



GORDON MARSDEN MP

Labour Member of Parliament for Blackpool South

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PLANNING DEPARTMENT	
29 JUN 2015	
REPLY OFFICER	PG
FILE REF.	

Pippa Greenway
Senior Planner
Blackpool Council
PO Box 17
Corporation Street
Blackpool FY1 1LZ

Our Ref: ROWL01008/01150043

26 June 2015

Dear Pippa

Re: Proposed Lighting/CCTV and use of land as Car Park 352-358 Lytham Road (15/0235)

Following your kindly forwarding me details of the above application in response to concerns raised with me by constituents, I am responding with my comments.

I have studied carefully the application details, as well as the written observations of Mr Rowland at 360a Lytham Road and from 315-319 Lytham Road, as well as photographs of the 'stockade' and CCTV that the applicants have erected. I am also in any case familiar with the stretch of Lytham Road in question, as well as the general attempts to maintain and improve the area, which I think are germane to the context in which this application is being considered.

I do not generally comment in detail on individual applications such as this one, which I accept continues an existing use of the land. But having read Mr Rowland's observations which I thought were reasonable and proportionate, I find myself completely in sympathy with them. In my view the size and visibility of the development with its 'compound' appearance is grossly disproportionate and out of kilter, as Mr Rowland observes, with the character of the neighbourhood. 'Ugly' and 'intimidating' are I know subjective terms but in this case, they are ones that come to mind when considering what is proposed.

I thought the comments Mr Rowland made about light and noise pollution and the impact this will have on nearby residents were entirely reasonable as were his observations on traffic flow. He is also right in my view to draw attention to the potentially negative impact of a development of this size and character on the initiatives, both by local businesses, council officers and ward councillors, to improve the stretch between this end of Lytham Road to Waterloo Road. It might also have negative consequences, as has been observed, on the usage of the Council's own car parks and revenues derived from them.



I also note that the works which have been carried out so far have been done without any planning permission - yet they are already having a negative impact on the amenity usage of Mr Rowland and his neighbours. I happen to believe as a general principle that rewarding unauthorised works with subsequent planning permission sets a very bad example, unless there were exceptional and urgent reasons for them to have been undertaken before the application was considered by the Council's development committee.

I cannot see that there were in this case, and when added to the other points observed here I believe there is ample reason for the application as submitted to be refused, which I would urge it should be.

I am sorry for the slight delay in response to your original timeline but if and when this application goes to committee for decision on 7 July, I would be grateful if you would circulate it to all the members of it.

My thanks again to you for your assistance.

Yours sincerely

A large black rectangular redaction box covering the signature of Gordon Marsden.

GORDON MARSDEN MP