

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 9 FEBRUARY 2015

Present:

Councillor Owen (in the Chair)

Councillors

Brown
I Coleman

Elmes
Hutton

Mrs Jackson
Matthews

Smith
Stansfield

In Attendance:

Karen Galloway, Principal Engineer Transportation
Bernadette Jarvis, Democratic Services Senior Adviser
Gary Johnston, Head of Development Management
Chris Kelly, Senior Democratic Services Advisor
Carmel White, Assistant Head of Legal Services

Apologies:

Councillors

1 DECLARATIONS OF INTEREST

Councillor Mrs Jackson declared a prejudicial interest in that one of the objectors, who had registered to speak for application 14/0892, was a close family friend. As such she would leave the room for the duration of the item and take no part in the decision making.

2 MINUTES OF THE MEETING HELD ON 14 JANUARY 2015

Resolved: That the minutes of the meeting held on 14th January, be signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Chairman updated the Committee on the percentage of applications that the Planning Department had determined within eight weeks of being received and noted that most appeals against the Planning Department's decisions to refuse applications had not been successful. He acknowledged the hard work and contribution of planning officers in their recent successes against the background of staff shortages.

Resolved: To note the Planning/Enforcement Appeals lodged and determined.
Background papers: (1) Letter from the Planning Inspectorate dated 5 January 2015.
(2) Letter from the Planning Inspectorate dated 19 January 2015.

4 PLANNING APPLICATION 14/0723 - LAND BOUNDED BY FISHERS LANE, COMMON EDGE ROAD AND ECCLESGATE ROAD

The Committee considered application 14/0723 for the erection of a pair of semi-

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detached houses and six detached dwellinghouses with associated garages, car parking, landscaping, boundary treatment and vehicular access from Common Edge Road.

Ms J Briscoe addressed the Committee and spoke in objection to the application, raising concerns regarding the effect on nearby listed buildings (1 and 2 Fishers Lane).

Mr Shepherd, agent for the applicant spoke in support of the application.

Mr Johnston, Head of Development Management advised that an application for a residential development of eight houses had been refused by the Planning Committee on 14 July 2014. He explained that the current application attempted to address the concerns that had been previously expressed by the Committee.

The Committee discussed the potential impact of the development with regards to flooding and Mr Johnston advised that there had been no objections to the proposed development raised by either United Utilities or the Environment Agency and that the site had not been listed in the designated flood zone. However, the Committee was not satisfied that the proposal dealt with local drainage and flooding issues.

Members considered that there were still serious grounds for concern in that the development would pose a serious risk to the structure of the cottages and that it would have an adverse impact upon the open setting of the listed cottages, as well as detracting from the character and appearance of the Marton Moss Countryside Area. As such, Members considered that the revised application did not address their concerns and the proposed development was still contrary to paragraphs 129, 131-132 of the National Planning Policy Framework and Policy NE2 of the Blackpool Local Plan 2001-2016.

A concern was also raised that the site had not been identified for residential development in the Local Plan or Core Strategy and that by allowing its development the Committee would set a precedent to allow for other similar plots of land to be developed.

Resolved: That the application be refused for the reasons set out in the appendix to the minutes.

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

5 PLANNING APPLICATION 14/0892 - LAND ADJACENT TO 39 SCHOOL ROAD

The Committee considered application 14/0892 for use of land as a gypsy caravan site for up to three caravans (one static and two tourers), erection of one single storey utility building, creation of a hardstanding and new boundary treatment including two metre high fence and landscaping to site frontage.

Mr Lancaster addressed the Committee and spoke in objection to the application.

Mr Jenkins, the applicant spoke in support of the application.

Mr Johnston advised that a previous application been rejected and the current application for Members' consideration sought to address the reason for refusal of the

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previous application. Mr Johnston noted that the current application was for the siting of up to three caravans with one amenity building and he provided the Committee with further details of how the application had been amended from the previous application.

Mr Johnston explained to the Committee that since 2002 there had not been any traveller sites provided in the town and the recent Fylde Coast Gypsy and Traveller and Travelling Showpeople Accommodation Assessment demonstrated a need for 21 pitches in the 2014-2019 period. Mr Johnston commented that the existence of the need for sites and the lack of sites to meet that need weighed heavily in favour of the application.

The Committee raised concerns regarding potential drainage issues that could arise from the development and of the number of large vehicles that would be on site, especially given the location of the site and character of the area. Members raised concerns regarding whether commercial activities were being undertaken from the site.

The Committee sought clarification on the difference between a touring caravan and a static caravan.

Resolved: That consideration of the application be deferred to a future meeting to enable additional clarity to be provided for Members on the details of the proposed development.

(Note - Councillor Mrs Jackson, having declared a prejudicial interest left the meeting room for the duration of this item).

6 PLANNING APPLICATION 14/0903 - LAND AT RUNNELL FARM, CHAPEL ROAD

The Committee considered application 14/0903 for the erection of 38 semi-detached and 45 detached dwellings and garages with associated works, landscaping, open space and access from Midgeland Road.

Committee Members noted their displeasure that the application for outline planning permission had been approved following an appeal decision and also commented that the designs for the properties could be made more attractive. However, it was noted that the principle for development had already been established and the development would provide an addition to the housing stock of the town.

Resolved: That the application be approved, subject to the conditions, and for the reasons, set out in the appendix to the minutes.

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

(Note - Councillor Mrs Jackson, left the meeting during the consideration of this item and did not return).

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Chairman

(The meeting ended 6.40 pm)

Any queries regarding these minutes, please contact:

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