

Blackpool Council

4 July 2014

To: Councillors Brown, Elmes, Hutton, Mrs Jackson, Lee, Matthews, Owen, Smith and Stansfield

The above members are requested to attend the:

PLANNING COMMITTEE

Monday, 14 July 2014 at 5.00 pm
in Committee Room A, Town Hall, Blackpool

A G E N D A

1 DECLARATIONS OF INTEREST

Members are asked to declare any interests in the items under consideration and in doing so state:

- (1) the type of interest concerned; and
- (2) the nature of the interest concerned

If any Member requires advice on declarations of interest, they are advised to contact the Head of Democratic Services in advance of the meeting.

2 MINUTES OF THE MEETING HELD ON 9TH JUNE 2014 (Pages 1 - 8)

To agree the minutes of the last meeting held on 9th June 2014 as a true and correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED (Pages 9 - 12)

The Committee will be requested to note the planning/enforcement appeals lodged and determined.

4 PLANNING ENFORCEMENT UPDATE REPORT - MAY (Pages 13 - 16)

The Committee will be asked to note the outcomes of the cases and approve the actions of the Service Manager – Public Protection.

5 PLANNING ENFORCEMENT UPDATE REPORT - JUNE (Pages 17 - 20)

The Committee will be asked to note the outcomes of the cases and approve the actions of the Service Manager – Public Protection.

6 PLANNING APPLICATION 14/0460 - BAINES ENDOWED C OF E SCHOOL, PENROSE AVENUE (Pages 21 - 28)

The Committee will be requested to consider an application for planning permission, details of which are set out in the accompanying report.

7 PLANNING APPLICATION 14/0302 - LAND BOUNDED BY FISHERS LANE, COMMON EDGE ROAD AND ECCLES GATE ROAD (Pages 29 - 46)

The Committee will be requested to consider an application for planning permission, details of which are set out in the accompanying report.

Venue information:

First floor meeting room (lift available), accessible toilets (ground floor), no-smoking building.

Other information:

For queries regarding this agenda please contact Chris Kelly, Senior Democratic Services Adviser, Tel: (01253) 477164, e-mail chris.kelly@blackpool.gov.uk

Copies of agendas and minutes of Council and committee meetings are available on the Council's website at www.blackpool.gov.uk.

Present:

Councillor Owen (in the Chair)

Councillors

Brown
Elmes

Hutton
Jackson

Lee
Matthews

Smith
Stansfield

In Attendance:

Lennox Beattie, Executive and Regulatory Support Manager
Carl Carrington, Service Manager Built Heritage
Karen Galloway, Principal Engineer- Transportation
Gary Johnston, Head of Development Management
Carmel White, Assistant Head of Legal Services

1 APPOINTMENT OF VICE CHAIRMAN

The Committee considered the appointment of a Vice-Chairman following the decision of the Council on 12th May 2014.

Resolved: That Councillor Pamela Jackson be appointed Vice-Chairman of the Planning Committee for Municipal Year 2014/2015.

2 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

3 MINUTES OF THE MEETING HELD ON 7TH MAY 2014

Resolved: That the minutes of the meeting held on the 7th May 2014 be agreed and signed by the Chairman as a true and correct record.

4 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

Resolved: To note the Planning/Enforcement Appeals lodged and determined

Background Papers:

Two Letters from the Planning Inspectorate dated 29th April 2014

5 PLANNING ENFORCEMENT UPDATE REPORT

Resolved: To note the outcome of the cases as set out in the report and to support the actions of the Service Manager- Public Protection in authorising the notices.

6 LIST OF BUILDINGS OF LOCAL ARCHITECTURAL AND/OR HISTORIC INTEREST

The Committee considered a report outlining the proposed list of buildings of local architectural and/or historic interest for Norbreck, Bispham, Warbreck, Greenlands, Ingthorpe, Highfield, Squires Gate and Stanley wards.

The Committee considered representations received from affected parties and received advice from Mr Carl Carrington (Service Manager- Built Heritage)

Resolved: To approve the proposed list and recommend its adoption by the relevant Cabinet Member.

7 PLANNING APPLICATION 14/0333 - 7-9 GENERAL STREET

The Committee considered planning application 14/0333 for the infill of basement area and erection of single storey front extension, erection of three storey rear extensions and use of part of basement as museum and ancillary use of hotel dining room as tea room open to the general public at 7-9 General Street.

Mr Martin Price, the applicant, spoke in support of his application.

Resolved: That the application be refused in principle for the reasons set out in the appendix and the issuing of the decision notice be delegated to the Head of Development Management on expiry of the consultation period (12th June 2014).

Background Papers: Applications, plans and replies to consultations upon the applications.

8 PLANNING APPLICATION 14/0150 - ST. STEPHENS REST HOME, 4 ST STEPHENS AVENUE AND 4-8 CARLIN GATE

The Committee considered application 14/0150 for the erection of two storey link to connect existing rest homes at 4 Carlin Gate and 4 St Stephens Avenue to form an additional lounge and ten bedrooms and erection of two semi-detached two-storey dwellinghouses with associated vehicle access, parking and landscaping to rear for use by rest homes following demolition of 6-8 Carlin Gate at St Stephens Rest Home, 4 St Stephens Avenue and 4-8 Carlin Gate.

Mr McDougall and Mr Cove spoke in objection to the application.

Resolved:

That the application be refused for the reasons set out in the appendix.

Background Papers: Applications, plans and replies to consultations upon the applications.

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 9 JUNE 2014

9 PLANNING APPLICATION 14/03002 - LAND BOUNDED BY FISHERS LANE, COMMON EDGE ROAD AND ECCLESGATE ROAD

The Committee considered application 14/0302 for the erection of 6 detached dwellinghouses with associated garages, car parking, landscaping, boundary treatment and vehicular access from Common Edge Road at land bounded by Fishers Lane, Common Edge Road and Ecclesgate Road.

Ms J Briscoe spoke in objection to the application and raised concerns regarding the effect on a nearby listed building.

Resolved: That consideration of the application be deferred to a future meeting to enable further discussion with the applicants regarding the potential impact of the development on nearby listed cottages.

Background Papers: Applications, plans and replies to consultations upon the applications.

Chairman

(The meeting ended 6.05pm)

Any queries regarding these minutes, please contact:
Chris Kelly Senior Democratic Services Adviser
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E-mail: chris.kelly@blackpool.gov.uk

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Application Number: 14/0150

Erection of two storey link extension to connect existing rest homes at 4 Carlin Gate and 4 St Stephen's Avenue to form an additional lounge and 10 bedrooms, and erection of two semi-detached, two-storey dwellinghouses with associated vehicle access, parking and landscaping to rear for use by rest homes following demolition of 6-8 Carlin Gate at St. Stephen's Rest Home, 4 St. Stephen's Avenue and 4-8 Carlin Gate.

Decision: Refuse

Reasons:

1. The proposed extensions and alterations, linking 4 Carlin Gate and 4 St. Stephens Avenue and extending in to residential gardens at the rear of 6-8 Carlin Gate would constitute an over-development of the plots and would have a significantly detrimental impact on the residential amenities of adjoining occupants and the visual amenities and character of the wider area by virtue of their size, scale, massing, close proximity to the boundaries and fenestration resulting in, overlooking, visual intrusion and a development which is overly intensive and out of character within a residential setting. The proposed link extension would also be detrimental to future occupants by virtue of the proximity of windows to boundary walls resulting in lack of natural light and lack of outlook and given the high number of existing dementia beds in the immediate vicinity, the applicant has failed to demonstrate that there is a locally generated demand for additional dementia beds in the Bispham area.

The proposal would therefore be contrary to Policies LQ1, LQ14, BH3 and BH24 of the Blackpool Local Plan 2001-2016.

2. The proposal would create an inadequate vehicle access off Carlin Gate to substandard parking facilities to the rear of 6-8 Carlin Gate which would result in vehicle conflict, leading to vehicles having to reverse out of Carlin Gate and around tight corners with poor visibility. This would be contrary to highway safety and the free flow of traffic within the site. Furthermore the under-provision of useable parking spaces would lead to additional on street parking within the vicinity of the site which would lead to congestion and impede the free flow of traffic and would be detrimental to residential and visual amenity.

The proposal would therefore be contrary to Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

3. It has not been demonstrated that 6-8 Carlin Gate could not be brought back into viable use and the demolition of 6-8 Carlin Gate is therefore unsustainable.

The proposal would therefore be contrary to Policy LQ8 of the Blackpool Local Plan 2001-2016.

4. 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 - conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 - which justify refusal and which cannot be overcome by negotiation.

Application Number: 14/0333

Infill of basement area and erection of single storey front extension, erection of three storey rear extensions and use of part of basement as museum and ancillary use of hotel dining room as tea room open to the general public at 7 – 9 General Street.

Decision: Refuse

Reasons:

1. The proposed single storey front extension, by virtue of its height, width, design and extent of projection forward of the building line, would be overly large and dominant and out-of-keeping with the character of the host property and the immediate area. As such it would have a detrimental impact on the character and appearance of the property and the quality of the streetscene. As such the proposal would be contrary to Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

2. 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 - conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 - which justify refusal.

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 9 JUNE 2014

Present:

Councillor Owen (in the Chair)

Councillors

Brown
Elmes

Hutton
Jackson

Lee
Matthews

Smith
Stansfield

In Attendance:

Lennox Beattie, Executive and Regulatory Support Manager
Karen Galloway, Principal Engineer
Gary Johnston, Head of Development Management

1 SITE VISITS

1. 7-9 General Street
2. St Stephens Rest Home, 4 St Stephens Avenue and 4-8 Carlin Gate
3. Land bounded by Fishers Lane, Common Edge Road and Ecclesgate Road

Chairman

(The meeting ended 4.20 pm)

Any queries regarding these minutes, please contact:
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Report to:	Planning Committee
Decision or Item number	3
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting	14 th July 2014

PLANNING/ENFORCEMENT APPEALS DETERMINED/LODGED

1.0 Purpose of the report:

1.1 The Committee is requested to note the planning and enforcement appeals, lodged and determined

2.0 Recommendation(s):

2.1 To note the report.

3.0 Reasons for recommendation(s):

3.1 The Committee is provided with details of the planning and enforcement appeals, lodged and determined for its information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

None

4.0 Council Priority:

4.1 Not applicable

5.0 Planning/Enforcement Appeals Determined

5.1 The coach house rear of 3 Boscombe Road, Blackpool (Ref: 13/0432)

The appeal was made by Mrs Baker against the decision of Blackpool Council. The application Ref 13/0432, dated 5th July 2013, was refused by notice dated 13th September 2013 for the use of the coach house as a single dwelling. The **appeal has been dismissed.**

The Inspector considered there to be one main issue in the appeal, namely whether the conversion proposed would be cramped, leading to unsatisfactory living conditions for its future occupants and those in neighbouring properties by reason of overlooking, loss of privacy and poor outlook.

The only external space for the dwelling proposed which would be available to future occupiers would be the existing yard shown to be divided between parking for two cars and a small planted area. The Inspector states that this open area would give no privacy to these occupiers as it is directly overlooked by first floor windows in nos. 3 and 5 Boscombe Road. The proximity of neighbouring properties to this garden area would be unacceptable. There would also be only in the order of eight metres from windows in the back of no. 3 to lounge and dining room windows in the ground floor of the converted property. This falls far short of customarily accepted separation distances between facing habitable room windows and would not afford sufficient privacy to the occupants of the converted property. Separation distances between first floor bedroom windows would be equally unsatisfactory and is indicative of an unsatisfactorily cramped form of development.

5.2 11 DEAN STREET, BLACKPOOL, FY4 1AU. (Ref: 12/8540).

Appeal by Mr and Mrs Mathews against the service of an Enforcement Notice relating to an unauthorised material change of use from a hotel with ancillary owner's accommodation in the rear ground floor flat, to a mixed use as a hotel and for permanent residential accommodation in conjunction with, but beyond the confines of, the said ancillary owner's accommodation. The appeal, an informal hearing, was under ground (a) (permission should be granted for the development) and ground (d) (that it was too late for the Council to take action). **Appeal DISMISSED.**

The appeal property is a three-storey, semi-detached building that is in the Pleasure Beach protected holiday zone as per the Council's Holiday Accommodation SPD.

Ground (d) (that it was too late for the Council to take action)

The appellants argued that the whole property had been used as a single family dwelling since the hotel ceased trading and that this use is immune from enforcement action since this had continued for more than four years. However, the Inspector noted that the property had not been physically altered to accommodate the growing family and there was no separation between the living accommodation and the vacant hotel rooms (when the notice was issued there were 14 unused hotel rooms). He went on to state *'For the property to be considered as a single dwellinghouse it would be necessary for all of the floorspace to be actually used for that purpose. It is not sufficient for planning purposes that the hotel use has*

been suspended or that Council tax/utility bills have been changed to domestic tariffs'. On the evidence before him he concluded that the property was a mixed use (as alleged in the enforcement notice), and that it had not been used as a single dwellinghouse. This made the immunity period ten years rather than four, thus the Council was not too late to take enforcement action. As such, the appeal on ground (d) failed.

Ground (a) (planning permission should be granted for the development)

The Inspector surveyed the area, and noted that the Council had recently reviewed its policies concerning holiday accommodation and now only seeks to protect the best-placed clusters of accommodation close to the Promenade and main tourist attractions. He considered the appellants' personal circumstances, how they had arrived at their current situation and their argument that the fall in visitor numbers has made it unviable for them to continue the hotel use. He also listened to the opinions of several other hoteliers from Dean Street who attended the hearing to state that the area is still a viable location for holiday accommodation.

In considering all of above, the Inspector went on to say 'From what I have heard, it would appear that the appellants have arrived at their present situation mainly in response to health issues and the accommodation needs of their son's family, rather than in pursuit of a business plan. I am not convinced on the limited evidence available that a viable holiday business could not in the future be re-established at the property', and; 'The holiday accommodation businesses on Dean Street benefit from being part of a concentrated and protected cluster, and that benefit would be eroded if the Council's policies in respect of the Main Holiday Accommodation Areas, were not consistently applied'.

The Inspector concluded that the continued use of the extended living accommodation compromises the ability to resume the hotel use in the future and thereby adversely affects the character of Dean Street as a protected holiday zone. As such, the appeal on ground (a) was dismissed too.

Compliance with the Enforcement Notice is now due by 4th September 2014.

Does the information submitted include any exempt information?

No

List of Appendices:

None

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None

Report to:	Planning Committee
Item number	4
Relevant Officer:	Tim Coglean, Service Manager, Public Protection.
Date of Meeting	14 th July 2014

PLANNING ENFORCEMENT UPDATE

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of planning enforcement activity within Blackpool during May 2014.

2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Service Manager, Public Protection Department, in authorising the notices set out below.

3.0 Reasons for recommendation(s):

3.1 The Committee is provided with a summary of planning enforcement activity for its information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:
Not applicable. The report is for noting only.

4.0 Council Priority:

4.1 Not applicable

5.0 Background Information

5.1 Cases

New cases

In total, 62 new cases were registered for investigation, compared to 86 received in May 2013.

Resolved cases

In May 2014, four cases were resolved by negotiation without recourse to formal action, compared with twelve in May 2013.

Closed cases

In total, 35 cases were closed during the month (50 in May 2013). These cases include those where there was no breach of planning control found, no action was appropriate (e.g. due to more effective action by other agencies, such as the police) or where it was considered not expedient to take action, such as due to the insignificant nature of the breach.

Formal enforcement notices / s215 notices / BCNs

- Two enforcement notices authorised in May 2014 (two in May 2013);
- No s215 notices authorised in May 2014 (four in May 2013);
- No Breach of Condition notices authorised in May 2014 (none in May 2013);

relating to those cases set out in the table below.

- No enforcement notices served in May 2014 (none in May 2013);
- No s215 notices served in May 2014 (none in May 2013);
- No Breach of Condition notices served in May 2014 (none in May 2013).

Enforcement notices / S215 notices / BCNs authorised in May 2014

Ref	Address	Case	Notice
13/8423	6 South Park Drive	Without planning permission, the removal of all of the front boundary wall and relocation of the gatepost to a classified road, namely the A587, by the removal of the front boundary wall and gatepost	Enforcement
14/8059	10 South Park Drive	Without planning permission, the formation, laying out and construction of a means of access on a classified road, namely the A587, by removal of the front boundary wall and gatepost	Enforcement

Does the information submitted include any exempt information?

No

List of Appendices:

None

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None

Report to:	Planning Committee
Item number	5
Relevant Officer:	Tim Coglean, Service Manager, Public Protection.
Date of Meeting	14 th July 2014

PLANNING ENFORCEMENT UPDATE

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of planning enforcement activity within Blackpool during June 2014.

2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Service Manager, Public Protection Department, in authorising the notices set out below.

3.0 Reasons for recommendation(s):

3.1 The Committee is provided with a summary of planning enforcement activity for its information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:
Not applicable. The report is for noting only.

4.0 Council Priority:

4.1 Not applicable

5.0 Background Information

5.1 Cases

New cases

In total, 60 new cases were registered for investigation, compared to 53 received in June 2013.

Resolved cases

In June 2014, eight cases were resolved by negotiation without recourse to formal action, compared with sixteen in June 2013.

Closed cases

In total, 25 cases were closed during the month (69 in June 2013). These cases include those where there was no breach of planning control found, no action was appropriate (e.g. due to more effective action by other agencies, such as the police) or where it was considered not expedient to take action, such as due to the insignificant nature of the breach.

Formal enforcement notices / s215 notices / BCNs

- One enforcement notice authorised in June 2014 (two in June 2013);
- Three s215 notices authorised in June 2014 (two in June 2013);
- No Breach of Condition notices authorised in June 2014 (none in June 2013);

relating to those cases set out in the table below

- One enforcement notice served in June 2014 (two in June 2013);
- No s215 notices served in June 2014 (three in June 2013);
- No Breach of Condition notices served in June 2014 (none in June 2013).

Enforcement notices / S215 notices / BCNs authorised in June 2014

Ref	Address	Case	Notice
12/8743	Units to the rear 43-45 Threlfall Road	Without planning permission the use of (i) part of the first floor of the building known as Rear Of, 43 Threlfall Road (aka Unit 1) and (ii) the first floor of the Land and Buildings Lying to West of Eccleston Road (aka Unit 2) (all accessed via the fire escape on the Eccleston Road elevation) as three self-contained flats for residential occupation. And without planning permission the installation of two windows at first floor level on each of (i) the Eccleston Road elevation and (ii) the Threlfall Road elevation.	Enforcement
13/8410	561 New South Promenade	Poor condition	Section 215
13/8534	122 Hemingway	Poor condition	Section 215
14/8108	16 Acton Road	Poor condition	Section 215

Enforcement notices / S215 notices / BCNs served in June 2014

Ref	Address	Case	Dates
11/8232	Whitegate Lodge, 237 Whitegate Drive	Unauthorised erection of a fence adjacent to highway used by vehicular traffic, namely Whitegate Drive and St Vincent Avenue, exceeding 1 metre in height, and the erection of a wooden shed	Letter of assurance served with the Enforcement Notice as owner is terminally ill

Does the information submitted include any exempt information?

No

List of Appendices:

None

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None

COMMITTEE DATE: [14/07/2014](#)

Application Reference: 14/0460

WARD: Hawes Side
DATE REGISTERED: 12/06/14
LOCAL PLAN ALLOCATION: Protected School Playing Fields/Grounds

APPLICATION TYPE: Full Planning Permission
APPLICANT: School Governors

PROPOSAL: Erection of two single storey extensions to front elevation to enlarge the existing staff-room and media suite and provide additional office space and a first aid room with associated landscaping works.

LOCATION: BAINES ENDOWED C OF E SCHOOL, PENROSE AVENUE, BLACKPOOL, FY4 4DJ

Summary of Recommendation: Agree in principle but to delegate the issuing of the decision to the Head of Development Management.

CASE OFFICER

Miss S. Parker

INTRODUCTION

This application follows a previous submission in April of this year that was brought before the Committee with an officer recommendation for refusal in May. No pre-application advice had been sought prior to that application and the extensions proposed were boxy in design and made no reference to the historic character of the main school building. The development would also have resulted in the loss of the existing mature landscaping along the frontage of the site with no replacement planting proposed. The application was refused on 7th May 2014 in line with the officer recommendation and a meeting was subsequently held between Council officers, the Headteacher of the school and the architects who designed the scheme. Amendments to the scheme were discussed and have led to the submission of this application.

SITE DESCRIPTION

The application site sits on the southern side of Penrose Avenue between the junctions with Colwyn Avenue and Skipton Close. The main building consists of a long section of building along the frontage with additional sections of building arranged around a central courtyard to the rear. At the back of the site is another long building running along the boundary that is shared with the industrial units on Burton Road. More modern buildings have been added in the south-eastern corner and at the eastern end of the site and immediately to the south-east of the main building.

The main building is of high-quality, period design and has been put forward for inclusion on the Local List. It is constructed of smooth Accrington red bricks with rosemary roof tiles and is of art deco design. The building is single-storey but the central portion of the frontage

rises up above the side wings to create a focal feature with taller arch-topped windows and stonework detailing. The building frontage has strong symmetry and makes a very positive contribution towards the quality of the streetscene. At present there is a significant amount of established landscaping to the front of the school behind the boundary railings which adds to the visual appeal of the site.

DETAILS OF PROPOSAL

The application seeks planning permission for the erection of two single storey extensions to the front elevation to provide a first aid room, an enlarged foyer, additional office space, a new staff room and to extend the group room and multimedia suite. These extensions would sit on either side of the raised central section and would follow the sections of recess and projection of the existing elevation. They would project forward by some 3.3m. The extensions would be 3.2m in height and would be linked into the main building by a lower section some 2.8m in height. The extensions would reflect the character of the original building and would be of brick construction with some stone detailing.

The application is accompanied by a Design and Access Statement and an Arboricultural Statement.

The Committee will have visited the site on 14th July 2014.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- The impact of the extension on the appearance of the building and streetscene;
- The value of the additional space created to the provision of education at the school.

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

CONSULTATIONS

Head of Transportation: No objection. The proposal seeks to upgrade the existing facilities rather than provide new teaching space and so staff numbers, access and parking requirements are unlikely to be affected.

Built Heritage Manager: No objection to the scheme following the changes made since the previous application.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 23rd June 2014

Neighbours notified: 18th June 2014

No representations have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

NATIONAL PLANNING POLICY FRAMEWORK

In March 2012, the National Planning Policy Framework (NPPF) was published. This document sets out the Government's approach and expectations with regard to planning and development. It places heavy emphasis on sustainable development and the need for the planning system to be proactive in driving economic growth. There is a presumption in favour of development where there are no over-riding material considerations. In particular, paragraph 72 states that Local Planning Authorities should give great weight to the need to create, expand or alter schools to widen choice in education. The Framework makes it clear that all developments should be of a high standard of design and paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This emphasis on the need for good design is repeated in the National Planning Practice Guidance (NPPG) which was published in March 2014. The Framework also places emphasis on the need to protect the historic environment. Paragraph 135 requires applications that would affect non-designated heritage assets to be carefully judged with regard to the scale of any harm and the significance of the heritage asset.

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:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ14 Extensions and Alterations
- BH3 Residential Amenity
- AS1 Access and Parking

EMERGING PLANNING POLICY

Blackpool Local Plan: Part 1 - Core Strategy: Proposed Submission

The Core Strategy Proposed Submission was agreed for consultation by the Council's Executive Committee on 16th June 2014 and by the full Council on 25th June 2014. The document is due to be published for public consultation on 4th July 2014 for a period of eight weeks. Once this consultation period has closed, the intention is that the document will be submitted for consideration by an independent Planning Inspector through an Examination in Public in 2015.

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

- CS7 Quality of Design

This policy does not conflict with or outweigh the provisions of the adopted Local Plan policies listed above.

ASSESSMENT

Principle

There are no planning policy considerations which would preclude the extension of the school to provide new and improved facilities.

Design

The original main school building is of high-quality, period design and construction. The frontage has strong symmetry and features of architectural interest and the building as a whole make a strong, positive contribution towards the quality of the wider streetscene. It is proposed that the building be included on the Local List as a heritage asset of local value. To the front of the site established landscaping including a number of trees forms a green buffer between the main building and the boundary railings. This softens the appearance of the site and again makes a strong positive contribution to the quality of the streetscene.

The application proposes two extensions to the front of the main building with one on either side of the raised central section. Each extension would run 13m along the frontage of the building before stepping in by 1.5m to create a recessed section some 4.5m in length. The extensions would then step out again for a final 5.2m until they reach the end of the existing building. The two recessed sections would each have a flat roof and a central doorway giving access to the school. These doorways would be glazed and topped by a glazed gable feature. The projecting sections would also have flat roofs but these would be concealed behind a parapet wall with raised corner sections topped with ball finials. To provide a visual break between the extension and the main building, the parapet wall would not extend all the way back to the main building and a glazed section stepped in from the side elevations would be provided. The fenestration would match the style and format of that on the original building.

Although the extensions proposed would obscure the existing building, the design has substantially improved since the previous application. The parapet wall detailing would be art deco in style and would reflect the suggestions of the Council's Built Heritage Manager. The areas of recess would be effective in breaking up the massing of the extension and providing depth and visual interest.

In response to previous concerns, a revised planting scheme is now proposed. The existing trees would still be removed from the frontage but new planting would now be provided with a central focus to the front of the existing school hall. Details of this planting would be agreed through condition should planning permission be granted.

On balance, following the changes made since the refusal of the previous application, the design of the extensions and the amount of landscaping proposed is now considered to be acceptable.

Amenity

It is not considered that the extensions proposed would have an unacceptable impact on residential amenity by virtue of loss of privacy, outlook daylight or sunlight.

Parking and Highway Safety

The extensions proposed would not result in the loss of any off-street parking spaces and would not generate any additional demand for car parking provision. As such, no highway safety issues are identified.

Other Issues

An arboricultural report has been submitted with the application which notes that none of the trees proposed for removal are of particularly high quality. However, six category B (moderate quality) and three category C (low quality) trees would be lost. It is recommended that a condition be attached to any permission granted to ensure that replacement planting is carried out elsewhere on the site to ensure that overall levels of biodiversity value are not detrimentally affected.

CONCLUSION

The application is a resubmission of a proposal previously refused on design grounds. A number of key changes have been made to the design of the extensions proposed and a meaningful area of landscaping would now be provided at the front of the school to compensate for the loss of the existing trees. Subject to the recommended conditions listed below, the scheme is now considered to be acceptable. As such, the Committee is respectfully recommended to agree in principle to the application but to delegate the issuing of the decision to the Head of Development Management after the notification period has expired (14th July 2014)

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: Agree in principle but to delegate the issuing of the decision to the Head of Development Management.

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Details of the bricks, window frames, door frames and stonework to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016.

3. Notwithstanding the details shown on the approved plan, the floor to ceiling windows proposed in the east and west elevations of the extensions hereby approved shall be set back from the frontage of those elevations by at least 100mm.

Reason: In order to ensure that a clear visual break would be provided between the existing main school building and the proposed extensions in order to safeguard the historic character of the existing building and to provide depth and visual interest in the interests of the character and appearance of the development, in accordance with Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

4. Notwithstanding the details shown on the approved plan, the fenestration and doorways proposed in the front elevations of the extensions hereby approved shall be set back from the frontage of those elevations by no less than the width of one of the bricks approved pursuant to condition two attached to this permission.

Reason: In order to provide visual depth and interest in the interests of the appearance of the development in accordance with Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

5. Details of the rainwater goods and the means of draining water from the roof the main building and the extensions hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. The approved rainwater goods and means of drainage shall then be provided as part of the development and shall thereafter be retained.

Reason: In order to prevent rainwater ingress into the historic main school building and in the interests of the appearance of the development in accordance with Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

6. a) Notwithstanding the information shown on the approved plan, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services. These details shall also demonstrate that the overall biodiversity value of the site would be maintained following the removal of the existing trees along the frontage of the site.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.

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COMMITTEE DATE: [14/07/2014](#)

Application Reference: **14/0302**

WARD: Stanley
DATE REGISTERED: 17/04/14
LOCAL PLAN ALLOCATION: Countryside Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: Newfield Construction Ltd

PROPOSAL: Erection of eight detached dwellinghouses with associated garages, car parking, landscaping, boundary treatment and vehicular access from Common Edge Road.

LOCATION: LAND BOUNDED BY FISHERS LANE, COMMON EDGE ROAD AND ECCLES GATE ROAD, BLACKPOOL

Summary of Recommendation: Grant Permission

CASE OFFICER

Ms P Greenway

INTRODUCTION

This application is a full application following on from an outline proposal (13/0397 refers) which was withdrawn by the applicant prior to determination. That scheme was for a residential development of up to 14 detached and semi-detached houses across the whole of the site, with vehicular access from Common Edge Road (with the principle and access being applied for). Significant objections were raised by officers with regard to the impact of the proposal on the setting of the listed cottages on Fishers Lane. The current submission has arisen as a result of negotiations to mitigate that particular impact.

The application was deferred at the last Planning Committee meeting in order for the applicant to address three points on which councillors raised concerns:

- The potential impact on the two Listed cottages in Fishers Lane- the concern was that that piling could affect the stability and integrity of the Listed cottages. Clarification was requested on whether the development would be piled or whether the foundations could be achieved by another method.
- How the site would be drained - the concern centred around the ditch on the southern side of Fishers Lane which is overgrown; councillors asked if the developer could clean out this ditch as part of the development, to improve its capacity and ability to act as a watercourse.
- How the boundary with Fishers Lane would be treated - Councillors recognised that the proposal had been amended to improve the setting of and visibility of the Listed cottages but were concerned that this could be affected by inappropriate boundary

treatment along the southern side of Fishers Lane and asked if a 1 metre high post and wire or post and rail fence could be used on this boundary to preserve an open view of the cottages.

The applicant has replied:

- From our site investigation work thus far, it is likely that the site will require pile foundations due to the type of ground conditions encountered. However we would look to use augered piling as opposed to driven piling to reduce the impact vibrations in the vicinity and as a responsible developer we would carry out structural surveys of the adjacent properties to the site (provided access is given) and install vibration monitoring equipment along the boundary of the site to ensure any disruption is minimised.
- In terms of the ditch on the southern side of Fishers Lane, we would look to clean this ditch out as part of our site operations to make the perspective from Fishers Lane more desirable; however we can only clear out the areas that fall within our control.
- The site layout submitted as part of the application included the provision of a 0.6m post and knee rail fence along the boundary of Fishers Lane to ensure the Listed cottages were not obstructed, given the perspective across the site that we were looking to maintain. Should a 1m high post and wire fence be considered more suitable then we would be happy to amend the details to accommodate this request.

It is considered that the 0.6 m high post and knee rail fence submitted with the proposal is the best solution to preserve the view through to the listed cottages and condition 11 has been amended to make the situation clear with regard to the boundary treatment to Fishers Lane. The applicant has addressed the issues raised by the Committee to our satisfaction and the recommendation stands as before.

SITE DESCRIPTION

This 0.451 ha site is currently open grassland grazed by horses. Records indicate that a few glasshouses previously occupied part of the site in the northwest corner, but other than that the site has always been greenfield. Common Edge Road (B5261) forms the western boundary along with the rear boundary of 202 Common Edge Road, Fishers Lane is to the north, Ecclesgate Road to the south (with public rights of way footpath nos. 2 and 51) and a dwelling with large garden to the east. The site has a frontage of approximately 40 metres to Common Edge Road with the remainder of the frontage between Fishers Lane and Ecclesgate Road taken up by 202 Common Edge Road. The site is within Marton Moss Countryside Area (MMCA) and the topography of the land is generally level, although the site overall is approximately 500mm lower level than Common Edge Road. There are a number of relatively new residential developments in the vicinity across Common Edge Road (formerly nurseries, which are within the urban area); and Belvere Close on the same side of Common Edge Road, which was previously Thompson's Holiday Camp and Ivy Leaf Club. Numbers 1 and 2 Fishers Lane, to the north across Fishers Lane, are Grade 2 Listed Buildings and comprise a pair of semi-detached, thatched, single-storey cottages. There is a dyke along the north boundary and the northern half of the east boundary. A 380mm diameter surface water drain runs along the southern boundary with Ecclesgate Road.

DETAILS OF PROPOSAL

The proposal is a full application for the erection of eight detached dwellings within the east portion of the site; the west portion would remain as open land with a pond. Five properties would have integral garages and three would have detached garages; all would have single storey conservatories projecting into the rear garden. There would be a single vehicular and pedestrian access point from Common Edge Road, with no vehicular or pedestrian access from either Fishers Lane or Ecclesgate Road.

The application is accompanied by:

- Design and Access Statement
- Topographic Survey
- Ecological Report
- Site Investigation Report
- Risk Assessment and Contaminated Land Report
- Transport Assessment

The Committee will have visited the site on 14th July 2014

MAIN PLANNING ISSUES

The key issues in relation to this application are:

- the principle 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 impact of the size and scale of the houses on the open character of the area
- the impact on the amenities of neighbours
- the impact on the Grade 2 listed buildings in the vicinity (1 and 2 Fishers Lane)
- the acceptability of the means of access proposed in terms of highway safety

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

CONSULTATIONS

Environment Agency:

Has no objection in principle to the proposed development providing that the Proposed Drainage Layout (Drawing No. P4979/14/100B) is implemented in full.

Sustainability Manager:

The report by Brian Robinson MIEEM covers the ecological aspects of this small site in fine detail. The proposals for biological enhancements under the provisos of the NPPF are sound and should be followed by the developer. I welcome the default inclusion of proposals for bats, house sparrows and starlings in the document. The tree and shrub species shown in the list provided in Table 5.1 are a good selection which should thrive in the locality but the addition of Alder buckthorn (*Frangula alnus*) would be beneficial. The grassland wildflower mix stated in the report will be low maintenance as there are no aggressive grasses provided it is sown onto a low nutrient substrate and the guidelines for management given by the seed supplier to aid establishment are followed.

Head of Transportation:

No objection but makes the following comments:

1. The site to be formally adopted under a S38 agreement, Details relating to limits of adoption, construction, materials, lighting, drainage to be discussed in the first instance with the Head of Transportation. 2. The access road leading from plot 5 to plot 8 and plots 1 - 3 will not be adopted by the Highway Authority due to the width of the road. A Management company should be set-up to deal with future maintenance. 3. I would like to see a continuous footway from the edge of the public highway, wrapping around the small POS area leading to Plot 5 and terminating at this point, in order to provide good pedestrian links. 4. Amend the layout to improve the passing point and mark it out/sign it to prevent parking for long periods. 5. The parking provision is acceptable as two spaces are available on the driveway with one in the garage. The garages should be conditioned for this use. 6. The bin drag distance is quite significant for future occupiers of Plots 7 and 8. It would be advisable to discuss future bin collection arrangements with the Head of Waste Services. 7. The properties will require formal postal addresses. 8. A Construction Management Plan to be conditioned. 9. The new access into the site and dedicated right-turn lane require a S278 agreement. Given the small number of vehicle movements associated with the development, I will accept the sub-standard lane widths and there is no requirement to re-locate the pedestrian refuge. The No Waiting at Any Time restriction should follow the new kerb-line into the site. These works to be implemented prior to main construction activities commencing. 10. There is a lighting column in the vicinity of the proposed access which may have to be re-positioned.

Head of Environmental Services:

No objection subject to a Construction Management Plan.

Contaminated Land Officer:

Looking at the Phase 1 Desk Study and the information provided a gas monitoring regime is required, this will need to be submitted to the Local Authority prior to works commencing to ensure that the correct mitigation methods are implemented in the design of the dwellings. Looking at the chemical analysis that has been provided Benzo (a) pyrene exceeds in one sample by 1.2 mg/kg however if the recently published category 4 screening levels are used this falls within the criteria and is therefore acceptable.

Built Heritage Manager:

Although the scheme has been reduced from 14 to eight houses, I am fundamentally opposed to the development of open space in this area. My comments submitted in relation to the earlier application 13/0397 are still relevant. The development harms what is left of the open setting for the grade II listed cottages, and is an incremental encroachment of urban development which will contribute to the erosion of the historic landscape character.

The application is contrary to current and emerging planning policy and we do not believe the development offers sufficient benefit to offset the impact it will have on the local area. In addition, I do not believe that this application represents truly sustainable development when there are brownfield sites in other areas which could be brought into use to meet housing need. Because of this I would recommend against setting aside policy in this case.

Police (Secured By Design):

I have conducted a crime and incident search of this policing incident location and during the period 01/01/2013 to 01/04/2014 there have been a small proportion of reported incidents. This is hardly surprising due to the site history and being unoccupied for some considerable time, however reported incidents including burglary increases along Common Edge Road. In order to prevent the opportunity for crime and disorder in the future at the proposed development in particular burglary, below are recommendations for consideration:-

1. This development should be built to Secured by Design Standards in terms of physical security
 2. The front and rear of dwellings should be protected with dusk till dawn lighting unit.
 3. The dwellings should be secured with a 1.8m fencing arrangement.
- Should Secured by Design accreditation for the site be progressed, further security advice and checklists can be provided by the Police Architectural Liaison Officer.

Blackpool Civic Trust:

No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

United Utilities:

In accordance with the National Planning Policy Framework and Building Regulations, the site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way. To reduce the volume of surface water draining from the site we would promote the use of permeable paving on all driveways and other hard-standing areas including footpaths and parking areas.

United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval: -

- Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Drainage Plan P4979/14/100B - prepared by Thomas Consulting dated 26th March 2014. For the avoidance of doubt, foul must drain separate to surface water which must then combine at the last manhole prior to discharging into the public combined sewer located on Ecclesgate Road. Surface water draining from the site must be restricted to a maximum pass forward flow of five litres per second

Blackpool International Airport

No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

Electricity North West Ltd

No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

Ramblers Association:

No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 30th April 2014

Neighbours notified: 30th April 2014

Objections received from 1, 2, 5, 6 Ecclesgate Road; 1, 2, 3, 5, 6, 8, 10 Fishers Lane; 177, 179, 183, 199A Common Edge Road.

In summary, objections relate to:

- The proposal is contrary to Council policies for the countryside.

- The land is green belt/open land and has never been built on and should remain open; there would be loss of the open aspect across the paddock.
- Currently the undeveloped land protects the setting of the listed cottages on Fishers Lane.
- Common Edge Road is very busy and forming an additional vehicular access/egress would make the situation worse, result in additional highway safety issues and be dangerous.
- There are already large housing developments progressing at Whitehills and Queensway, so this development is not essential and will only add to congestion.
- The properties are close to the shared boundary and there would be issues with privacy and overlooking.
- There would be increased noise and disturbance from this new housing estate.
- The loss of mature trees from the site.
- Potential for flooding - Fishers Lane has a dyke which sometimes floods and a housing development would affect the water table and exacerbate the problem.
- Piling could cause structural damage to existing houses, particularly the listed buildings which have no foundations and already vibrate when heavy vehicles pass.
- The Council have refused a single dwelling at 7 Ecclesgate Road, so this should be refused as well.

In response, the issues will be discussed in the assessment section of this report.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Of the 12 core planning principles, those that are relevant to this proposal are summarised below:

NPPF Part 6 - Delivering a wide choice of high quality homes.

Housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies. It is acknowledged that proposals for housing development should be looked upon favourably if a Local Planning Authority is unable to demonstrate a five year supply of housing land.

NPPF Part 7 - Requiring good design.

Planning decisions should aim to ensure that developments respond to local character and history. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

NPPF Part 12 - Conserving and enhancing the historic environment.

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the desirability of new development making a positive contribution to local character and distinctiveness.

In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

National Planning Practice Guidance Para 14 - prematurity issue:

In the context of the Framework and in particular the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify a refusal of planning permission, other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

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:

- LQ1 Lifting the quality of design
- LQ2 Site context
- LQ3 Layout of streets and spaces
- LQ4 Building design
- LQ6 Landscape Design and Biodiversity
- LQ8 Energy & Resource Conservation
- LQ9 Listed Buildings
- HN4 Windfall sites
- HN6 Housing Mix
- HN7 Density
- BH1 Balanced and Healthy Community
- BH3 Residential and Visitor Amenity
- BH10 Open space in new housing developments
- NE2 Marton Moss Countryside Area
- NE10 Flood Risk
- PO1 Planning Obligations
- AS1 General Development Requirements
- SPG11 Open Space: New Residential Development and the Funding System

EMERGING PLANNING POLICY

Blackpool Local Plan: Part 1 - Core Strategy: Proposed Submission

The Core Strategy Proposed Submission was agreed for consultation by the Council's Executive Committee on 16th June 2014 and by the full Council on 25th June 2014. The document is due to be published for public consultation on 4th July 2014 for a period of

eight weeks. Once this consultation period has closed, the intention is that the document will be submitted for consideration by an independent Planning Inspector through an Examination in Public in 2015.

Emerging policies in the Core Strategy: Proposed Submissions that are 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 4,500 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.

CS9: Energy Efficiency and Climate Change - all new developments should ensure buildings are located, designed and orientated to maximise passive environmental design for heating, cooling and natural day-lighting.

CS10: Planning Obligations - development will only be permitted where existing infrastructure, services and amenities are already sufficient or where the developer enters into a legal agreement.

CS12: Housing Mix, Density and Standards - on sites where flats are permitted no more than 30 per cent of the flats should be less than two bedroom flats.

CS13: Affordable Housing - where developments comprise 3-14 dwellings then a financial contribution towards off-site affordable housing is required. The contribution will be set out in a SPD.

CS27 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% of the original ground floor footprint of the existing dwelling.'

ASSESSMENT

Principle

There are two key policy issues:

- impact of the proposal on the character/ function of the designated Countryside Area; and,
- consideration of Blackpool's housing requirement.

Regarding the principle of residential development in this location, key policies are saved Policy NE2 and Proposed Policy CS27. To retain the existing rural character and prevent peripheral urban expansion, Policy NE2 limits new development within the Marton Moss Countryside Area to conversion or 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. Infill development will not be permitted. Proposed Policy CS27 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 in accordance with saved policy NE2. Representations received to the Core Strategy Revised Preferred Option consultation show general community support for this proposed policy.

Following the formal revocation of the Regional Spatial Strategy (RSS), local authorities are responsible for determining their own housing targets. Policy CS2 in the Core Strategy Revised Preferred Option (May 2012) proposed a new annual housing figure of 300 dwellings per annum (phased to 260 per annum in the first five years) over the plan period 2012 - 2027 based on evidence available at that time. Delivering this level of housing will be achieved by developing sites within the existing urban area (including windfall sites) or from existing commitments/ planned developments elsewhere, without the need for further development within the defined Green Belt or Countryside Areas of Marton Moss/ Land between Newton Hall and Preston New Road. The Core Strategy Proposed Submission document is due to be published shortly for consultation. This will be informed by up-to-date evidence, including a new Fylde Coast Strategic Housing Market Assessment (SHMA), which provides an up-to-date assessment of housing needs for Blackpool and the Fylde Coast, and a 2013 Strategic Housing Land Availability Assessment (SHLAA) Update. The housing figure in Policy CS2 is being revisited in order to consider the Strategic Housing Market Assessment outcomes as well as other evidence, including the alignment of housing growth to economic prosperity and the level of housing considered realistic to deliver in the Borough. The 2013 Strategic Housing Land Availability Assessment Update is expected to demonstrate a five-year supply against this proposed requirement. However, until the Core Strategy Proposed Submission is published (following formal approval by the Council's Executive) the emerging Core Strategy policies can only be afforded limited weight, and the Council is unable to demonstrate a five year supply of housing against the former Regional Spatial Strategy housing figure of 444 dwellings per annum or against the upper end of the range of Blackpool's objectively assessed need identified in the Fylde Coast Strategic Housing Market Assessment (also accounting for a 20 per cent buffer that would need to apply to reflect persistent levels of under-delivery). The objectors comments regarding the lack of need due to the ongoing residential development at Whitehills and Queensway is not valid as these sites are in Fylde and do not contribute towards Blackpool's five year supply. In which case, the National Planning Policy Framework states that planning permission should be granted for residential development unless the adverse impacts of

doing so would significantly and demonstrably outweigh the benefits; and policies relating to the supply of housing cannot be considered up-to-date.

Whilst the Council has been successful in resisting new residential development in the Countryside Area in the past in accordance with Policy NE2, the way National Planning Policy Framework is being interpreted by Inspectors in recent appeals where Council's do not have a five year housing supply (including the Runnell Farm appeal) makes it increasingly difficult to defend new residential development in sustainable locations; although the impact of the development on the character and appearance of the Countryside Area remains an important consideration. It has been established in current and proposed policy that there is a need to protect and enhance the distinct Moss character, which is considered integral to the local distinctiveness of Blackpool and is valued by the local community; and development that would be detrimental to the existing rural character of the area should continue be resisted. Number 7 Ecclesgate Road (where the Council refused planning permission for a dwelling and stables in 2012, 12/0550 refers) differed from the current proposal in that the scheme was for only one house, so wouldn't have made a significant contribution to the five year supply, it was in a less sustainable location down a single track lane and would have impacted more on the character of the Moss being in a more isolated location, rather than on the urban edge of the Moss.

In considering the impact of the development on the Moss character, key considerations include the character and appearance of the existing site and immediate surroundings, the scale and function of the proposed development, the location of the site in relation to the existing urban area, accessibility/ connectivity to existing road networks, local services and public transport, and any other sustainability issues as appropriate. In the case of this particular application, the site's close proximity to the urban area, existing services and main road network, and the mixed character of Common Edge Road suggest the effects of the development on the character of the area would be acceptable in principle (when considered in the context of the Runnell Farm appeal decision). The closest primary school is less than 400 metres distant and there is a bus stop close to the Shovels PH (within 200 metres) with a 30 minute frequency of bus service (currently service no 17). The current scheme would provide for a significant amount of open space towards the front of the site, which would allow views through to the listed cottages on Fishers Lane. The properties would be detached and any detached garages would be located in such a way that would preserve some views through the site to the open land beyond.

In terms of prematurity, as the application is being considered in advance of the Core Strategy being adopted and a neighbourhood planning approach for the Moss area being developed, and given the size of the application site, then it is highly unlikely that this would meet the prematurity test set out in National Planning Policy Framework and National Planning Practice Guidance. It is not considered that the scheme could be resisted on this basis, which is consistent with the Inspector's ruling on prematurity in the Runnell Farm appeal decision.

For the reasons outlined above there are no policy objections to the principle of the development.

Design

In terms of the impact of the size and scale of the houses on the open character of the area, this is considered to be acceptable. The gross residential density would be 17 dwellings per hectare which is low to reflect the densities of the semi-rural area. As indicated previously,

the current scheme has been designed to respect the open nature of the site and the open aspect across the frontage, which allows views through to the listed cottages beyond. In terms of biodiversity and habitat, there would be a pond (surrounded by a kick rail) towards the front of the site to protect the perspective across the site and to encourage local bird, mammal and plant species to flourish. The amount of tarmac would be kept to a minimum to assist with onsite rainwater drainage.

No new dwellings would directly front Common Edge Road; the properties would be staggered towards the rear of the site. Much of the private parking from the front of the properties would also be discouraged through the design of the layout, specifically to protect the open view through to the listed cottages beyond. The site would be less densely developed than the majority of developments in the vicinity to reflect the semi-rural nature of the site. The mix of three and four bedroomed houses (three x three bed and five x four bed) would fit in with the character of the area, as would their layout, appearance and materials. The building materials would be of a similar nature to the neighbouring properties, with elevations consisting predominately of facing brick, with artificial artstone cills, contrasting brick detailing, tile hanging and some sections of render finish. The final appearance would be subject to a condition to be discharged by officers.

The property on plot 1 would be closer to Ecclesgate Road than most of the existing properties on that road; however I do not see this as an issue due to the unusual character of this single track, cul-de-sac lane. There are existing single-storey buildings on the opposite side of Ecclesgate Road which almost abut the lane.

Amenity

With regard to the impact on the amenities of neighbours, a mobile home on Ecclesgate Road shares a boundary with the application site (a certificate of lawfulness was granted for the mobile home in 2002 - 02/0649 refers). The closest two storey rear elevation to a new dwelling would be 11 metres away from the private rear garden of the mobile home, the other property which would bound the site would be 16 metres distant. I consider that there would be sufficient separation to protect privacy. A boundary treatment comprising 1.8 m high close-boarded fence would also help protect the privacy of the neighbour. I do not consider that the noise and disturbance generated by the proposed residents would have a significant impact on the quality of life in the private rear garden of the mobile home. Existing properties on Fishers Lane would be unaffected by privacy issues as the proposed dwellings would look across to the public/street face of the existing dwellings. With regard to 202 Common Edge Road, the closest proposed property would be about 17 metres to the common boundary, which again would be an adequate separation distance in order to protect privacy.

The scheme has been designed so that there would also be minimal overlooking between the proposed dwellings themselves.

Highway Safety

The submitted Transport Assessment shows that the development would take vehicular access directly off Common Edge Road in the south west corner of the site via a priority controlled junction and a dedicated ghost island right turning lane, with the required visibility splays along the existing highway. The lanes to be created in Common Edge Road would be slightly substandard in width, but because there would be relatively few vehicle movements associated with this site, the Head of Transportation has no objection to the new access road to Common Edge Road in terms of highway safety. The existing cycle lane

would be modified to accommodate the new access road. The access road would be designed to accommodate a refuse wagon and a turning head would be provided within the site to allow a wagon to turn around and leave the site in forward gear.

Parking and Accessibility

Each property would have in-curtilage parking for three vehicles, including either an integral or a detached garage. The Head of Transportation has asked for a footpath to be provided into the site to make pedestrian access easier. However, the site would only accommodate eight dwellings and the roadway inside the site beyond the rumble strip would be a shared surface. I feel that to add a footpath would detract from the character of the site and increase the amount of impermeable surface, to the detriment of surface water drainage. The garden to each house would be sufficiently large to accommodate a cycle shed if the garages were not utilised. The site is in a sustainable location, with a generally flat topography and bus stops in the vicinity. The location scores medium on the accessibility rating. There is a network of public footpaths leading in to Marton Moss proper (Ecclesgate Road becomes Public Right of Way number 2 at its eastern end and joins Public Right of Way no. 51 to provide access to St Nicholas School without walking next to the main road) and Common Edge Road is on a cycle route. It has good transport links by private car and public transport (Common Edge Road is a bus route with a half hour service), the area is well served by primary schools, a secondary school and employment land; and there is a retail park within a 0.8km walking distance and a local centre (Highfield Road) with a supermarket, medical centre, dentist, ATM etc within a 2km walking distance.

Other Issues

In terms of the impact on the Grade 2 listed buildings in the vicinity (1 and 2 Fishers Lane), the Council's Built Heritage Manager considers that the development would harm what is left of the open setting for the grade II listed cottages, and contributes to the erosion of the historic landscape character. He does not consider that the proposal offers sufficient benefit to offset the impact it will have on the local area. In addition, he does not believe that this represents sustainable development when there are brownfield sites in other areas of the town which could be brought into use to meet housing need.

In response, I consider that the scheme has been sensitively designed to protect the view across to the listed cottages, particularly when coming in to town from the south, which is their current main aspect. Built development has been kept away from that aspect and the driveways/parking has been designed so as not to encroach into this open space. The creation of a pond in the southwest corner of the site also helps to preserve the view.

Contrary to the Built Heritage Manager's assertions, I feel that this is a sustainable development, the developer having incorporated sustainability principles into the design of the houses. With regard to damage to the listed cottages, due to the depths of made ground and soft underlying natural strata, conventional foundations are not considered to be a suitable solution by the developer, and it is likely that the dwellings would require piled foundations. Whilst this may have some impact on the listed buildings in terms of structural movement, I would expect any proven damage to be put right by the developer; however this is a civil matter between the various parties and not a planning consideration.

With regards to surface water drainage and flooding, there are numerous open watercourse features located within close proximity to the site forming a network of land drains. The nearest drain is on Ecclesgate Road approx. 40m from the site. This system of drains flows south towards Marton Moss where the watercourses become designated as "main river".

The Environment Agency flood maps do not indicate that the site is at potential risk of flooding from rain or tidal sources; and they have no objection to the proposed development providing that the submitted drainage layout is implemented in full. This can be the subject of a condition. The scheme includes a pond which should assist in providing surface water attenuation on site.

There are no trees on site currently protected by a Tree Preservation Order, the land consists of poor semi-improved grassland with locally common trees, shrubs and bramble scrub at the boundaries. There are no rare or uncommon plant species, no special habitats, nor evidence of any protected species. Whilst the boundary trees and scrub are suitable for nesting birds, the ecological report makes recommendations for protection of the birds during nesting and enhancement of their habitat as part of the development. The report also proposes enhancements in relation to bats. The proposed tree planting on site would be placed so as to retain the view through to the listed cottages. The development would present an opportunity to provide ecological enhancements, consistent with the stated aims of the NPPF. The Council's Sustainability Manager supports the proposals for biodiversity enhancements, subject to the recommendations in the ecological report.

CONCLUSION

In conclusion, although the proposal is contrary to current Countryside Policy (Policy NE2), the National Planning Policy Framework states that planning permission should be granted for residential development, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, where policies relating to the supply of housing cannot be considered up-to-date. At this moment in time, the Council is unable to demonstrate a 5 year land supply. Within this context and taking into account the sustainable location of the site relative to other areas of the Moss, it is not considered that the impact of the proposal on the character of the surrounding Countryside Area would be accepted by an Inspector as being sufficiently harmful to outweigh the beneficial contribution the new homes would make towards meeting Blackpool's future housing requirements. Furthermore, I consider that the benefits of developing the site in the manner proposed outweigh any disbenefits relating to the setting of the listed cottages beyond.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

Policy BH10 sets out that all new housing developments should either physically provide or financially contribute to the full rate of provision of 24 sq.m of open space per person. SPG Note 11, *Open Space Provision for New Residential Development and the Funding System*, provides more detailed guidance, with the policy applying to all new residential developments of three or more dwellings.

Since no open space capable of being utilised as play area has been provided (the pond cannot be considered as a play area in terms of SPG11), there is a requirement for the developer to provide the full commuted sum of £9976 in lieu of open space provision (based on three x three bed and five x four bed units on the site), to be secured by means of an appropriately worded condition.

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: Grant Permission

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality and the impact on the listed cottages, in accordance with Policies LQ4 and LQ9 of the Blackpool Local Plan 2001-2016.

3. The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner). Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016.

4. Unless the absence of nesting birds has been confirmed by further surveys or inspections, any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]. Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development, in accordance with Policy LQ6 of the Blackpool Local Plan 2001 - 2016 and The Wildlife & Countryside Act 1981 (as amended).

5. No development shall be commenced until a gas monitoring regime has been carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If mitigation is then considered necessary, a scheme for implementation of this in the design of the dwellings shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of each dwelling. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016.

6. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall have foul and surface water drained in accordance with the principles outlined in the submitted Drainage Plan P4979/14/100B - prepared by Thomas Consulting dated 26 March 2014. For the avoidance of doubt, foul must drain separate to surface water which must then combine at the last manhole prior to discharging into the public combined sewer located on Ecclesgate Road. Surface water draining from the site must be restricted to a maximum pass forward flow of 5 litres per second. The approved drainage scheme shall be implemented before the development is brought into use and retained as such.

Reason: To prevent the increased risk of flooding, both on and off site, in accordance with Policy NE10 of the Blackpool Local Plan 2001 - 2016.

7. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the integral and detached garages shall not be used for any purpose which would preclude their use for the parking of a motor car.

Reason: In the opinion of the Local Planning Authority the retention of parking space within the site is of importance in safeguarding the appearance of the locality and highway safety, in accordance with Policies AS1 and LQ1 of the Blackpool Local Plan 2001-2016.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no enlargement of the dwellings the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and the setting of the listed cottages, in accordance with Policies BH3 and LQ9 of the Blackpool Local Plan 2001-2016.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse which fronts or is side onto a road, other than those detailed on approved site layout drawing no. CMNEDGE/SK/001. The boundary to Fishers Lane shall be constructed as a 0.6 m high post and knee rail fence and thereafter retained.

Reason: The development as a whole is proposed on an open plan layout and a variety of individual walls/fences would seriously detract from the overall appearance of the development, would detract from the setting of the listed cottages and would therefore be contrary to Policies LQ2 and LQ9 of the Blackpool Local Plan 2001-2016.

12. Notwithstanding the details shown on soft landscaping layout drawing no. CMNEDGE/LANDSCAPE/01, the details and siting of one bat roost tube, one house sparrow terrace and one starling box shall be agreed in writing with the Local Planning Authority, and provided prior to first occupation of the relevant dwelling and thereafter retained.

Reason: In order to enhance the biodiversity of the site, in accordance with Policy LQ6 of the Blackpool Local Plan 2001 - 2016.

13. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

NOTE – The development is of a scale to warrant a contribution of £9976 towards the provision of or improvement to off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

14. No external lighting shall be installed within the site, unless the details of the lights and their locations have previously been agreed in writing with the Local Planning Authority.

Reason: In order to protect the amenities of existing residents and in the interests of biodiversity, in accordance with Policies BH3 and LQ6 of the Blackpool Local Plan 2001 - 2016.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.
2. The grant of planning permission will require the developer to enter into an appropriate Legal Agreement with Blackpool Borough Council acting as Highway Authority. The Highway Authority may also wish to implement their right to design all works within the highway relating to this proposal. The applicant is advised to contact the Council's Built Environment Department, Layton Depot, Depot Road, Blackpool, FY3 7HW (Tel 01253 477477) in the first instance to ascertain the details of such an agreement and the information provided.
3. This advice note is to remind you of the requirements of BS 7121 Part 1, specifically paragraph 9.3.3 which requires that: "the appointed person should consult the aerodrome/airfield manager for permission to work if a crane is to be used within 6 km of the aerodrome/airfield and its height exceeds 10 m or that of the surrounding structures or trees."

This permission should be sought at least **one month** prior to any crane being erected as other bodies may need to be consulted prior to granting a permit.

Application for crane permits should be made to the email address: safeguarding@blackpoolairport.com

The following information will be required as a minimum:-

- Date(s) of operation of the crane (it is best to overestimate the end date rather than have the permit time expire before the job is finished)
- Geographical Location (street name(s) and also Latitude/Longitude of the crane location as accurately as you are able to provide)
- Height of ground level at that location above Mean Sea Level (AOD as derived from Google Earth is sufficient)
- Maximum height of extended jib above ground level
- Hours of operation each day, and whether this includes use at night (if not confirmation that the jib will be fully lowered at night)
- Local contact number should it become necessary to require lowering of the jib in an emergency.

In order that the airport authority can provide a service to a consistent and high standard, a charge is levied for each submission. The airport's standard fees and charges are available to view or download at www.blackpoolairport.com

4. Blackpool Council operates a refuse collection and recycling service through the use of wheeled bins and sacks with most premises having 3 or 4 wheeled bins. The Council has purchased and provided these wheeled bins to all existing properties. However, it will be incumbent on developers and builders of new residential properties, including conversions, to provide these bins. Contact should be made with the Waste Services Section at Layton Depot, Plymouth Road, Blackpool, FY3 7HW or telephone 01253 476279 about the requirement, provision and cost of the wheeled bins prior to any resident moving in.
5. Please note that any address changes or new addresses needed as a result of this development must be agreed by the Council. Please contact Council's Streetscene and Property Department, Layton Depot, Depot Road, Blackpool, FY3 7HW (Tel 01253 477477).
6. Notwithstanding the details on the approved plan it is requested that the applicant consider achieving "Secured By Design" for the proposed development.
7. Policy BH10 of the Blackpool Local Plan states that new residential developments will need to provide sufficient open space to meet the needs of its residents in accordance with the Council's approved standards. The policy goes on to say that where it is not possible to provide the full requirement of public open space on site, developers may pay a commuted sum to cover the provision or improvement of public open space off site. Details of the Council's standards and calculated commuted sum rates are set out in Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development". In accordance with this document, and given that no public open space can be provided on site, the commuted sum required in respect of this development would be 3x £1032 and 4x£1396 (£9976)