

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 22 NOVEMBER 2016

### **Present:**

Councillor L Williams (in the Chair)

Councillors

I Coleman	Hunter	O'Hara
Humphreys	Maycock	Robertson BEM

### **In Attendance:**

Mr Carl Carrington, Head of Planning, Quality and Control  
Ian Curtis, Legal Adviser  
Gemma Duxbury, Acting Head of Legal Services  
Bernadette Jarvis, Senior Democratic Governance Adviser  
Mr Gary Johnston, Head of Development Management  
Mr Latif Patel, Group Engineer, Traffic Management  
Mr Mark Shaw, Principal Planning Officer

### **Also present:**

Councillors Hutton and I Taylor

### **1 DECLARATIONS OF INTEREST**

Councillor Maycock declared that he had lodged an objection to Planning Application 16/0469 – 238 Queens Promenade and been involved in subsequent discussions regarding the application.

Councillor L Williams declared a prejudicial interest in Agenda Item 10, Planning Application 16/0553 – Land at Adelaide Street, Alfred Street and Leopold Grove. The nature of the interest being that she was a Board Member of Blackpool Entertainment Company Limited.

Councillor L Williams also declared a prejudicial interest in Agenda Item 11, Planning Application 16/0567 – Rear of 1 Sherbourne Road. The nature of the interest being that she was the Chairman of The Magic Club Community Group Committee who had submitted the planning application.

### **2 MINUTES OF THE MEETING HELD ON 25 OCTOBER 2016**

The Committee considered the minutes of the last meeting held on 25 October 2016.

**Resolved:** That the minutes of the meeting held on 25 October 2016 be approved and signed by the Chairman as a correct record.

### **3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED**

The Committee noted the Planning Inspector's decision to dismiss an appeal against the decision of the Council to refuse planning permission in respect of 138 Stony Hill Avenue,

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Blackpool, for the erection of eight two-storey semi-detached houses and one detached bungalow with associated access road, car parking, landscaping and boundary treatment following the demolition of the existing building.

It also noted that an appeal had been lodged against the issue of an Enforcement Notice regarding the use of land at Carandaw Farm, School Road, Blackpool for the siting of a mobile home/static caravan for residential purposes without planning permission.

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

### 4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during October 2016. The report stated that 85 new cases had been registered for investigation, 12 cases had been resolved by negotiation without recourse to formal action and 52 cases were closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action. Two enforcement notices had also been served during the same period.

The report also provided comparative information for the same period last year.

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

### 5 PLANNING APPLICATION 16/0428 - 26-30 ABINGDON STREET

The Committee considered an application for internal and external alterations including erection of a "plaza" to first floor level within existing service yard area and use/conversion of buildings to provide leisure uses, retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works.

Mr Shaw, Principal Planning Officer, gave a brief overview of the application and presented the site location and layout plans for the proposed development. He reported on ongoing discussions with the applicant regarding the public counter area and confirmed that the existing counter was still intact. Members were advised that the telephone boxes to the front of the building were unaffected by the application and that following discussions with the heritage manager, there would be an agreement relating to the treatment of the existing railings. Mr Shaw referred the Committee to the proposed additional conditions in the update note following concerns raised by the Head of Transportation regarding the allocation of parking within the courtyard, and pedestrian access into the building. An amended condition had also been included relating to servicing to include reference to a service management plan which, following subsequent consultation with Environmental Protection, Mr Shaw suggested should include controlling the hours of service delivery.

Mr Thompson, Applicant, and Mr Musi, the Applicant's Agent, spoke in support of the application and reported on the changes made to the application following consultation with Council representatives, the applicant's recognition of the value of the heritage asset and the applicant's willingness to invest in the town.

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In response to questions from the Committee, Mr Shaw confirmed that an agreement had been reached with the applicant regarding the access ramp on Abingdon Street.

The Committee considered the merits of the application and although concerns were raised regarding the level of parking in relation to the number of hotel bedrooms proposed, it was acknowledged that the building was in an accessible location with a number of town centre car parks close by.

**Resolved:** That the application be approved, subject to the conditions, including the amended conditions requiring agreement of allocated parking within the courtyard, pedestrian access into the building from Abingdon Street and a further amended condition to agree a service management plan including a control of hours of service delivery and secure cycle parking and changing facilities, and for the reasons set out in the Appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

### **6 PLANNING APPLICATION 16/0429 - 26-30 ABINGDON STREET**

Mr Shaw, Principal Planning Officer explained that this application was identical to the application at Agenda Item 5 with the exception that it was requesting Listed Building Consent which was covered by separate legislation.

**Resolved:** That the application be approved, subject to the conditions, including the amended conditions requiring agreement of allocated parking within the courtyard, pedestrian access into the building from Abingdon Street and a further amended condition to agree a service management plan including a control of hours of service delivery and secure cycle parking and changing facilities, and for the reasons set out in the Appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

### **7 PLANNING APPLICATION 16/0436 - LAYTON INSTITUTE, WESTCLIFFE DRIVE**

The Committee was informed that planning application 16/0436 for external alterations and use of ground floor of premises as retail shop with associated car and cycle parking and refuse storage at Layton Institute, Westcliffe Drive had been withdrawn by the Applicant's Agent.

**Resolved:** To note that planning application 16/0436 had been withdrawn.

### **8 PLANNING APPLICATION 16/0467 - STANLEY HOUSE, CLIFTON ROAD**

The Committee considered an application for the erection of an extension to create additional storage space for an existing factory building which was an amendment to previously approved application 15/0141.

Mr Johnston, Head of Development Management, gave a brief overview of the application and presented the site location and layout plans. The Committee was advised

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that permission for the extension had been granted last year, subject to conditions, and the amended application was due to a proposed change to the shape of the roof from a monopitch roof to a traditional pitched roof. Mr Johnston presented visual images of the proposed extension with both the original approved roof profile compared with the proposed pitched roof.

Mr Haslam, Applicant, spoke in support of the application and reported on the reasons for the erection of the extension and proposed change to the shape of the roof which in his view would allow the opportunity to grow the business and provide further job opportunities. He reported that the building work had ceased. Mr Jones, Supporter, also spoke in support of the application highlighting the changes to the original application which in his view would lessen the impact on the amenity of the residents of neighbouring properties.

Councillor Hutton also spoke on the application and reported on his own concerns and those of a number of residents regarding the proposed development. He suggested that previous conditions relating to the factory had not been adhered to. He also expressed concerns regarding the impact of noise on the amenity of nearby residents from the existing factory building.

Mr Johnston reminded Members that the application should be determined on its merits. He confirmed that the principle of the proposed building had been established and that the application before the Committee was to consider the amendment to the profile of the roof and its potential impact on the amenity of local residents.

In response to questions from the Committee, Mr Johnston reported his view that the proposed roof would provide better alignment to the existing building and that one of the proposed conditions was aimed at controlling the noise emanating from the activities at the site to protect the amenity of the residents of neighbouring properties.

**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 on the application.

### **9 PLANNING APPLICATION 16/0469 - 238 QUEENS PROMENADE**

The Committee considered an application for the use of part ground floor and part basement level of premises as a cafe/restaurant within Use Class A3 at 238 Queens Promenade.

Mr Shaw, Principal Planning Officer, gave a brief overview of the application and site layout plans. He outlined the proposal which was to use the existing hotel dining facilities on the basement and ground floor for non-residents which was not considered unusual for hotels in Blackpool. He reported on an internal inspection that he had undertaken and confirmed that the renovations were ongoing. He referred Members to the objections made by the residents, and in particular the comments made by the resident of the adjacent property, which in his view were not sufficiently significant as to justify refusal of the application. The Committee was also referred to the comments made by the Head of Transportation in the update note and Mr Shaw referred Members to the

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proposed conditions for forecourt use and car parking that would be attached to the permission, if granted.

Mr Butter, the Applicant's Agent, spoke in support of the application and outlined the reasons for the proposal and confirmed that the café/restaurant was intended to be ancillary to the main hotel business.

**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 on the application.

**NOTE:** Councillor Maycock, having declared an interest, left the room and took no part in the discussion or voting in respect of this application.

### **10 APPOINTMENT OF CHAIRMAN - AGENDA ITEMS 10 AND 11**

The Committee noted that the Chairman had left the meeting following an earlier declaration of a prejudicial interest in the two remaining Agenda Items and that a Vice-Chairman for the Committee had not yet been appointed. It considered the appointment of a Chairman for Agenda Item 10, Planning Application 16/0553 – Land at Adelaide Street, Alfred Street and Leopold Grove and Agenda Item 11, Planning Application 16/0567 – Rear of 1 Sherbourne Road.

**Resolved:** That Councillor Hunter be appointed Chairman for Agenda Items 10 and 11 only.

### **11 PLANNING APPLICATION 16/0553 - LAND AT ADELAIDE STREET, ALFRED STREET AND LEOPOLD GROVE**

The Committee considered an outline application for the erection of part five / part six storey 156 bedroom hotel.

Mr Johnston gave a brief overview of the application and site layout and location plans. Indicative plans to demonstrate the scale of the proposed development were also shown. Members were reminded that a previous full application for the erection of a part five/part six storey 156 bedroom hotel with 48 parking spaces at the same site had been approved by the Committee in 2010 but that this permission had expired. This application was seeking to renew the prior permission although at this stage it was only requesting outline planning approval for the access and scale of the proposed development.

The Committee considered the merits of the application and raised concerns regarding the level of car parking in relation to the size of the hotel. However, Members accepted that the proposed development would be in an accessible location and also noted that there were a number of town centre car parks available for use by hotel patrons.

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

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Background papers: Applications, plans and replies to consultations on the application.

**NOTE:** Councillor L Williams, having declared a prejudicial interest, left the room and took no part in the discussion or voting in respect of this application.

**ADDITIONAL NOTE:** Following the earlier vote, Councillor Hunter took the chair during consideration of this item.

### **12 PLANNING APPLICATION 16/0567 - REAR OF 1 SHERBOURNE ROAD**

The Committee considered the use of the premises at the rear of 1 Sherbourne Road as a youth club for children age 7-16 years.

Mr Shaw, Principal Planning Officer, gave a brief overview of the application explaining that the proposal sought to utilise an existing vacant premises as a youth club for local children. He referred Members to the update note in which the Head of Transportation had raised no objections to the proposal. As regards the comments made by the Police Architectural Liaison Officer, Mr Shaw confirmed that these comments would be attached for information to the permission, if granted. Members were advised that the applicant had recently requested an amendment to the proposed condition relating to the opening hours for the club and had asked for it to be allowed to operate from 8.30am to 9.00pm Mondays to Saturdays.

Ms Lowndes, Applicant, spoke in support of the application. She reported on the intention to operate the youth club as a social enterprise or community interest company and explained the reasons why, in her view, the youth club was needed which included the provision of a safe and secure facility for young people in an area with high levels of deprivation and the expectation that this would reduce incidents of crime and anti-social behaviour in the area.

Councillor I Taylor also spoke in support of the application. He acknowledged the concerns of the objectors but was confident in the management of the premises and outlined the benefits that he considered would be realised in terms of providing a much needed facility for young people in the area and a reduced risk of anti-social behaviour.

The Committee acknowledged the benefits of the scheme in providing a safe environment for young people.

**Resolved:** That the application be approved, subject to the conditions, including the amended condition to allow the club to operate between the hours of 8.30am to 9.00pm Mondays to Saturdays and for the reasons set out in the Appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.'

**NOTE:** Councillor L Williams, having declared a prejudicial interest, left the room and took no part in the discussion or voting in respect of this application.

**ADDITIONAL NOTE:** Following the earlier vote, Councillor Hunter took the chair during consideration of this item.

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### **Chairman**

(The meeting ended 7.04pm)

Any queries regarding these minutes, please contact:

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