

MINUTES OF PLANNING COMMITTEE MEETING - WEDNESDAY, 22 FEBRUARY 2017

Present:

Councillor L Williams (in the Chair for Agenda Items 1 - 6)

Councillors

Elmes	Matthews	O'Hara
Humphreys	Maycock	Stansfield

In Attendance:

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

1 DECLARATIONS OF INTEREST

Councillor L Williams declared a prejudicial interest in Agenda Items 7 and 8 relating to planning applications 16/0809 and 16/0815, Winter Gardens, 97 Church Street. The nature of the interest being that she was a Council appointed Board member of Blackpool Entertainments Company, the proposed operator of the conference centre.

2 MINUTES OF THE MEETING HELD ON 17 JANUARY 2017

The Committee considered the minutes of the Planning Committee held on 17 January 2017.

Resolved:

That the minutes of the meeting held on 17 January 2017 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted the Planning Inspectorate's decisions to dismiss appeals against the service of an Enforcement Notice in respect of the following premises:

1. 151 Reads Avenue - relating to an unauthorised material change of use of the ground floor to 2 no. flats (front/rear divide).
2. Carandaw Farm, School Road - relating to the unauthorised use of the land for the siting of a mobile home/static caravan for residential purposes.
3. 50 Lyndhurst Avenue - relating to the unauthorised change of use of the pedestrian passageway to form part of residential curtilage and the unauthorised siting of a static caravan within the pre-existing and extended curtilage and use of the said static caravan for residential purposes independent from the main dwelling.

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4. 7 Cookson Street - relating to the unauthorised installation of externally mounted roller shutters, housing boxes and associated guides mounted to the Cookson Street and Charles Street elevations.

It also noted the Planning Inspectorate's decision to dismiss an appeal against the decision of the Council to refuse planning permission for the formation of a vehicle crossing at 56 Springfield Road.

A further two appeals had been lodged against the issue of Enforcement Notices which were also noted by the Committee as follows:

1. 21 Cranleigh Avenue – regarding the erection of a rear dormer hung in brown uPVC and the erection of a side dormer in brown uPVC and with an opening window, without planning permission.
2. 212 Dickson Road - regarding the erection of decking, a fence and a shed at first floor level on the flat roof of the outrigger without planning permission.

Resolved: To note the planning appeals lodged and determined.

4 PLANNING ENFORCEMENT UPDATE REPORT

The Planning Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during January 2017.

The report stated that 89 new cases had been registered for investigation, 10 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.

Following concerns raised by a Committee Member, Mr Johnston, Head of Development Management, agreed to ask the Council's Planning Enforcement Officer to investigate the number of caravans currently sited at land adjacent to 39 School Road. He also agreed to confirm the current position in relation to the owner's compliance with required works under the planning permission for the site.

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 16/0643 - 170 PRESTON NEW ROAD, BLACKPOOL

The Committee considered planning application 16/0643 for outline planning permission for the erection of six dwellinghouses and two bungalows with associated access (following demolition of 15 and 17 Carson Road) within the rear garden of 170 Preston New Road.

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Mr Johnston, Head of Development Management, presented the Committee with a brief overview of the application and the proposed site layout and location plans. He reminded Members that the principle for developing the site for residential purposes had previously been established. Mr Johnston reported on the separation distances between the existing and proposed properties which, as they exceeded normal distances, would not in his view impact on the amenity of the residents of neighbouring properties. Mr Johnston also referred members to the amendments in the Update Note.

The Committee was advised that the Head of Highways and Traffic Management was satisfied with the revised proposal following its reduction from the original application from five pairs of semi-detached houses to three pairs of semi detached houses and two bungalows, however, he had recommended a table top junction be installed on Carson Road for traffic calming purposes.

Mr Boniface, Agent, spoke on behalf of the applicant in support of the application. He reported the amendments made to the original application following discussions with planning officers. He advised of the intended aim of the development to preserve trees at the site and reported on public consultation that had taken place with local residents.

Responding to questions from the Committee regarding the location of trees within the proposed development, Mr Johnston reported on the current situation regarding trees that were subject to a Tree Preservation Order. He confirmed that, should permission be granted for the development, a requirement already existed for the replacement of three trees and that the size of the site afforded the opportunity to plant additional trees without impacting on any of the properties.

In response to a further question from the Committee, Mr Johnston referred Members to proposed condition 12 that required planning permission for any proposed dormer to the rear roofs of the dormer bungalows would need to be subject to a further planning application. Members were also referred to proposed condition 9 that required traffic management measures to be put in place and the section in the planning officer's report that described the proposed highway, parking and accessibility measures that would form part of the proposed development.

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.

6 PLANNING APPLICATION 16/0812 - 8-20 QUEEN STREET, BLACKPOOL

The Committee was informed that planning application 16/0812 for the use of the upper floors as short stay holiday accommodation (Use Class C1) with associated reception and bar at ground floor at 8-20 Queen Street had been withdrawn by the Applicant.

Resolved: To note that planning application 16/0812 had been withdrawn.

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

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7 PLANNING APPLICATION 16/0809 - WINTER GARDENS, CHURCH STREET, BLACKPOOL

The Committee considered planning application 16/0809 that sought full planning permission for the erection of a three storey extension with part basement to the existing Winter Gardens complex to form Conference and Exhibition Centre (Class D1) fronting Leopold Grove, erection of link extension to Empress Ballroom with associated demolition works, escape staircase, public realm, landscaping, servicing area/ access arrangements and rooftop plant.

Mr Shaw, Principal Planning Officer, gave a brief overview of the planning application and the site layout and location plans. He also presented visual images of the proposed development, highlighting the comparable scale of the proposed development to the Winter Gardens complex. The Winter Gardens complex was a Grade II* Listed Building which reflected its national architectural and historical importance and the application sought to provide a flexible conference and exhibition centre attached to the Winter Gardens complex. Mr Shaw reminded Members that the principle and scale of the development had been established following approval of outline planning permission in September 2015.

Mr Shaw referred Members to the comments made by the Head of Highways and Traffic Management in the Update Note and confirmed that the requirements suggested were already included in the proposed conditions to be attached to the planning permission, if granted. With regards to a car parking strategy, Mr Shaw reported that the Head of Highways and Traffic Management was satisfied that the existing town centre car parking provision was sufficient to meet the demands of the proposed development and that the Event Management would be dealt with by the Winter Gardens Management team.

Mr Beadnell, Architect, spoke in support of the application and reported on the benefits for the Winter Gardens from the proposed development in terms of the additional facilities resulting from the exhibition and conference centre, assistance in undertaking essential repairs to the Winter Gardens complex and improved connections between the ballroom and the opera house.

Mr White, public supporter, spoke in support of the application both for himself as a nearby hotelier and on behalf of the Central Blackpool Business Forum, a community group representing a large number of businesses in the central holiday area. He expressed positive comments on the proposed development and its benefits for the area.

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 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: Councillor Humphreys took the chair during consideration of Agenda Items 7 and 8.

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8 PLANNING APPLICATION 16/0815 - WINTER GARDENS, CHURCH STREET, BLACKPOOL

Mr Shaw explained that this application was identical to the application at Agenda Item 7 with the exception that it was requesting Listed Building Consent for the development and that this was covered by separate legislation.

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 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: Councillor Humphreys took the chair during consideration of Agenda Items 7 and 8.

Chairman

(The meeting ended 6.33 pm)

Any queries regarding these minutes, please contact:
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