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Blackpool Council

29 March 2024

To: Councillors Baker, P Brookes, Farrell, Flanagan, Jackson, Roe and Sloman

PLANNING COMMITTEE

Update Note and Public Speakers List

Please find attached the Update Note and Public Speakers List for Tuesday, 9 April 2024 meeting of the Planning Committee.

Agenda No **Item**

16UPDATE NOTE AND SPEAKER'S LIST (Pages 1 - 18)

Yours sincerely

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Blackpool Council

Planning Committee:

9 April 2024

Planning Application Reports – Update Note

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: 22/0168

Address: 611-613 New South Promenade, Blackpool FY4 1NJ

Update:

Correction

Paragraph 7.7.7 should read as follows: *As such, there are **no** identified sites at lower risk of flooding and are reasonably available and so the sequential test is satisfied.*

Recommendation

Given the scale of development proposed, and in-line with the approach taken at other recent Committee meetings and other applications on this agenda, the recommendation is amended as follows:

Adopt the Habitats Regulations Assessment and resolve to support the application and delegate approval to the Head of Development Management subject to the completion of a S106 legal agreement and the conditions listed at the end of the report, but to authorise the Head of Development Management to make changes to the wording of the conditions as may be appropriate as long as the changes would not materially affect what the condition is trying to achieve or the permission overall.

Case: 22/0178

Address: 569-577 New South Promenade, Blackpool FY4 1NJ

Update:

Recommendation

Given the scale of development proposed, and in-line with the approach taken at other recent Committee meetings and other applications on this agenda, the recommendation is amended as follows:

Adopt the Habitats Regulations Assessment and resolve to support the application and delegate approval to the Head of Development Management subject to the completion of a S106 legal agreement and the conditions listed at the end of the report, but to authorise the Head of Development Management to make changes to the wording of the conditions as may be appropriate as long as the changes would not materially affect what the condition is trying to achieve or the permission overall.

Case: 23/0426

Address: 2-4 HARROW PLACE AND 647-651 NEW SOUTH PROMENADE, BLACKPOOL, FY4 1RP

Update:

Clarification

To clarify that the address of this application is 2-4 Harrow Place and 647-651 New South Promenade, Blackpool, FY4 1RP

Conditions

An additional condition is proposed as follows:

The parking layout within the red edged application site shall be undertaken in accordance with the following drawing hereby approved unless variations are agreed with the highway authority:
1993-001 Rev P06_C General Arrangement

Reason: In order to ensure that adequate and accessible parking provision is available to meet the needs of the development in the interests of highway safety with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012- 2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies2012-2027.

This is to ensure the parking within the applicant's control is laid out as per the parking scheme plan.

Recommendation

Given the complexity of this case, and in-line with the approach taken at other recent Committee meetings and other applications on this agenda, the recommendation is amended as follows:

Resolve to support the application and delegate approval to the Head of Development Management subject to the signing of a S106 agreement to secure the parking scheme necessary to make the development acceptable and the following conditions, but to authorise the Head of Development Management to make changes to the wording of the conditions as may be appropriate as long as the changes would not materially affect what the condition is trying to achieve or the permission overall.

Case: 23/0430

Address: FLAT 25, COASTAL POINT, 647-651 NEW SOUTH PROMENADE, BLACKPOOL
Conversion of previously approved single flat to 2no. self-contained permanent flats.

Update:

Conditions

The agent for the application does not agree with the imposition of condition 7 on the agenda. This application restricts occupation of the additional flat this application would create through sub-division until the parking scheme for Coastal Point has been provided.

They argue Flat 25 was the only 3 bed unit in the scheme and it has two parking spaces allocated to it in the existing rear courtyard. The Council's parking standards require 2 parking spaces for a 3-bed apartment and one parking space for a 2-bed apartment. They claim that the change from one 3-bed (requiring 2 parking spaces) to two 2-bed apartments (requiring a total of 2 parking spaces) would result in no increased requirement. The existing and proposed provision is met within the private courtyard car park and therefore the condition it is unnecessary, unreasonable and unenforceable.

In response, it remains officers' view that parking for the Coastal Point development was originally approved on the basis of one parking space per flat. Although the Council cannot control how the applicant allocates the spaces, the Council must make sure the overall number of spaces is acceptable for the number of flats. It was originally approved on the basis of one space per flat, therefore the condition is considered to meet the necessary tests as there is an additional flat being created, requiring an additional parking space.

The reason for proposed condition 7 on the agenda has been corrected so that it now reads as follows:

Reason: In order to ensure that adequate and accessible parking provision is available to meet the needs of the development in the interests of highway safety with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

Recommendation

Given the complexity of this case, and in-line with the approach taken at other recent Committee meetings and other applications on this agenda, the recommendation is amended as follows:

Resolve to support the application and delegate approval to the Head of Development Management subject to the signing of a S106 agreement to secure the parking scheme necessary to make the development acceptable and the following conditions, but to authorise the Head of Development Management to make changes to the wording of the conditions as may be appropriate as long as the changes would not materially affect what the condition is trying to achieve or the permission overall.

Case: 23/0440

Address: 2-4 HARROW PLACE, BLACKPOOL FY4 1RP

Use of part of ground floor as 2 self-contained permanent flats.

Update:

Clarification

The address for this application should read 2-4 Harrow Place, Blackpool FY4 1RP

Conditions

The reason for proposed condition 6 on the agenda has been corrected so the condition now reads as follows:

Reason: In order to ensure that adequate and accessible parking provision is available to meet the needs of the development in the interests of highway safety with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

Recommendation

Given the complexity of this case, and in-line with the approach taken at other recent Committee meetings and other applications on this agenda, the recommendation is amended as follows:

Resolve to support the application and delegate approval to the Head of Development Management subject to the signing of a S106 agreement to secure the parking scheme necessary to make the development acceptable and the following conditions, but to authorise the Head of Development Management to make changes to the wording of the conditions as may be appropriate as long as the changes would not materially affect what the condition is trying to achieve or the permission overall.

Case: 23/0830

Address: Land bounded by Cookson Street, George Street, Grosvenor Street and Milbourne Street (Multiversity)

Update:

Consultee responses

Lancashire County Council Archaeological Advisory Service – the area lies within an area of 19th century urbanism and has the potential to contain structures of archaeological and historical interest. The houses in the area are likely to date from the 1860s. The area is not identified as being likely to have archaeological interest. The Heritage Statement to the submission notes the building stock to be much altered with only a limited degree of heritage interest. Much more complete examples of greater interest exist in the wider area. It is therefore agreed that the site has little or no interest and does not require any recording prior to clearance.

Representations

Additional representations have been received from 5, 7, 9 and 11 George Street raising the following issues;

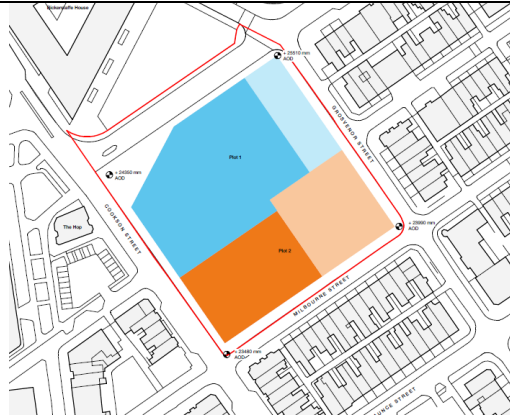
- Inadequate consultation/notification
- No need for the development
- Disproportionate impact upon the community
- Relocation to the Palatine Road campus would keep students away from the pubs, gambling establishments and massage parlours etc of the town centre
- Alternative locations are available that would not require the loss of homes
- Low expectation that the development will be delivered

Members are respectfully advised that the application has been publicised in full accordance with all statutory requirements. It is considered that the other issues raised are satisfactorily addressed in the officer report.

Amendments

In response to officer concerns, the maximum heights of the buildings have now been reduced as follows:

Continued on next page



Dark blue section by 1.6m, light blue section by 1.0m, light and dark orange sections by 1.38m

This is considered to represent an improvement to the scheme. No further assessment or consultation is considered to be necessary as a result of this change and the officer recommendation is unaffected.

Other issues

Paragraph 4.6.6 – this reference is now out of date, BNG is now a statutory requirement and must be applied in accordance with the relevant provisions. However, given the date of this application, it still does not apply to this proposal.

Paragraph 7.1.3 - Members are requested to note that the campus would be known as Multiversity and not University Centre Blackpool as stated, this is understood to be an old reference.

Paragraph 7.5.4 – the applicant has advised that approximately 190 new jobs would be created by the Multiversity phase 1. It must, however, be noted that this is an indicative figure which may change dependent upon what is agreed at reserved matters stage and ultimately delivered on site. Employment figures would be likely to increase if phase 2 came forward for education use.

Conditions

The following changes are recommended:

- Condition 8 – removed reference to illustrative masterplan, update reference to building heights parameters plan
- Condition 9 – clarify floorspace is GEA and replace the “or” with “and/or” in respect of phase 2
- Condition 14 – amend noise level to be adhered to following agreement with Council’s Environmental Protection officer.
- Condition 17 – amend wording to allow for access to podiums and terraces approved at reserved matters stage
- Condition 19 – amend timing for submission of validation report to prior to first use
- Condition 22 – extend requirement for BREEAM certification to 12 month because it can take over 6 months following completion for the assessment to be completed

Continued on next page

- Conditions 10, 12, 21, 24, 25, 28, 29 – amend wording to allow for demolition and enabling works being excluded from the condition requirements and to apply the requirements to all phases.

The following additional condition is recommended:

The detailed design of each phase of development hereby approved shall be in full accordance with the submitted Environmental Statement mitigation measures set out in paragraph 6.117 of Chapter 6: Townscape and Visual, paragraphs 7.63-7.66 of Chapter 7: Built Heritage, and table 8.1 of Chapter 8: Summary of Mitigation and Residual Effects.

Reason: In order to safeguard strategic views of Blackpool Tower, the quality of the townscape and the setting, character and value of nearby heritage assets in accordance with the provisions of Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM17, DM19, DM26, DM27 and DM28 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

Recommendation

Revised recommendation as follows:

Resolve to support the application and delegate approval to the Head of Development Management subject to:

- either Active Travel England withdrawing their objection to the scheme or the Secretary of State confirming that he does not wish to call the application in for his own determination;
- ARUP confirming that the Environmental Statement submitted in support of the application is acceptable.
- the following conditions, but to authorise the Head of Development Management to make changes to the wording of the conditions as may be appropriate as long as the changes would not materially affect what the condition is trying to achieve or the permission overall.

Case: 24/0029

Address: 24 Stanley Park Close

Update:

The applicant has requested that the following information be considered by the Committee as they are unable to attend the meeting:

- The proposal was originally suggested by the Police after warnings and mediations had been attempted
- All Council officers dealt with have been professional, compassionate and thorough
- The proposal would be a solution to a long-standing obstruction issue at the applicant's own effort and expense to create a private rather than shared access way
- The applicant refutes all assertions made against him
- The access would serve the application property only
- No persons visiting the application property have been the cause of any issue or harassment
- The obstruction issue exists and affects disabled and emergency access and the operation of EV home charging
- No access to neighbouring properties would be required during the works and no damage would result
- The property would continue to be well maintained

The applicant has provided a number of photographs and copies of correspondence with the Police to substantiate his case.

PLANNING COMMITTEE
9 April 2024 – ORDER OF BUSINESS

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 5 Application 22/0168 Officer’s recommendation: That Committee adopts the Habitats Regulations Assessment and resolves to support the proposal and delegate the application to the Head of Development Management for approval subject to the completion of a S106 legal agreement and the conditions listed at the end of this report. Pages 15 to 56	Erection of part 4, 5 and 6 storey building comprising of 40 self-contained apartments with associated cycle/waste storage, and provision of 42 car parking spaces with access from Harrowside West, following demolition of existing hotel (Outline application for access, appearance, layout and scale). 611-613 NEW SOUTH PROMENADE, BLACKPOOL FY4 1NJ	INFORMATION FROM OFFICERS	
		OBJECTOR/S	
		APPLICANT/AGENT/SUPPORTER	Deborah Smith, Agent
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

PLANNING COMMITTEE

9 April 2024 – ORDER OF BUSINESS

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 6 Application 22/0178 Officer’s recommendation: That Committee adopts the Habitats Regulations Assessment and resolves to support the proposal and delegate the application to the Head of Development Management for approval subject to the completion of a S106 legal agreement and the conditions listed at the end of this report. Pages 57-98	Erection of part a 4, 5 and 6 storey building comprising 49 self-contained permanent apartments with associated cycle/waste storage, and provision of 49 car parking spaces with access from New South Promenade following demolition of existing buildings (Outline application for access, appearance, layout and scale). 2-4 HARROW PLACE AND 647-651 NEW SOUTH PROMENADE, BLACKPOOL, FY4 1RP	INFORMATION FROM OFFICERS	
		OBJECTOR/S	
		APPLICANT/AGENT/SUPPORTER	Deborah Smith, Agent
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

PLANNING COMMITTEE

9 April 2024 – ORDER OF BUSINESS

Note: Agenda Item 7 is an overarching report for Items 8, 9 and 10 and not a planning application, however the Chair is allowing speakers on this item.

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 7 Background report on planning applications 23/0426, 23/0430 and 23/0440 Officer's recommendation: For noting. Pages 99 to 106	This report seeks to explain the issues that relate to parking that apply to all three applications. It is intended to assist Members by 'setting the scene' for the following three reports to enable easier understanding and appreciation of the proposals and the way in which they have been assessed.	INFORMATION FROM OFFICERS	
		OBJECTOR/S	Anthony Banks, Objector Paula Storton, Objector David Storton, Objector
		APPLICANT/AGENT/SUPPORTER	Jane Fox, Agent and Mr R Richardson, Applicant.
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

PLANNING COMMITTEE

9 April 2024 – ORDER OF BUSINESS

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 8 Application 23/0426 Officer's recommendation: Resolve to support the application and delegate approval to the Head of Development Management subject to the conditions listed at the end of the report and completion of a section 106 legal agreement. Pages 107 to 128	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 66 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works. Application under section 73 to allow the variation of condition 1 attached to planning permission 16/0421 to alter various floor layouts, relocation of gym and entrance position, removal of residents lounge in C Block, relocation of windows and amendments to highway and car parking layouts. 2-4 HARROW PLACE AND 647-651 NEW SOUTH PROMENADE, BLACKPOOL, FY4 1RP	INFORMATION FROM OFFICERS	
		OBJECTOR/S	Anthony Banks, Objector Paula Storton, Objector David Storton, Objector
		APPLICANT/AGENT/SUPPORTER	Jane Fox, Agent and Mr R Richardson, Applicant.
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

PLANNING COMMITTEE 9 April 2024 – ORDER OF BUSINESS

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 9 Application 23/0430 Officer’s recommendation: Resolve to support the application and delegate approval to the Head of Development Management subject to the conditions listed at the end of the report and completion of a section 106 legal agreement. Pages 129 to 138	Conversion of previously approved single flat to 2no. self-contained permanent flats. FLAT 25, COASTAL POINT, 647-651 NEW SOUTH PROMENADE, BLACKPOOL	INFORMATION FROM OFFICERS	
		OBJECTOR/S	Anthony Banks, Objector Paula Storton, Objector David Storton, Objector
		APPLICANT/AGENT/SUPPORTER	Jane Fox, Agent and Mr R Richardson, Applicant.
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

PLANNING COMMITTEE
9 April 2024 – ORDER OF BUSINESS

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 10 Application 23/0440 Officer's recommendation: Approve subject to conditions Pages 139 to 150	Use of part of ground floor as 2 self-contained permanent flats. 2-4 HARROW PLACE, BLACKPOOL, FY4 1RP	INFORMATION FROM OFFICERS	
		OBJECTOR/S	Anthony Banks, Objector Paula Storton, Objector David Storton, Objector
		APPLICANT/AGENT/SUPPORTER	Jane Fox, Agent and Mr R Richardson, Applicant.
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

**PLANNING COMMITTEE
9 April 2024 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 11 Application 23/0830 Officer’s recommendation: Approve subject to conditions. Pages 151 to 196	Hybrid application comprising: Full – demolition of existing buildings and structures Outline- erection of buildings for use as an education-led mixed use development comprising a new education campus building (Use Class F1(a)) and further education floorspace (Use Class F1(a)) and/or office floorspace (Class E(g)), creation of new public realm with associated landscaping, car parking and associated works. LAND BOUNDED BY COOKSON STREET, MILBOURNE STREET, GROSVENOR STREET AND GEORGE STREET, BLACKPOOL	INFORMATION FROM OFFICERS	
		OBJECTOR/S	
		APPLICANT/AGENT/SUPPORTER	Ed Harvey, Avison Young - Agent
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

PLANNING COMMITTEE
9 April 2024 – ORDER OF BUSINESS

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 12 Application 23/0848 Officer's recommendation: Grant permission subject to conditions. Pages 197 to 232	Erection of a part 5, part 6 storey hotel with 143 bedrooms and ancillary facilities, with car parking to rear accessed from Woodfield Road and landscaped external seating area to front. SITE BOUNDED BY THE PROMENADE, ST CHADS ROAD, WOODFIELD ROAD AND BOLTON STREET BLACKPOOL, FY16BN	INFORMATION FROM OFFICERS	Alastair Shepherd, Client Representative
		OBJECTOR/S	Ian White, Stay Blackpool Stewart Norris, Sutton Park Guest House
		APPLICANT/AGENT/SUPPORTER	
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

PLANNING COMMITTEE
9 April 2024 – ORDER OF BUSINESS

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 13 Application 23/0824 Officer's recommendation: Approve subject to conditions. Pages 233 to 252	Erection of a single storey building for use as a community centre with associated soft landscaping and boundary treatment following demolition of existing building. BLACKPOOL YOUTH AND COMMUNITY CENTRE (BOYS AND GIRLS CLUB), VICTORY ROAD, BLACKPOOL, FY1 3HP	INFORMATION FROM OFFICERS	
		OBJECTOR/S	
		APPLICANT/AGENT/SUPPORTER	
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

PLANNING COMMITTEE
9 April 2024 – ORDER OF BUSINESS

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 14 Application 24/0029 Officer's recommendation: Approve subject to conditions. Pages 253 to 262	Creation of 2.9m wide vehicle access and installation of gates to East Park Drive elevation. 24 STANLEY PARK CLOSE, BLACKPOOL	INFORMATION FROM OFFICERS	
		OBJECTOR/S	
		APPLICANT/AGENT/SUPPORTER	
		WARD COUNCILLOR	
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	