the neighbourhood planning process, development on the remaining lands of the Moss will be limited to those types of development identified in part 2 of Policy CS26.

The stated purpose of Policy NE2 and emerging policy CS26 is to protect the open and rural character of the Countryside Area. This is fully consistent with a core principle in para. 17 of the NPPF that planning should "*take account of the different roles and character of different areas, promoting the vitality of our main urban areas...recognising the intrinsic character and beauty of the countryside...*" Ministers have recently reiterated that the impact of development on the landscape can be an important material consideration outside nationally designated areas.

Consideration also needs to be given to NPPF Paragraph 55, the first part of which states:
To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities....

The starting point however, is the "golden thread" in paragraph 14 relating to the presumption in favour of sustainable development.

The NPPF states that there are three dimensions to sustainable development, which are mutually dependent and should not be taken in isolation:

- an economic role - contributing to building a strong, responsive and competitive economy
- a social role - supporting strong, vibrant and healthy communities by providing the supply of housing required, in a high quality built environment with accessible local services that reflect the communities needs and support its health, social and cultural well-being
- an environmental role - contributing to protecting and enhancing the natural, built and historic environment

Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the environment as well as in people's quality of lives; and includes replacing poor design with better design, improving the conditions in which people live and widening the choice of high quality homes.

In terms of the economic role, the Council considers that the proposal would not contribute to building a strong, responsive and competitive economy.

With regard to the environmental dimension, the building is already on the site, albeit the stables have never been fitted out and have never been used as such. There is an argument to say that it should be removed from the site as it has never been put to its original intended use. However, presently it has a functional appearance appropriate to its context. However, if it were converted to a dwelling, there would likely be pressure to extend or alter the dwelling subsequently (as it is only small). Although permitted development rights could be removed, the right to apply for planning permission would remain and might be difficult to resist. If approved, the proposal could set a precedent for similar development which could further impact upon the rural character of the Countryside Area.

In addition, the domestic paraphernalia associated with residential curtilage (such as sheds, play structures, laid lawns, private yard areas, washing lines, boundary treatments and ornate gates shown on the submitted drawing) would result in significant change in the appearance and use of the plot from semi-rural to more urbanised and have a similar, though limited impact on its surroundings, contrary to the character of the area. The proposal would not make a positive contribution to the quality of its surrounding environment or the character and setting of the surrounding area, which is detailed more accurately in "The Historic Characterisation of Marton Moss 2009." The proposal would not support the environmental dimension of sustainable development.

With regard to a social role, there are significant adverse impacts, such as its poor accessibility to the wider road network, services and employment, which are matters unlikely to change without a comprehensive redevelopment strategy for the wider area. Division Lane does not benefit from footpaths so is not conducive to walking anywhere and is in effect, a cul-de-sac due to the long-term closure of the single-track road across the moss between Blackpool and St. Annes and the closure of Midgeland Road with temporary barriers to vehicles. The closest junior school is on School Road which is 1500m away, a long walk for a child and involves walking on a narrow carriageway with a

ditch on one side and no footpaths. The nearest bus stop is 1km away with a service that runs only half hourly and not at all in the evenings. The train service is remote (the closest station being at Squires Gate/Starr Gate, over a kilometre distant) with an hourly service, and not at all on winter Sundays. The closest facilities, such as food shops and surgeries are located in the District Centre concentrated around the junction of Common Edge Road with Highfield Road, 2600 m distant. Completion of a residential accessibility questionnaire scores the site 8 out of 48, putting it in the lower part of the low range (score of less than 20). Accessibility by non-car modes is only one element of sustainability and the applicant has not made any case that the development would support rural communities; so it would not contribute to the social dimension of sustainable development either.

As discussed above, the proposal is not considered to be sustainable development and would conflict with the sustainability objectives of the NPPF. In addition, the proposal would not enhance or maintain the vitality of rural communities and is therefore contrary to the first part of paragraph 55 of the NPPF.

In terms of the second part of paragraph 55 relating to isolated new dwellings:

Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
 - *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
 - *reflect the highest standards in architecture;*
 - *significantly enhance its immediate setting; and*
 - *be sensitive to the defining characteristics of the local area.*

In a recent appeal decision for Ral-Mar, Sandy Lane (summarised above under "relevant planning history"), the Inspector was not convinced that the conversion of stables to a dwelling constituted an isolated new dwelling as he made no mention of the second part of paragraph 55 in his deliberations. Ral-Mar is also within a similar location on Marton Moss, not far from this site on Division Lane and is comparable in terms of its isolation and accessibility. Although there is no definition of what constitutes an "isolated" dwelling in the NPPF, there have been a number of appeal decisions which suggest that it means lonely or remote. Marton Moss is an atypical countryside area, where individual ownership plots are small due to the nature of its historical pattern of growth, and therefore there is residential development in close proximity along both sides of the road. In that context, it would be difficult to argue that this particular location was isolated and as such, the second part of paragraph 55 does not fall to be examined in this particular instance.

In conclusion, with regard to the main issues;

- the Council has a 5 year housing supply
- the proposal is not considered to be sustainable development
- it is contrary to Policies CS26/NE2 in terms of its impact on the character of the area
- it is not an isolated house in the countryside, therefore the exceptions in para. 55 of the NPPF do not apply in this instance

Other issues

The Noise Assessment submitted by the applicant states: "The monitoring results suggest that both the daytime and night-time noise levels to be experienced by the new properties are below the lower guideline values contained within BS8233: 2014 and the World Health Organisation's Guidelines for the prevention of Community Noise Annoyance." And concludes: "The proposed property and future residents will therefore not be adversely affected by noise at the site." This means that the kennels adjacent will not impact significantly on the amenities of future occupiers of the stables/workshop.

The Council's New Homes from Old Places Supplementary Planning Document would be satisfied in terms of a four or five person, three bed property with respect to individual room sizes; although the dining/kitchen/living area is slightly substandard (29 sq m provided, 32 sq m required for five people) and the gross internal floor area at 94 sq m, is just below the 106 sq m floor area required for a dwelling.

The submitted bat and bird survey concludes: "In conclusion, the survey and assessment has demonstrated that there are no substantive ecological concerns or constraints in relation to the planning proposal for a change to residential use at the application site. Completion of this survey work, submission of this report to the Local Planning Authority and implementation of the recommendations in Section E, will demonstrate due compliance with wildlife legislation, thus it is possible for LPA to reach a decision without requiring any further input on ecology matters."

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

N/A

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.

Recommended Decision: Refuse

Conditions and Reasons

1. The proposed dwelling would not constitute sustainable development in terms of the economic, environmental or social dimensions as set out in the NPPF; in particular because of its location relative to services and bus routes and the fact it would be situated on a road without footpaths and limited street lighting. As such, the proposal would be contrary to the NPPF, Policy NE2 of the Blackpool Local Plan 2001-2016 and emerging Policy CS26 of the Core Strategy.

2. The conversion of the stables to a dwelling would, by virtue of visual changes to the land associated with its residential use, and the potential for future changes to the building(s) which would be difficult to resist, result in domestication and an increasingly urban, residential appearance of the site, which would materially reduce the open and rural character of this part of Division Lane and would have an adverse effect on the intrinsic rural character and appearance of its environs. As such, the proposal would be contrary to core planning principles of the NPPF, Policies NE2, LQ1, LQ2, LQ4 and LQ14 of the Blackpool Local Plan 2001-2016, and in advance of a Neighbourhood Plan, it would be contrary to Policy CS26 of the emerging Core Strategy.

3. **ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)**

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors that conflict with the National Planning Policy Framework and Policies of the Blackpool Local Plan 2001-2016 and emerging Core Strategy, which justify refusal and which could not be overcome by negotiation.

Advice Notes to Developer

Not applicable