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Blackpool Council

12 August 2016

To: Councillors I Coleman, Critchley, Elmes, Hutton, Maycock, Stansfield and L Williams

PLANNING COMMITTEE

Update Note and Public Speakers List

Please find attached the Update Note and Public Speakers List for Tuesday, 23 August 2016 meeting of the Planning Committee.

[UPDATE NOTE AND PUBLIC SPEAKERS LIST](#) (Pages 1 - 14)

Yours sincerely

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Planning Application Reports – Update Notes

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

Case: Year:	Address:	Update:
16/0019	77-81 ALBERT ROAD	<p>With regard to the submitted Financial Viability Appraisal, the Council has been advised by an MRICS Registered Valuer who concludes:</p> <ul style="list-style-type: none"> • A lack of due diligence whilst purchasing is not an excuse to obtain planning permission in contravention of the core holiday zone to mitigate financial losses. • The statement quotes that the flats will be worth £80,000 on completion. I do not believe this is correct, a far more realistic value would be in the region of £60,000 - £65,000 for the two bed units (£55,000 - £60,000 for the one bed) • The capital value of the finished hotel with enhanced restaurant facility would be worth less than the costs of refurbishment. The values are significantly compromised by the location. <p>In response, the agent comments The value of the flats quoted is on the low side; and more typical of a poor quality flat. These flats are not low quality and have roof gardens. Either way, so long as they are valued at more than £37,000 they provide a profit which offsets the costs of the renovation of the hotel. Price is a developer risk, which even by the Council’s assessment, which is very low, still contributes to the overall model.</p> <p>The Council is concurring with our assessment in that after spending circa £1.0m the hotel and restaurant would be worth circa £400k a net loss of £600k, which is not viable never mind financeable. Whereas the proposal submitted</p>

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		<p>on completion would be at worst break even and once a trading history is established the hotel would have a value in excess of a bottom book rental value thereby yielding a profit and more importantly an occupied sustainable property in the centre of Blackpool.</p> <p>He concludes that, even if you accept the values for the finished flats, which he does not particularly (these are high quality flats with roof gardens, the Council's assessments are for low quality) and adjust the end figures accordingly, the cost of partial refurbishment and partial conversion is still substantially cheaper than the renovation of the entire hotel.</p> <p>Comments have been received from the Head of Highways and Traffic Management: On Street Parking is restricted and oversubscribed. As this is a town centre location, good transport links and adjacent off street car parking is available. The application notes 7 off street parking spaces are provided, but 2 of these are substandard, within the garage. I'd suggest that there are only 6 spaces to be provided. These 6 spaces should then be allocated to the 6 self-contained permanent flats. There is a reduction in use, from 40 bedrooms to 20, therefore reducing the trips and parking associated with the property.</p>
16/0394	Premier Inn, Red Lion Hotel, Devonshire Road	See separate sheet
16/0421	647-651 New South Promenade and 2-8 Harrow Place	See separate sheet

Planning Application 16/0394 – Premier Inn, Red Lion Hotel Devonshire Road, Blackpool

ADDITIONAL NEIGHBOUR REPRESENTATIONS

Mr M Newsham 21 VILLAGE WAY, BLACKPOOL, FY2 0AH (Objects)

We have been told (not by the Council) that the Premier Inn at the Red Lion is wanting to expand the Premier Inn to the North side of the site adjacent to Village Way. Over recent years the Montgomery School has expanded by 50% and parents are allowed to park on the Red Lion car park even so inconsiderate parents park down Village Way on pavements, double yellow lines and driveways, many times we have not been able to pass through ourselves to return home. The school is well aware of this and so are you the Council also Police but nothing is done about it.

The Premier Inn application if passed will mean that the parking problems will greatly increase, Village Way is a cul de sac and residents are decent hard working people who pay rates to you. Village Way should be Residents/ access only cul de sac as is Hillstone Road off Warbreck Hill Road. If the expansion is greater to the Premier Inn then obviously parents will park elsewhere rather than walk. It is about time the Council helped decent people who live here

Mr M Thompson 2 VILLAGE WAY, BLACKPOOL, FY2 0AH (Objects)

I am writing to strongly oppose the above planning application for the following reasons.

Currently there are extensive parking problems associated with both support and teaching staff at Montgomery School. They have an existing arrangement with the Red Lion (Premier Inn) to provide parking space that has only been a marginal success. On an ongoing basis we have made repeated representations to the school who issue periodic reminders to staff with little effect. As a consequence, we have illegal parking on a daily basis with Village Way treated as an overflow parking facility for the school that is becoming untenable. This causes my elderly mother in law to have to park some way from our property when visiting and not something I expect to occur on an ongoing basis. Periodically there are school trips leaving the school with the coach parking on double yellow lines causing parents to park all over Village Way causing noise and disturbance during the night. The application to extend the Red Lion even further would exacerbate the parking problems in a residential area at breaking point. I would suggest that Village Way should become a resident only parking zone and the application be declined for the proposed extension.

Mrs J Fuller 595 DEVONSHIRE ROAD, BLACKPOOL, FY2 0AR (Objects)

I am OBJECTING to the above proposal

I have already corresponded directly with CBRE voicing many objections and concerns regarding the proposed extension which were acknowledged with an assurance they consider them but there does not appear to have been any amendments to the original plan. I live in the house adjacent to the Red Lion and have the following concerns and objections

PARKING - My main concern is that the suggested car park layout will affect me personally and my property especially with regard to **PRIVACY** as whereas at present the car spaces adjacent to my property start to the rear of the garage, the new layout would extend these car spaces towards the car park entrance - an additional 6 spaces and the last ones would be right next to my house **OVERLOOKING** directly into my kitchen which is not acceptable. I questioned why these additional spaces are at the front when the Premier Inn is at the back especially as I have never seen the existing spaces full. I have been assured that the additional spaces would not narrow the grass verge

next to my garage as I would not want vehicles parked nearer to the garage as there have been occasions when youths have climbed onto the garage roof causing damage. With regard to EFFECT ON NATURE, CONSERVATION AND TREES I would want to be clear what changes in landscape there would be as my garden extends parallel with the side of the Red Lion

There is also the problem of increase in NOISE AND DISTURBANCE because of the increase in people using the Premier Inn and the potential extra vehicles and in particular coaches in what is a residential area. In particular I would want assurances that coaches would be parked at the rear as at times they have been parked adjacent to my house - not only are coaches not in keeping with the CHARACTER of the area but also can aggravate the traffic problems.

EFFECT ON HIGHWAY SAFETY AND PARKING - In addition to the concerns mentioned above from a safety point of view the additional car spaces at the front would appear to pose a traffic hazard as if cars parked nearer to the entrance this would narrow the entrance for vehicles in and out. This is already a problem at times as Devonshire Road can be very busy but the changes would aggravate it. Also the extra spaces at the front near the children's play area would mean there would be more parked cars around the children's play area with the potential of an accident waiting to happen with children running out of the play area- a recipe for disaster.

IMPACT ON THE RESIDENTIAL AMENITY OF LOCAL RESIDENTS with regard to SCALE and IMPACT on the character of the area - The changes would bring no benefits to residents or the area. Partly because of all the concerns already expressed but also because of the SCALE of the proposed build - not only would it make it more visible (as before it had not been as obvious from the front as it has been well set back) but especially for the residents of Village Way who will be overlooked by this huge edifice!!! I would question how a Premier Inn can be in keeping with the CHARACTER of the area which is residential with expensive properties and in a high council band and to extend it would make the situation worse.

Mrs Claire Smith 1 St Lukes Road, Blackpool, FY4 2EL (Objects)

I write as President of Stay Blackpool, formerly the Blackpool Hotel & Guesthouse Association, to object to the above application on the following grounds:

1. The property is not within the Blackpool Holiday Area and as such an additional 26 bedrooms will be in contradiction to the town plan to reduce the current over supply of bedstock. There are many good quality accommodation properties in the North Shore area of Blackpool already servicing the area's accommodation needs and therefore there is no requirement for additional rooms.
2. There are only an additional 11 parking spaces being formed therefore there will be a shortage of onsite parking facilities resulting in guests parking their cars on nearby narrow streets. I understand there is already a shortage of parking in this area so a considerable increase in the number of cars to be parked will only aggravate an existing problem.
3. The surrounding area is of residential use and this is already a substantial sized commercial property already having been extended once. The addition of a further extension will again increase the size of pre-existing overbearing building.
4. The roads surrounding the property are quite narrow in parts and extremely well used by local residents. Additionally, there is a large school situated in the nearby vicinity so there is also an exceptional amount of traffic, including service vehicles, attending that building. The proposed increase in the number of bedrooms will, obviously, mean a substantial increase in traffic to and from the Red Lion which the local roads are just not capable of supporting as they are already struggling with the capacity issue. I understand there is already gridlock at peak times of the day. It is for the reasons above that both myself and the Stay Blackpool membership object to this planning application.

Mrs Haydock, 690 Devonshire Road, Blackpool (additional objection)

A further objection is due to the fact that Crossleys Bridge is closing for repair work and the traffic is now going to come down Devonshire Road. This already busy road is made worse during the lights due to the increase in traffic, which appears to be directed down here, making crossing the road very dangerous. More heavy traffic involved in this extension will add to the load both on the volume of traffic and noise etc. We are also concerned regarding the effect of pile driving nearer to the houses and of the extra load that will be put on the drainage system, which at best is just adequate.

Devonshire Road was resurfaced very successfully and we do not wish to see the sort of damage the heavy lorries have taken on Warren Drive occurring here.

Mrs S Wroe, 17 Village Way, Bispham, Blackpool (additional objection)

I am further concerned over the drainage system as of this morning (Monday 22 Aug) the Red Lion car park at the rear has severe flooding, which occurs each time we have rain. This shows that the present drainage system is inadequate and will be under further pressure when the extension is built. I have photographic evidence of this.

CONSULTATION RESPONSE

Head of Highways and Traffic Management

I have reviewed the submission and undertaken a number of site visits over the course of the last week and can confirm that I have no significant concerns with this proposal despite the fact that parking provision is underprovided for the combined and additional use. On each site visit, the car park is in use and the maximum number of vehicles counted was 15, scattered around the car park which would imply some were staying at the hotel and others were visiting the pub/restaurant. Obviously, the use of the car park will be different at busier periods. One thing I would like to highlight, is the use of the car by parents whose children attend the nearby schools. I understand there is an informal arrangement between the schools and the Hotel whereby parents are permitted to use the car park at the start and end of the school day. It would be advisable to formalise this agreement and to allocate a number of spaces in the car park for the two schools in the area -

Montgomery High and St. Bernadettes. I would suggest a number of spaces be allocated for this use during term time and for a period at the start and end of the school day to maintain the status quo. I do appreciate that supply may not meet demand but this will help.

AGENTS COMMENTS

Deliveries and Refuse Skip Collections

Premier Inn Whitbread has formal contracts and service level agreements in place for deliveries and collection across their estate and including the Blackpool Bispham hotel site.

Refuse

For collections of waste, there is a standing single national contract with a national operator that stipulates times and frequency. For Premier Inn sites, these may only be visited between the hours of 8am and 9pm. Within the Service Level Agreement (SLA) there is prescribed contract reviews and

performance management communication protocol. Furthermore, the contractor has contacted their local subcontractors to ensure that deliveries will only take place within the stated hours above going forward.

Deliveries

Deliveries for food and drink supplies are similarly contracted to logistics organisations which deliver to sites 1 - 3 times a week respectively. Delivery hours for these organisations are restricted to between 7.00am and 6.00pm. The issue of waste being put into bins and skips on the site is managed by the site themselves. The site has been reminded of company policy and best practice. However, if neighbours have nuisance issues with a site they have recourse to either contact the hotel/restaurant on-site management team directly or to contact Whitbread directly. Whitbread operate a customer services team for all of its operations at its head office - (<https://www.whitbread.co.uk/global/contact-us/>).

It is recommended that **condition 12** be amended to refer to 9pm rather than 8pm

Built Heritage Manager's comments

Planting is shown on the submitted site plans

Occupancy details

Information has been submitted to show that there are a number of rooms not available in any one week for maintenance reasons and that occupancy levels are high. As a result some customers are turned away or re directed if there is availability in the other Premier Inns in the area.

Sequential Test – Resort Core and Main Holiday Accommodation Areas

The Premier Inn hotel at Bispham is one of four Premier Inn hotels in Blackpool, with a fifth being progressed in the town centre in Talbot Square. It is therefore clear that the applicant has a vested interest in the success of Blackpool as a tourist destination. All of these sites operate successfully and cater for other parts of the wider Blackpool area and would not be affected by the expansion in this location. We have provided a review of alternative locations to provide this hotel within both the resort core and Main Holiday Accommodation Areas. The properties are unsuitable for Premier Inn for a number of reasons. Primarily, none of these hotels are large enough to accommodate the hotel as proposed with the additional extension (93 bedrooms). In this instance the extension is designed as an intrinsic part of the existing hotel, it could not operate alone, and the number of rooms is based on the specific demand profile of that site.

The hotels we have looked at are also all in close proximity to the proposed Premier Inn hotel and Brewers Fayre in Talbot Square, within Blackpool Town Centre. The properties on Adelaide and Albert Road are only 500 - 600m away, and the rest are between 800-1200m away. The hotel at Bispham is built to Premier Inn's specification and branding, it provides for a wider geographical market on a larger site with the benefits that brings.

Furthermore, Policy CS21 (part d) supports the improvement of existing holiday accommodation in Blackpool. The Premier Inn at Bispham has been operating for a considerable time, a use long established by previous consents, and has now identified a need for additional accommodation

facilities in this location. As part of the upgrade, Premier Inn is also proposing a new lift facility in order to improve the accommodation on offer for both families and those less able.

In summary and in contrast to the application site, we therefore consider that there are no sites within the resort core which meet the requirements of availability, suitability and viability.

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Planning Application 16/0421 – 647-651 New South Promenade and 2-8 Harrow Place, Blackpool

NEIGHBOUR REPRESENTATIONS

A letter of objection and a petition has been received from the South Shore Action Group. The objections relate to –

- the scale of the development – the proposal would dominate the skyline, affect views and overlook properties in Clifton Drive. It would be visible from properties in Abercorn Place. It would shade the rear gardens and rear conservatories of properties fronting Clifton Drive
- impact on the area – the number of flats proposed would cause noise and disturbance to existing residents
- road use, noise and congestion – the proposed 86 flats will cause there to be additional traffic in the area and additional congestion. The loss of on street parking in Harrow Place will displace visitor parking to other streets in the locality. The development could impact on residents of Clifton Drive in terms of their use of the rear alley. Increased traffic noise is inevitable
- improvement in natural amenity – there is limited landscaping proposed. Access to the southern side of Solaris and the grounds of Solaris would be restricted by the development
- precedent – concern is raised regarding other dilapidated buildings and there being no other buildings over 4 storeys in height
- Concern over structural stability of the proposed development

The petition has been signed by 99 local residents

Mr K Hoskins Carn Brae Hotel, 657-659 New South Promenade, Blackpool, FY4 1RN (Supports)

I can only reiterate time and time again, in what I said before regarding this application. Having lived next door to an empty building for over 12 years putting up with damp problems, pigeon infestation and seeing the adjoining building go into disrepair I was so pleased when someone finally bought the empty buildings and had the foresight to do something with them!! I've have seen the new plans and as before, I would like to say? This is what Blackpool needs to move forward in to the 21st century..!! I know parking will affect my business because I don't have a car park of my own and I have to rely on parking spaces for guests to park their cars. The new apartments will have a direct effect on my business. But I would rather take a chance on parking than the eyesore I have to put up with now. The luxury sea front apartments will improve the area. I am behind this development all the way it's what this part of town needs investment because I can't see the council doing anything to improve the area.

Mr S Ward Southbeach, 365/367 promenade, Blackpool, FY1 6BJ (Neutral)

Hope its sets a precedent on Blackpool Promenade as we intend to build 6 floors on our site with parking for 40 cycles like this application.

Mr J Benson 91 Clifton Drive, Blackpool, FY4 1RS (Objects)

We are pleased to see that the height of this building has been reduced. We feel that this is an improvement on the original plan. we appreciate that these buildings do need some urgent tlc. However, we still feel that the car parking provided for is not adequate especially in view of other proposed plans for the area and would respectfully request that further reduction in the height of the building should be considered, thereby reducing the number of apartments and thus increasing the availability of car parking for the new residents.

Mr B Watmough 87 CLIFTON DRIVE, BLACKPOOL, FY4 1PH (Objects)

Comment submitted date: Fri 29 Jul 2016

There is certain to be an impact on this residential area, and there will be a noise issue if there are to be 87 families moving into the area. The area will change because long term this will just become yet another very big HMO. .With drunks sat outside waiving to visitors as they pass on their way into town on their coaches, with regard to safety it will be an accident waiting to happen the way that cars speed round Crichton place. We all know that it is not possible to park this amount of cars in the surrounding area, without creating more noise and disturbance, and some of these families will have people visiting, and they will want to park nearby. If this goes ahead I will expect a rate reduction as it will no longer be residential and property values will fall.

Comment submitted date: Mon 08 Aug 2016

I have already raised my strong objections to these ridiculous plans that still do not explain where these new residents will be parking their cars, it is an impossibility to cater for the volume of traffic at the weekends as it is now and can only get worse. Please do remember that this is a residential area and once you allow this very large H.M.O to go ahead you will be inundated with demands for rate reductions, and I will be at the front of the queue. Please will someone with some sense have a new look at the area and then realise that people working in town and don't want to pay parking charges to leave their cars around the the Solaris Centre to save money so where are these H.M.O residents going to park? Please don't just bin this, but give it some consideration.

CONSULTATION RESPONSES

Further discussions are being held with the Head of Highways and Traffic Management and an oral update will be provided. I am also awaiting a response from the applicant's agent regarding the parking proposed on the New South Promenade frontage of the site.

RECOMMENDATION

The recommendation is to agree in principle to the application but to defer and delegate the application for the Head of Development Management to issue the decision subject to no new representations being received (the publicity period for the application ends on 25 August 2016) It is recommended that the deferral is also subject to a satisfactory resolution of the parking issue and subject to any additional conditions that may be required to cover the parking issue.

**PLANNING COMMITTEE
23 AUGUST 2016 – ORDER OF BUSINESS**

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 6 Application 16/0019 Officer's recommend: Grant Pages 23 to 38	External and internal alterations to include erection of two and three storey rear extensions, alterations to elevations, formation of bin and cycle store, provision of parking to rear and use of premises as altered as a 20 bed hotel, restaurant and function room on lower ground and ground floors and 6 self-contained permanent flats to first, second and third floors. 77-81 ALBERT ROAD, BLACKPOOL, FY1 4PW	INFORMATION FROM OFFICERS	
		OBJECTORS	
		APPLICANT/AGENT/SUPPORTER	
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

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**PLANNING COMMITTEE
23 AUGUST 2016 – ORDER OF BUSINESS**

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 7 Application 16/0394 Officer's recommend: Grant Pages 39 to 66	External alterations including erection of part two/part three storey extension to north elevation of existing bedroom accommodation to form 26 additional bedrooms, plant housing and air conditioning housing, three storey extension to south elevation of existing bedroom accommodation to form lift shaft, partial rendering of existing bedroom accommodation, and alterations to existing play area and car park to form 11 additional parking spaces. PREMIER INN, RED LION HOTEL, DEVONSHIRE ROAD, BLACKPOOL, FY2 0AR	INFORMATION FROM OFFICERS	
		OBJECTORS	Ms Haydock Mrs Wroe
		APPLICANT/AGENT/SUPPORTER	Ms Jackson (agent)
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

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**PLANNING COMMITTEE
23 AUGUST 2016 – ORDER OF BUSINESS**

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<p>Agenda Item 8</p> <p>Application 16/0421</p> <p>Officer's recommend: Agree in principle and delegate approval to the Head of Development Management</p> <p>Pages 67 to 88</p>	<p>External alterations to include front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of premises as altered as 86 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works.</p> <p>647-651 NEW SOUTH PROMENADE and 2-8 HARROW PLACE, BLACKPOOL, FY4 1RP</p>	INFORMATION FROM OFFICERS	
		OBJECTORS	
		APPLICANT/AGENT/SUPPORTER	Mr Boniface - Architect
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

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