

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 9 MARCH 2015

Present:

Councillor Owen (in the Chair)

Councillors

Brown
Elmes

Hutton
Mrs Jackson

Matthews
Robertson BEM

Smith
Stansfield

In Attendance:

Gary Johnston, Head of Development Management
Carmel White, Chief Corporate Solicitor
Mark Shaw, Principal Planning Officer
Karen Galloway, Principal Engineer Transportation
Chris Kelly, Senior Governance Services Adviser

Apologies:

Councillors

1 DECLARATIONS OF INTEREST

Councillor Mrs Jackson declared a prejudicial interest in that one of the objectors 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 9 FEBRUARY 2015

Resolved: That the minutes of the meeting held on 9th February, be signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

Resolved: To note the planning/ enforcement appeals lodged and determined.

Background papers: (1) letter from the planning inspectorate dated 18 February 2015. (2) letter from the planning inspectorate dated 18 February 2015 (3) letter from the planning inspectorate dated 18 February 2015. (4) letter from the planning inspectorate dated 20 February 2015. (5) letter from the planning inspectorate dated 24 February 2015.

4 PLANNING ENFORCEMENT UPDATE REPORT

Resolved: To note the outcomes of the cases set out in the report and to support the actions of the head of enforcement and quality standards in authorising the notices.

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5 PLANNING APPLICATION 15/0002 - SITE OF FORMER NORBRECK CASTLE FILLING STATION, QUEENS PROMENADE

The Committee considered application 15/0002 for the erection of a part two, part four and part five storey building to form 15 self-contained permanent flats with associated balconies, roof gardens, landscaping and boundary treatment, vehicle access and car parking facilities for 23 vehicles.

Mr Shaw, Principal Planning Officer, advised the Committee that the site had been the subject of several planning applications for residential redevelopment dating back to 2002 and that the 2010 planning permission that had been granted for the site under planning reference 10/0635 had expired on 22 December 2014. It was noted that the current application was identical to that previous application, which had been approved.

Members considered the suggested conditions to be attached to the application and Mr Shaw recommended an additional condition in relation to off-site highway works.

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

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

6 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 Brown, the agent for the applicant spoke in support of the application.

Councillor Evans, ward councillor for Stanley ward, addressed the Committee and spoke against the application.

Mr Johnston addressed the issues that had been raised by the Committee when considering the application at its last meeting, which had been deferred to enable additional clarity to be provided for Members on the details of the proposed development. He advised the Committee that it could not take into account private matters between neighbours, such as covenants and potential damage to property.

Mr Johnston explained that the current application was for the siting of up to three caravans with one amenity building and he provided the Committee with a plan of the proposed layout of the site.

The Committee was advised 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

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2014-2019 period. Mr Johnston explained 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 considered that the concerns it had raised when considering the previous application received from the applicant, which related to the intensity of the development, the impact on the character of the area and the impact on residential amenity, had been mitigated and that no concerns pertained to outweigh the benefits of the proposal.

Members' attention was drawn to the proposed conditions, which included an additional condition for the applicant not to commence development until details of the finished site levels for the development had been submitted to and approved by the Local Authority, which would safeguard the amenities of existing residents and prevent flooding in accordance with policies BH3 and NE10 of the Blackpool Local Plan 2001-2006.

The Committee also noted one of the other conditions would prevent commercial activities taking place on the land, including the storage of materials. It was considered that the condition would safeguard the character and appearance of the area and amenities of local residents.

Resolved: That the application be approved, subject to the amended 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, having declared a prejudicial interest left the meeting room for the duration of this item).

Chairman

(The meeting ended 5.55 pm)

Any queries regarding these minutes, please contact:
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