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Blackpool Council

8 May 2017

To: Councillors Humphreys, Hutton, Matthews, O'Hara, D Scott, Stansfield and L Williams

PLANNING COMMITTEE

Update Note and Public Speakers List

Please find attached the Update Note and Public Speakers List for Tuesday, 9 May 2017 meeting of the Planning Committee.

Agenda No	Item
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	<u>Update Note and Public Speakers List (Pages 1 - 26)</u>
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Yours sincerely

On Behalf of the Head of Democratic Governance.

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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:
17/0105 and 17/0118	Rear 71 Moss House Road and Rear Chapel House, Chapel Road	<p>A meeting was held on the 03 May 2017 between a representative from United Utilities, Mott MacDonald Bentley, the planning officer and two members of the Council’s Highway Services team.</p> <p><u>Chapel Road</u> A further attenuation basin is proposed to the north of Chapel Road (a planning application is forthcoming) and the issues re access and highway safety were discussed. Traffic calming measures were discussed and it was concluded that traffic calming measures were not appropriate in this location. It was agreed that a joint Construction Management Plan would be submitted which addresses issues relating to access and highway safety for both the Chapel Road sites as well as the usual issues during the construction period such as dust suppression, hours of operation, noise, traffic routing etc.</p> <p><u>Moss House Road</u> Details of access to the Moss House Road site via Florence Street will also be submitted in a Construction Management Plan and will include setting the gates further back in to the site, details of how the pavement would be re-instated and the re-location of a streetlight along with the other details relating to dust suppression, hours of operation, noise, traffic routing etc.</p> <p>General concerns were raised for both sites relating to the existing and ongoing works on the Moss and the associated traffic issues and road works.</p>

		<p>It was noted that the Construction Management Plans should be developed to ensure that the construction of the basins has a minimal impact on the surrounding highway network.</p> <p>Additional representation received from Mr A McGuire, 3 Florence Street –</p> <p>I wish to object to the plans to build attenuation basin on several points. The siting and design of the proposed United Utilities SUD it is completely inappropriate to the Health and Safety of residential occupants. I live on Florence street very close to the proposal site with my garden bordering the site and I am already experiencing significant disruption and undue nuisance already as the land is 'prepared', my home shakes when diggers are moving or in use. I don't think any permissions have actually yet been granted to even use Florence Street as a point of access for vehicles yet, but it appears to be used throughout the working day - could you please clarify this? As my partner has spoken to United Utilities about the vehicles using Florence Street and accessing the alley to the side of Harold Avenue and was just told there is no other access available, we were also accused of being 'nimby' by one of the staff involved in managing the site, frankly it is not acceptable, we feel fobbed off and were made to feel like they didn't really care that about our family's welfare. I am also worried about long term smell, pest infestation and other unforeseen problems which are beyond the control of United Utilities.</p> <p>There is also a serious health and safety concern to the children who live in the area with large vehicles and machinery being used and passing through our small street and I am extremely concerned for my son's and other residents children's safety and also to the wider general public, whilst the area will apparently be fenced off it may not prevent exploration of the area nor prevent open water swimming from children or youths.</p> <p>The close proximity to dwelling houses should require the proposed SUD to at least be covered with a suitable cover to prevent unauthorised access, significantly reduce smells and pest infestations, together with unnecessary additional rainfall entering the holding lagoon.</p> <p>Finally, we consider that there are suitable alternative locations to site the proposed structure which is away from</p>
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		<p>dwelling houses, this was in fact admitted by United utilities but they said the preferred sites were too expensive (namely land at what was Baguleys garden centre).</p> <p>In summary, there has been a complete lack of consultation with the affected property owners. United Utilities have only sought to make offers to acquire the subject land, without addressing any legitimate concerns or proposals to alter their scheme.</p> <p>This site is not suitable for use as an attenuation basin, it is therefore our opinion that the location is not suitable for such a required volume of storage.</p> <p>There is no evidence that this construction will not pose a risk of flooding to the area. Can United Utilities confirm that there is no risk of flooding our dwellings.</p> <p>We are extremely concerned regarding the smell and pest infestations that will occur due to stagnant dirty water and the increase of rats in the area, beyond the control of United Utilities.</p> <p>Along with all the valid concerns mentioned the close proximity to dwellings poses a risk to land movement and we are concerned regarding the risk of subsidence. We were merely told on voicing this concern "if you have any damage we will put it right", I would much rather prefer my family home not to be put at any risk and not have the distress of any potential damage and remedial works. The drainage pipe will run right outside the front of my property and I am extremely concerned as the whole road will need to be dug up. This will cause massive disruption, noise, dirt, vibration and risk to property. On a personal note my son who has a significant sensory disability, will be affected massively and distressed by the disruption, daily noise and vibration while construction is under way. Clearly I am worried for my 6 year old child's welfare and wellbeing. We can't even consider moving as no one would wish to buy our property as we may face many months of significant disruption and risk.</p> <p>We have a right to peacefully enjoy our property and garden, please give due consideration to this, particularly given my son loves to play in the peace of our rear garden.</p> <p>We refer to the submitted plans which advise consultation and feedback incorporated into the design where possible.</p>
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		<p>United Utilities have not addressed any of these concerns which is evidenced by their planning application. We seek a refusal of the submitted application.</p> <p>Case officer update: <i>In response to the latest objection from Mr McGuire, the case officer visited the site on Florence Street on the morning of 08 May 2017. The site was fenced off with heras fencing and clearly some works have taken place to clear away vegetation.</i> <i>There is a vehicle compound on the south of the site and various vans and cars were parked at the rear of 71 Moss House Road and these appear to have accessed the site off Moss House Road.</i> <i>There is an existing un-surfaced access point off Florence Street which may have been used for larger vehicles.</i> <i>It does not appear that any works requiring planning permission have been undertaken in advance of a decision having been made on the Moss House Road application.</i></p>
<p>17/0193</p>	<p>585-593 New South Promenade and 1 Wimbourne Place</p>	<p>Additional representations have been received from Ms Whadcock from the Ocean Bay Hotel, 583 New South Promenade –</p> <p>I am writing to question one of the statements you make in your assessment of planning application 17/0193.</p> <p>On page 124 of the document posted on the Council website you say: "Whilst the redevelopment of the Palm Beach Hotel as hotel accommodation indicates confidence in this location for hotel accommodation, the closure of the Warwick, Kimberley and Henderson Hotels suggests that the area is not buoyant as a destination for holiday makers". I think this is an over-simplification and only tells one side of the story.</p> <p>As the owner of the Ocean Bay Hotel (which is next to the Kimberley Hotel on the South Promenade) I know that this area is popular with visitors who value staying in a calmer part of town while still being within walking distance of the Pleasure Beach, Sandcastle Waterpark and the South Pier. The South Shore Blue Flag award is an asset for local Promenade Frontage hotels too.</p> <p>It might help to redress the balance if I fill in the gaps in your brief description of the area.</p>

		<p>A quick tour of the area would show that there are at least 12 hotels and one block of holiday flats in the Pleasure Beach Main Holiday Promenade Frontage, which are trading successfully (plus the new Hampton By Hilton Hotel which is due to open next year on the Palm Beach Hotel site).</p> <p>Taking in the hotels just off the promenade but still within the Pleasure Beach Main Holiday Area (to the south of the Pleasure Beach) another 11 hotels and 1 block of holiday flats are trading successfully.</p> <p>That makes a combined total of 25 hotels (and holiday flats) trading within this part of the Pleasure Beach Holiday Area.</p> <p>There are at least 7 other trading hotels which are situated in adjacent streets but fall outside the Council's definition of the Pleasure Beach Holiday Area. I've listed them all below.</p> <p>In total there are at least 32 hotels and holiday flats trading successfully in the area compared to the handful of hotels which you use to support your claim that the area "is not buoyant".</p> <p>There are three other points I'd like to add.</p> <p>First, a report in the Blackpool Gazette covered the unexpected closure of The Warwick Hotel by its owner the 'UK Holiday Group' (7 March 2012). Alan Read, the general manager stated at the time:</p> <p>"It was running absolutely brilliantly. I've been there for many years and it was going from strength to strength. We had coach loads of bookings coming in this year from March until August. We had regular customers who would come every year".</p> <p>Claire Smith, president of Stay Blackpool, commented on UK Holiday Group's decision by saying:</p> <p>"I believe you take out what you put in. If they are not reinvesting - and we have to continually reinvest to keep up with customer demand - then it's going downhill".</p> <p>In addition to her Stay Blackpool role, Claire Smith is a local hotel owner and understands the issues. It's entirely valid for her to question why a small number of hotels, including The Warwick, have closed while the majority continue to trade in the area - and some are trading very successfully. This leads to my second point which is that you have completely overlooked the success of several hotels in this area in the TripAdvisor Worldwide Travellers Choice Awards 2017. The Big Blue, Clifton Court and Kings Hotels all won awards this year. The Big Blue was voted 3rd best family hotel in UK. The Clifton Court was 9th in the same category. The Kings Hotel won two separate awards.</p>
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		<p>This would not be possible in an area that was not buoyant as a destination for holiday makers.</p> <p>Thirdly, business confidence does appear to have returned to the area with two hotels having recently been acquired by new owners (the Kingsbury on the Promenade and the Henson on Burlington Road West). The sale of the Henson is particularly significant because it marks the first investment in Blackpool by the international 'PM Group of Hotels Ltd'. And, of course, construction of the Hampton By Hilton hotel is well under way on the Promenade and is another sign of confidence in the location as a holiday destination by a major hotel group</p> <p>Finally, you say in your assessment (also on page 124) that council Policy CS23 states that change of use from holiday accommodation will be resisted unless "exceptional circumstances are demonstrated in relation to a Promenade frontage." I can't see anything that explains exceptional circumstances in the case of this application. As someone who has invested a lot of time, effort and money over the last 3 years in to making my hotel a success, I don't want members of the planning committee to have a misleading impression of this area and the reason why some hotels have closed. I also don't want the decision on change of use to be made lightly because it could start to dilute the attraction of the area as a holiday destination for those who value the existing character of the area, and adversely affect the business of hotels in this location. So I would ask that this message is passed on to members of the planning committee for their information.</p> <p>List of hotels (and holiday flats) trading in the Pleasure Beach Promenade Frontage and Main Holiday Area (South of Pleasure Beach)</p> <p>Pleasure Beach Main Holiday Promenade Frontage Hotels Big Blue Hotel Headlands Hotel Ocean Bay Hotel Alderley Hotel Kingsbury Hotel Sandpiper Holiday Apartments Colwyn Hotel Grand Beach Hotel Roker Hotel By the Beach Hotel Staymor Hotel Kings Hotel Grand Esplanade Hotel</p>
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		<p>Hampton By Hilton (under construction)</p> <p>Pleasure Beach Main Holiday Area Hotels New Odyssey Hotel Barton Hotel Sinatra's Hotel Jade Holiday Apartments Clifton Court Hotel Corona Hotel Scala Hotel Albany Hotel Denton Hotel SilverSands Hotel Stuart Hotel Elmfield Hotel</p> <p>Other Hotels in the Location Henson Hotel Number 1 South Beach Hotel Carousel Hotel Carn Brae Hotel New Mayfair Hotel Royal Hotel Crosby Hotel</p> <p>Failed/failing Hotels Kimberley Hotel Waldorf Hotel Henderson Hotel Bourne Hotel (demolished) Palm Beach (demolished) Warwick Hotel (demolished)</p> <p>Again in the words of Claire Smith: "I believe you take out what you put in. If they are not reinvesting - and we have to continually reinvest to keep up with customer demand - then it's going downhill".</p> <p>And additional representations have been received from Mr P Hyatt of 23 Clifton Drive</p> <p>I'm sorry to have to email again but I'm struggling to understand some of the logic in the conclusion to your assessment of this application</p> <p>You first say: "The application proposes a loss of holiday accommodation in an area of protected holiday accommodation" ,,, which ... "was first instigated in 2006 through the Blackpool Local</p>
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		<p>Plan and subsequently in 2011 through the Council's Holiday Accommodation Supplementary Planning Document".</p> <p>You say next: "Since 2011 the Crescent has been significantly affected by the closure and boarding up of hotels and the fire damage at the Palm Beach Hotel. This represents a significant material change in the circumstances since 2011"</p> <p>I can't see how the change in circumstances in the crescent since 2011 has any bearing on the Council policy whatsoever. The policy applies to all five 'Main Holiday Accommodation Promenade Frontage' areas (as listed on page 9 of the Holiday Accommodation SPD - March 2011) and prevents the loss of holiday accommodation in these areas. The changed circumstances in one crescent would not change the relevance of the policy in any way. Can you explain your meaning here?</p> <p>I also have a problem with the second paragraph of your conclusion where you imply that the Hampton By Hilton development will help satisfy the requirements of Policy CS23.</p> <p>I've looked at the 'Blackpool Local Plan Part 1: Core Strategy Revised Preferred Option' May 2012 (page 103)</p> <p>-----</p> <p>"Within the defined main holiday accommodation promenade frontage the approach will be to promote new hotel development and enhance existing holiday accommodation alongside a supporting new residential promenade offer where new development and redevelopment proposals should:</p> <ul style="list-style-type: none"> i. Retain the existing quantum of holiday accommodation floorspace ii. Contribute to a mixed use promenade holiday and residential offer iii. Deliver clear regeneration benefits iv. Meet high standards of design to provide high quality accommodation v. Relate well in use, scale and appearance to neighbouring properties <p>-----</p> <p>The proposal clearly does not meet conditions (i) and (v). And, as you state in your conclusion, the Waldorf scheme is not linked to the Hilton development and therefore (in my view) condition (ii) is not met either. My earlier email about the number of bedrooms lost by the demolition of the Palm beach/Warwick/Bourne hotels, supports this.</p>
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		<p>Can you give more detail on your view on Policy CS23 please.</p> <p>I hope you can respond before the Planning Committee meeting.</p> <p>And –</p> <p>A few days ago we exchanged emails about the number of bedrooms lost by the demolition of the Palm Beach, Bourne & Warwick Hotels. You said that the Palm Beach & Bourne Hotels had contained 80 bedrooms (extract copied below:)</p> <p>----- -----</p> <p><i>The site currently is currently occupied by two hotels, the Palm Beach, 595-601 New South Promenade</i></p> <p><i>(on the corner of Wimbourne Place and the crescent) and the Bourne at 2 Wimbourne Place...</i></p> <p><i>... A total of 80 hotel bedrooms and 25 car parking spaces are currently located on the site.</i></p> <p>----- -----</p> <p>I have found a different figure on the Council's Planning website in the documents for application 15/0271.</p> <p>The Transport Assessment produced by SK Transport Planing Ltd (April 2015) for the Hampton By Hilton hotel scheme states that there were 110 bedrooms in the two hotels</p> <p>I ascertained separately that the Warwick hotel had contained 50 bedrooms.</p> <p>This means that 160 hotel bedrooms were lost when the Palm Beach, Bourne & Warwick hotels were demolished (not 130 as estimated previously). In comparison, the Hampton by Hilton will have 131 bedrooms.</p> <p>The impression given in the Supporting Statement by Planning & Law Ltd, for the Waldorf/Kimberley/Henderson application, is that the construction of the Hampton by</p>
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		<p>Hilton somehow balances out the loss of the holiday bedrooms in the 6 hotels in the two schemes and thus makes residential development more acceptable in this location. This clearly is not the case. The Palm Beach/Bourne/Warwick demolition has resulted in a net loss of 29 bedrooms. The Waldorf/Kimberley/Henderson scheme would result in a loss of a further 122 bedrooms.</p> <p>A total of 151 holiday bedrooms would be lost on this main holiday promenade frontage if the current Waldorf/Kimberley/Henderson application is approved.</p> <p>Could I ask that you make these numbers clear to Councillors at, or before, the Planning Committee meeting? I don't think they appear anywhere in the application or your assessment but they are necessary if Councillors are to consider the full facts with regard to Council's Policy CS23 which "seeks to retain the existing (floorspace) quantum of accommodation..." in Main Holiday Promenade Frontage areas (para 4.7 Holiday Accommodation SPD).</p> <p>Clearly, I disagree with the statement in your conclusion that the Waldorf/Kimberley/Henderson scheme would "provide for a new residential offer envisaged by Policies CS2 and CS23 of the Blackpool Local Plan..." (page 129 of your assessment). In my view, the primary element of CS23 - retaining the existing holiday accommodation floorspace - would not be met by the Waldorf/Kimberley/Henderson scheme and, therefore, it does not comply with Policy CS23.</p> <p>And –</p> <p>I'm afraid I have two more comments on this application which should be brought to the attention of the Planning Committee.</p> <p>Firstly, in my objection to the scheme, I asked if a waste management plan had been produced. Your assessment says:"our local validation checklist does not require this". I think you've failed to take account of Council Policy BH3 as given in the Local Plan 2001-2016 (BH3 Residential & Visitor Amenity, page 88), which states:</p> <p><i>"(B) residential units will need to provide a rear or side garden, or other area of outdoor private amenity space, of sufficient size to meet the needs of their occupiers...Exceptionally flat developments without private amenity space will be acceptable where:</i></p>
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		<p><i>(iv) adequate provision is made for the storage of refuse and materials for recycling."</i></p> <p>The scheme has no amenity space, therefore the Planning Committee need to consider the provision of bin storage areas in relation to Policy BH3. The bin space was reduced when the car park plan was revised and I question if it's adequate to serve the waste & recycling needs for 88 dwellings.</p> <p>Secondly, the new car park plan still does not comply with the security recommendations made by Lancashire Constabulary in their crime impact submission (31 March 2017) for this scheme which states:</p> <p><i>"Any communal car parking areas should be in small groups, close and adjacent to apartments and must be within view of the 'active' rooms within the apartments..."</i></p> <p>Lancashire Constabulary cites Council Policy CS7 in support its recommendations..</p> <p>Nor does the car park design follow the guidance given in 'Building For Life 12' (Chapter 10: Car Parking) which says (extract):</p> <p><i>"We recommend that you avoid:</i> <i>- Large rear parking courts. When parking courts are less private, they offer greater opportunity for thieves, vandals and those who should not be parking there."</i> <i>and</i> <i>"We recommend that you avoid:</i> <i>- Parking that is not well overlooked."</i></p> <p>The car park makes no provision for visitor parking as recommended by <i>'Building for Life 12'</i></p> <p>The proposed car park fails in that it is: a large rear courtyard, not well-overlooked, has no visitor parking and is not fully enclosed (due to the spaces opening directly on to the back alley.)</p> <p>It would be useful to inform everyone of the status of 'Building for Life 12'. Here's an extract from the introduction:</p> <p>This third edition of the guide was published in January 2015 by Nottingham Trent University on behalf of the</p>
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		<p>Building for Life partnership (Design Council CABE [Commission for Architecture and the Built Environment], the Home Builders Federation and Design for Homes. It is based on the new National Planning Policy Framework and responds to the Government’s commitment to build more homes, better homes and involve local communities in planning.</p> <p>Could you draw this to the attention of Councillors at, or before, the Planning meeting.</p> <p>Finally, I have asked before about how the mobility/disability spaces will work in a system with one numbered space per flat but haven't received an answer yet. Maybe someone could explain at the Planning Meeting?</p> <p>Mr Hyatt has also sent the following which are appended to the update note –</p> <ol style="list-style-type: none"> 1. Minibus blocking the back alley exit on to Burlington Road at night. 2. Coach parked by the back alley exit on to Burlington Road West. Also shows forecourt parking. 3. Blackpool Gazette article reporting on TripAdvisor Award winning Hotels 24 January 2017 (featuring the Big Blue, Clifton Court and Kings Hotels). 4. Blackpool Gazette article on awards for Rhoda Court development (dated 12 November 2010). Sorry the quality is not good. 5. Scan of Pleasure Beach Holiday area showing location of award winning hotels (plus position of new Hampton By Hilton, Waldorf and and Ocean Bay Hotels for reference) <p>Officer Response - <i>Policy CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2023 relates to managing holiday bed spaces and follows on from the Holiday Accommodation SPD of 2011 which was published in response to the Humberts study of 2009 which indicated an over supply of holiday bedspaces. Whilst it is correct that the application site falls within one of the areas identified in</i></p>
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		<p><i>the Holiday Accommodation SPD as protected holiday accommodation it is clear on the ground that there are issues with the designation.</i></p> <p><i>Since 2011 the Promenade frontage of the Pleasure Beach Promenade frontage holiday accommodation area has suffered visually as a result of the closure of 3 hotels each with extensive frontages to the Promenade - the Kimberley, the Palm Beach and the Warwick. The 3 hotels account for approx 40% of the Promenade frontage of the area. When the closure of the Henderson Hotel and the trading position of the Waldorf are factored in this accounts for nearly 50% of the Promenade frontage. This represents a significant impact on the function, character and appearance of the area. It is good news that other hotels in the area are continuing to trade successfully but the situation on the Promenade represents a key consideration in assessing this application when remembering the purpose of the designation of the area.</i></p> <p><i>It is acknowledged that the site of the Palm Beach and Bourne Hotels is being redeveloped to provide a Hampton by Hilton Hotel but this is only proceeding with the intervention of the Council. The site of the Warwick Hotel is to become a temporary car park in the absence of any firm redevelopment proposal. Proposals for the redevelopment of the northern and southern ends of the crescent (to the north and south of the application site) to provide mixed holiday and permanent accommodation were agreed in principle in 2009 but nothing has materialised in the last 7 years and hence this casts doubt on the feasibility of those proposals.</i></p> <p><i>The loss of 122 hotel bedrooms as a result of this proposal is therefore not considered material given the circumstances in terms of the Promenade frontage of the area. Whilst the application proposal could be construed as being contrary to Policy CS23 of the Core Strategy and the Holiday accommodation SPD the circumstances set out above demonstrate that a large part of the Promenade frontage of the area is not functioning as envisaged in 2011 when the Holiday Accommodation SPD was published and those circumstances are significant in terms of the function, character and appearance of the area and in terms of one of the main routes into the town.</i></p> <p><i>Building For Life is not mandatory. It is an industry standard to sign up to. The bin storage areas measure 7 metres by 4 metres and 5 metres by 2 metres. The space required for a 1100 litre Eurobin is 1.6 metres by 1.2 metres. The bin</i></p>
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		<p><i>storage areas could accommodate 10 eurobins. The car parking spaces will be allocated to the occupiers of the flats and 8 car parking spaces in the vicinity of the right of way which will be accessed from the back street, and in order to keep these secure for the allocated occupier, they will be protected by demountable bollards to each space</i></p> <p>Head of Highways and Traffic Management comments– Comments for drawing no: A715/H.</p> <ol style="list-style-type: none"> 1. 88 spaces (including DDA spaces) for 88 flats is considered acceptable due to the accessibility of the site and availability of other modes of transport. 2. The layout of the car park is considered acceptable in relation to individual parking space dimensions and aisles widths – supports column will affect some spaces but this is not considered a significant problem. 3. The layout for Wimbourne Place looks wider than it is on site - the road is not wide enough to accommodate two vehicles side-by-side. 4. The widening of the footway to the north side of Wimbourne Place is good to see. The works associated with this will have to be contained within a S278 Agreement as a new highway is being created. 5. The loading bay to the front to be omitted as there is no real need for this for this type of development. (<i>Comment – given there are two front entrances to the flats it is felt to be beneficial to have the loading bay for deliveries – supermarket deliveries, furniture and white goods deliveries etc</i>) 6. Further details required in relation to the spaces accessed from the rear street, in terms of how these will be managed and allocated. 7. The ‘right of way’ at the rear could do with stopping-up via S247 of the Town Country Planning (with agreement with neighbours who maybe affected). If this is done the 8 isolated spaces can be incorporated within the wider car park layout. 8. In relation to the additional vehicle trips generated by this proposal, the highway
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		<p>network operates at acceptable levels with no or no problems. The main issue in this area is the reduction of the available carriageway width due to parked cars, which in turn can lead to conflict between different users. The use of the roads will intensify but it is difficult to quantify. Due to this it would be advisable to review the operation of the network and for the developer to implement measures to improve access and flow of vehicle traffic, post completion. This may remove existing conflicts. A scheme to be prepared and agreed with the Head of Traffic & Highways, this to be done in conjunction with item 4.</p> <ul style="list-style-type: none">9. A Demolition Plan to be conditioned.10. A Construction Management Plan to be conditioned.11. The flats will require formal postal addresses. Applicant to contact: Highways & Traffic Division Blackpool Council P.O Box 4 Blackpool FY1 1NA 01253 477477.
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SILVER SANDS MOTEL

RAS

Page 17



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Top quality hotels win raft of review awards

By AMY HOLMES
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Blackpool hotels paved the way in an international competition to find the world's best holiday destinations.

The New Guilderoy Hotel on Holmfield Road climbed all the way to fourth place on Trip Advisor's worldwide Travellers Choice awards in the 'best bargain' category, as well as being ranked number two in the UK as a whole.

The Big Blue hotel at Blackpool Pleasure Beach was voted third-best family hotel in the UK, the Clifton Court Hotel on Clifton Drive and the Premier Inn in South Shore took ninth and 16th place respectively.

The Kings Hotel on South Promenade took places in both the 'small hotels' and 'best service' categories, placing ninth and 12th respectively.

Martin Jackson, director of the Big Blue hotel, said: "It's brilliant news for the team here at the Big Blue and for Blackpool as a whole. We try on every occasion to exceed our customers' expectations and I think these awards make that clear.

"We are very proud, especially because we have been successful in the 'best family hotel' category, because family entertainment is what Blackpool is all about.

"If people come to Blackpool to enjoy the Pleasure Beach and they get to stay in first-rate accommodation, like here at the Big Blue, it makes their holiday complete."

Simon Connelly, who runs the New Guilderoy Ho-



Big Blue Hotel director Martin Jackson celebrates after coming third in the UK Family hotels category in Trip Advisor's Travellers Choice Award

tel alongside his wife Rhona Capistrano, said: "For a husband and wife team running a small hotel on our own to not only win a Travellers' Choice Award but to be ranked in the top five in the world in our category is a fantastic achievement for us both.

"We're very proud to have received such warm feedback from our guests."

Other notable Blackpool winners include Cherry Tree House Hotel on Palatine Road (16th in the UK's 'best B&Bs' category), North Ocean Hotel on the Prom (20th in the UK for 'best service' category) and The Maples Hotel on

Queen's Promenade (22nd in the UK's 'best bargain' category).

Clifton Court Hotel owner Graham Camp said: "We are a local hotel and we have been here since the year 2000, so obviously have have got 17 years experience of giving customers what they want.

"It is a challenging business but we give value for money and very comfortable rooms.

"Last year was our best year ever.

"I like to think we go the extra mile for our customers, so we are very pleased to see we made the top 10."



The New Guilderoy in North Shore

New developer does the double

Published: 12:27 Friday 12 November 2010



A DEVELOPER is celebrating two top awards – with his first development. Hargreaves Developments has scooped two top prizes for nine-apartment Rhoda Court in Clifton Drive, Blackpool.

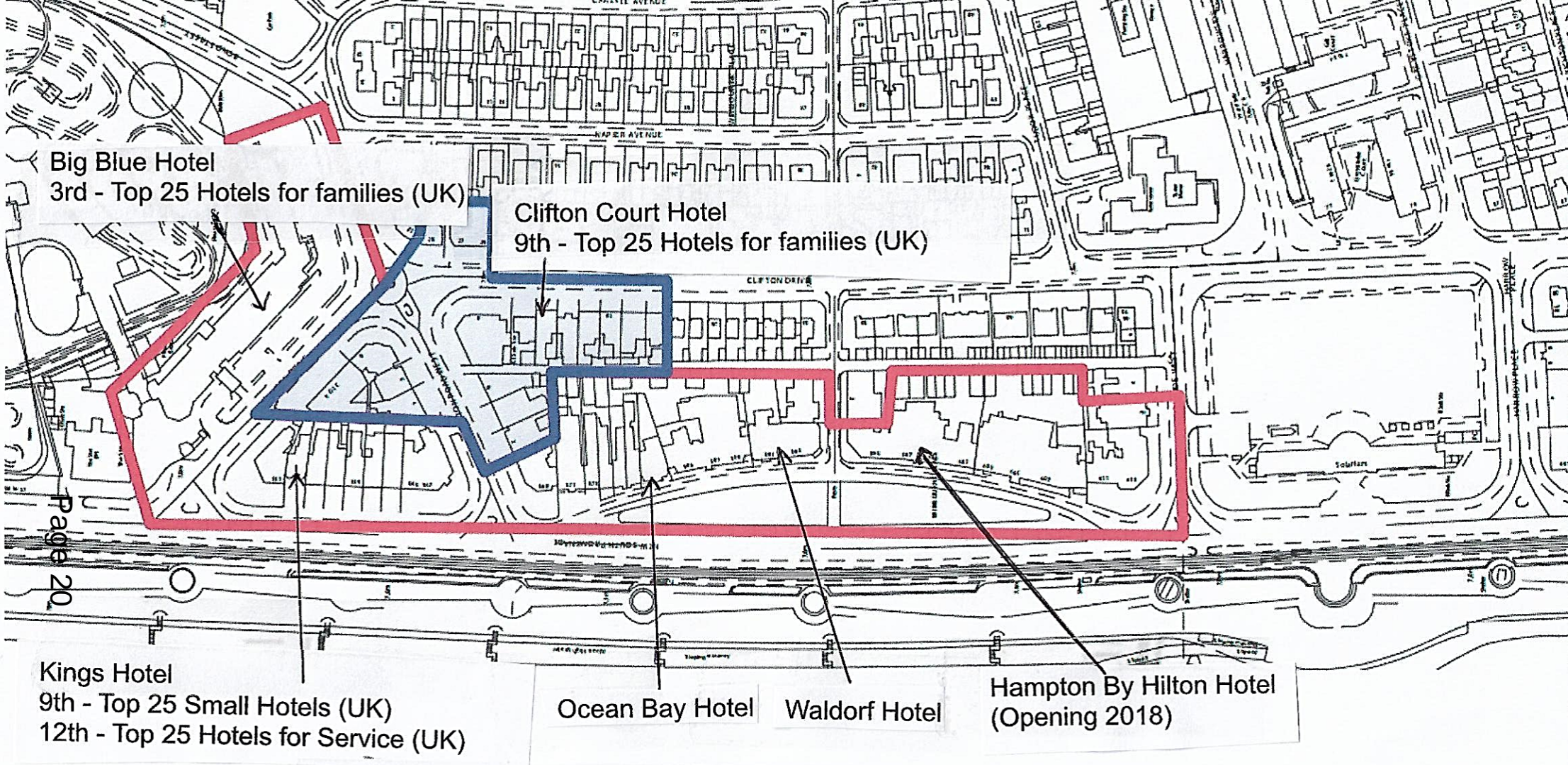
On top of a Blackpool Council Building Excellence award a few months ago, Bruce Hargreaves has also collected Lancashire Building Excellence Award for best small housing development.

Mr Hargreaves, from Berwick Road, Blackpool, said: "I am very proud to have received these awards as this was really my first stand alone development.

"It is due to all of the team involved in it, particularly Martin Haines, Eden Joinery and J&J Electrical. I always like to use

local people for obvious reasons.

"If you put a good team together, the results are evident. I'm very pleased with it."



Big Blue Hotel
3rd - Top 25 Hotels for families (UK)

Clifton Court Hotel
9th - Top 25 Hotels for families (UK)

Kings Hotel
9th - Top 25 Small Hotels (UK)
12th - Top 25 Hotels for Service (UK)

Ocean Bay Hotel

Waldorf Hotel

Hampton By Hilton Hotel
(Opening 2018)

Pleasure Beach Main Holiday Accommodation Area & Promenade Frontage

Map showing position of Waldorf Hotel in relation to site of new Hampton By Hilton Hotel and successful hotels in the TripAdvisor Travellers Choice Awards 2017 - UK

**PLANNING COMMITTEE
9 MAY 2017 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 3 Officer's recommend: That no modification is made to the Definitive Map and Statement. Pages 13 to 50	DEFINITIVE MAP AND STATEMENT MODIFICATION APPLICATION TO ADD A PASSAGE BETWEEN WHITTAM AVENUE AND RYBURN AVENUE To consider an application received by the Council for an Order under Section 53 (2) of the Wildlife and Countryside Act 1981 to modify the Definitive Map and Statement to add a passage between Whittam Avenue and Ryburn Avenue as a byway open to all traffic (BOAT).	INFORMATION FROM OFFICERS	
		OBJECTORS	
		APPLICANT/AGENT/SUPPORTER	Leslie Boileau
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

**PLANNING COMMITTEE
9 MAY 2017 – ORDER OF BUSINESS**

APPLICATION No/Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 7 Application 17/0118 Officer's recommend: Grant Permission Pages 73 to 86	Construction of an attenuation basin, inlet weir and outlet structures, headwall structure and access road off Chapel Road with associated landscaping and boundary treatments. LAND TO REAR OF CHAPEL HOUSE, CHAPEL ROAD, BLACKPOOL, FY4 5HU	INFORMATION FROM OFFICERS	
		OBJECTORS	
		APPLICANT/AGENT/SUPPORTER	Sarah Allen, Paul Edwards and Graham Jones – United Utilities
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

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