

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 13 APRIL 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
Karen Galloway, Principal Engineer Transportation
Mark Shaw, Principal Planning Officer
Chris Kelly, Senior Democratic Governance Adviser

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 9 MARCH 2015

Resolved: That the minutes of the meeting held on 9 March, 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 4 March 2015 (2) letter from the planning inspectorate dated 26 January 2015 (3) letter from the planning inspectorate dated 4 March 2015 (4) letter from the planning inspectorate dated 3 March 2015 (5) letter from the planning inspectorate dated 25 February 2015 (6) letter from the planning inspectorate dated 10 March 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.

5 PLANNING APPLICATION 14/0827 - SITE OF FORMER YATES BROS WINE LODGES PLC, 2-10 TALBOT ROAD

The Committee considered application 14/0827 for the erection of a six storey building to provide a bar/restaurant use and hotel reception at ground floor level, with hotel accommodation above comprising 150 en-suite bedrooms, with associated rooftop plant deck, ground level plant, yard and sub-station.

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 13 APRIL 2015

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

Mr Krassowski, agent for the hotel chain, spoke in support of the application.

Mr Shaw, Principal Planning Officer, advised Committee Members of the additional information and objections that had been received since the publication of the agenda for the meeting. The additional information included comments from the Head of Transportation, the Built Heritage Manager whose comments had been endorsed by the Civic Trust, an objection from Preston and Bedford of 18 Clifton Street and a response from the developer to the comments from the Police Architectural Liaison Officer.

Mr Shaw advised that as a result of the extra information received, an additional three conditions were proposed in the event of the Committee granting permission for the development. Those conditions related to the layout of the ground floor on the Clifton Street side of the building, the design of the roof top windows and a requirement to implement a hotel parking strategy.

Members welcomed the prospect of development on the site but raised concerns regarding the proposed design of the building. The Committee considered that the site was of key importance to the town centre and the Town Centre Conservation Area, but that the proposed design would not achieve substantial benefits in so far as to outweigh the harm to the Conservation Area.

The Committee also considered that there were serious concerns relating to town centre parking issues due to the additional number of guests and staff needing to park in the vicinity. Members also considered that there would be congestion issues caused as a result of guests dropping off luggage at the hotel's entrance and deliveries being made on the adjacent highway, in light of there also being a number of bus stops also being located on Clifton Street and issues with buses queuing.

The Committee resolved to adjourn for ten minutes from 6.05 p.m. and the meeting reconvened at 6.15 p.m.

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.

6 MOTION MOVED, SECONDED, VOTED UPON AND LOST

During consideration of the preceding item, the following motion was moved, seconded, voted upon and lost:

That the application be deferred until a future meeting of the Committee, so as to allow the applicant to be able to better demonstrate the design of the proposed building.

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 13 APRIL 2015

Chairman

(The meeting ended 6.20 pm)

Any queries regarding these minutes, please contact:
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