

# Blackpool Council

4 April 2017

To: Councillors Humphreys, Hutton, Matthews, O'Hara, Robertson BEM, Stansfield and L Williams

The above members are requested to attend the:

## **PLANNING COMMITTEE**

Tuesday, 11 April 2017 at 6.00 pm  
in Committee Room A, Town Hall, Blackpool FY1 1GB

## **A G E N D A**

### **1 DECLARATIONS OF INTEREST**

Members are asked to declare any interests in the items under consideration and in doing so state:

- (1) the type of interest concerned; and
- (2) the nature of the interest concerned

If any Member requires advice on declarations of interest, they are advised to contact the Head of Democratic Services in advance of the meeting.

### **2 MINUTES OF THE MEETING HELD ON 14 MARCH 2017** (Pages 1 - 16)

To agree the minutes of the last meeting held on 14 March 2017 as a true and correct record.

### **3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED** (Pages 17 - 20)

The Committee will be requested to note the planning/enforcement appeals lodged and determined.

### **4 PLANNING APPLICATIONS AND APPEALS PERFORMANCE** (Pages 21 - 24)

To update members of Planning Committee of the Council's performance in relation to Government targets.

**5 PLANNING APPLICATION 16/0797- LAND TO REAR OF 435-437 WATERLOO ROAD**

(Pages 25 - 38)

The Committee is requested to consider an application for planning permission, details of which are set out in the accompanying report.

**6 PLANNING APPLICATION 17/0060- ANCHORSHOLME PARK, ANCHORSHOLME LANE EAST**

(Pages 39 - 68)

The Committee is requested to consider an application for planning permission, details of which are set out in the accompanying report.

**7 PLANNING APPLICATION 17/0104- MUNICIPAL BUILDING, CORPORATION STREET**

(Pages 69 - 78)

The Committee is requested to consider an application for planning permission, details of which are set out in the accompanying report.

**Venue information:**

First floor meeting room (lift available), accessible toilets (ground floor), no-smoking building.

**Other information:**

For queries regarding this agenda please contact Bernadette Jarvis, Senior Democratic Governance Adviser, Tel: (01253) 477212, e-mail [bernadette.jarvis@blackpool.gov.uk](mailto:bernadette.jarvis@blackpool.gov.uk)

Copies of agendas and minutes of Council and committee meetings are available on the Council's website at [www.blackpool.gov.uk](http://www.blackpool.gov.uk).

### **Present:**

Councillor L Williams (in the Chair)

Councillors

Elmes	Hutton	Scott
Humphreys	O'Hara	

### **In Attendance:**

Mr Ian Curtis, Legal Adviser

Mrs 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:**

Councillor Stansfield

### **1 DECLARATIONS OF INTEREST**

There were no declarations of interest on this occasion.

### **2 MINUTES OF THE MEETING HELD ON 22 FEBRUARY 2017**

The Committee considered the minutes of the Planning Committee held on 22 February 2017.

### **Resolved:**

That the minutes of the meeting held on 22 February 2017 be approved and signed by the Chairman as a correct record.

### **3 PLANNING ENFORCEMENT UPDATE REPORT**

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

The report stated that 66 new cases had been registered for investigation, seven cases had been resolved by negotiation without recourse to formal action and 57 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. No enforcement notices had been authorised or served during the same period.

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

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 14 MARCH 2017

**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.

### **4 PLANNING APPLICATION 16/0443 - LAND TO REAR OF 1-7 BROAD OAK LANE, BLACKPOOL**

The Committee considered planning application 16/0443 that sought outline planning permission for the erection of seven detached bungalows with associated access road and car parking on land to the rear of 1-7 Broad Oak Lane.

Mr Johnston, Head of Development Management, gave a brief overview of the planning application and site location and layout plans. He reported on the proposed development's location within a designated countryside area. Mr Johnston reminded Members that the Planning Inspectorate had dismissed an appeal in June 2015 against the Council's refusal of a previous application for residential development on the site. Whilst the current proposal sought to address some of the reasons for dismissal of the appeal, in Mr Johnston's view as it still sought permission for seven bungalows on the site, it would not represent sustainable development and would be contrary to Policy NE2 of the Local Plan and CS1 of the Core Strategy.

Councillor Angel, Staining Parish Council, spoke in objection to the application raising concerns regarding the significant harm to the immediate area, drainage issues and the loss of light to neighbouring properties.

Councillor Singleton, Fylde Borough Council, also spoke in objection to the application and raised concerns relating to increased flooding and an exacerbation of the existing drainage issues.

Mrs Green, public objector, reported on the detrimental impact of the proposed development in terms of an exacerbation of the current flooding and sewerage issues, loss of light, the proximity of Great Crested Newts and the impact on the appearance of Broad Oak Lane.

Mr Beardmore, Applicant, spoke in support of the application and reported on the work that had been undertaken following refusal of the previous application and the dismissed appeal. He stated his view that the land was not viable for agricultural purposes and the proposed development would be a positive contribution to the area by providing homes on redundant land.

Responding to concerns relating to flooding, the Committee noted that United Utilities had not raised any objections to the proposed development, subject to appropriate conditions being attached to any permission.

In response to questions from the Committee, Mr Johnston showed Members the area for the proposed development and its relationship with the countryside, highlighting the conflicts with policy which sought to direct residential development to the resort core, the town centre and south Blackpool.

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

## **MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 14 MARCH 2017**

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

### **5 PLANNING APPLICATION 16/0686 - 262 QUEENS PROMENADE, BLACKPOOL**

The Committee considered planning application 16/0686 that sought planning permission for the use of the premises at 262 Queens Promenade as a 21 bedroomed care home.

Mr Johnston presented the Committee with a brief overview of the application and site location and layout plans. He advised Members that the property was a former hotel that had been vacant since 2013. In relation to the key considerations for the proposal, Mr Johnston reported his view that the location of the property would not have a significant impact on the character of the main holiday accommodation promenade frontage and he was satisfied that the need for care homes and the suitability of the property had been demonstrated. The Head of Highways and Traffic Management had no objection in principle to the proposed development.

Mr Johnston advised the Committee on an amendment to proposed condition 6 in that it should include specific reference to a nursing care home. He also advised Members that the applicant had been asked to consider relocating the main entrance to address the concerns of the owner of the adjacent hotel. The applicant had stated that this would not be practicable but had confirmed that access for ambulances would be from Arundel Avenue.

**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 16/0810 - 256-258 CHURCH STREET, BLACKPOOL**

The Committee considered planning application 16/0810 that sought planning permission for the use of premises at 256-258 Church Street as a non-residential drug and alcohol advice and support centre within Use Class D1.

Mr Shaw, Principal Planning Officer, presented the Committee with a brief overview of the application and site location and layout plans. He referred the Committee to the representations in the Update Note which had been received from residents outside of the immediate vicinity and the consultation responses indicating that the proposal had the support of the Council's Director of Public Health and Director of Adult Services. Mr Shaw suggested an amendment to proposed condition 3 to extend the hours of opening to include 09.00 hours to 17.00 hours on Sundays to provide a degree of flexibility for service provision. Mr Shaw reported on the purpose of the premises as an office base providing professional advice and support for people in abstinence from drug or alcohol related issues and confirmed that no drugs or medication would be on the premises.

It was noted that a retrospective application had been submitted for the ongoing renovation works and this would be dealt with separately.

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 14 MARCH 2017

The Committee raised questions relating to parking and Mr Shaw confirmed that forecourt parking would be limited to Buchanan Street and would be provided for by a condition and that the parking provision was considered sufficient.

**Resolved:** That the application be approved, subject to the conditions including the amended condition extending the hours of opening to 09.00 hours to 17.00 hours on Sundays, 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 16/0845 - 429-437 PROMENADE, BLACKPOOL**

The Committee considered planning application 16/0845 that sought outline planning permission for the erection of a five-storey building comprising two bar/restaurants at ground floor level (Class A3 and A4 uses) and 15 two bedroomed self-contained flats on the upper floors, with associated vehicular accesses from Bolton Street to car parking facilities for 16 vehicles, with refuse storage and cycle parking to the rear at 429-437 Promenade.

Mr Shaw presented the Committee with a brief overview of the application and the site location and layout plans including the scale of the proposed development. He explained that the application sought to agree the matters of access, layout, scale and landscaping with details of appearance subject to a subsequent reserved matters application. A similar application had received approval in 2013 and Mr Shaw reported on the differences between that application and the current proposal in terms of the removal of forecourt parking, the provision of an outside seating area for residents and an increase of 2.5 metres in the height of the proposed building. The existing property, prior to demolition, had comprised a café / takeaway on the ground floor with flats above. Mr Shaw reported on policy considerations relating to the introduction of a new restaurant and permanent flats on the Promenade. He advised Members that the principle of this type of development had been accepted through the approval of the previous application in 2013 at which time a viability assessment had been undertaken that had demonstrated that holiday flats were not a viable option.

Mr Shaw referred Members to issues raised by the Head of Highways and Traffic Management and confirmed that a Construction Management Plan had been included in the proposed conditions. Mr Shaw suggested amendments to the proposed conditions contained in the report relating to the creation of two separate conditions to cover surface water drainage and foul water drainage to be agreed prior to occupation and the noise insulation scheme between the café and upper floor flats to be submitted and agreed prior to occupation. He also proposed additional conditions relating servicing of the development and improvements to the surface of the access road from Bolton Street.

Mr Boniface, the Applicant's Agent, spoke in support of the application. He reported his view on the benefits of the proposal which included the offer a commercial and residential development on the Promenade and the removal of the negative impact on the streetscene since the demolition of the former building.

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 14 MARCH 2017

In response to questions regarding the viability assessment for the previous application, it was considered that this position remained unchanged. It was accepted that the access from Bolton Street was narrow and therefore arrangements would need to be made for refuse collection to be made from Bolton Street.

**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.

### **8 PLANNING APPLICATION 17/0095 - LAND AT MOSS HOUSE ROAD, MARTON MOSS, BLACKPOOL**

The Committee considered an approval of a reserved matters application for the erection of a residential development comprising 422 dwellings (two and three storey apartments and houses), with associated parking, village green/play area, water features and shop and formation of vehicular access to Progress Way (reserved matters application) on the land at Moss House Road.

Mr Johnston presented the Committee with an overview of the application and site location and layout plans. He reminded Members that an approval of reserved matters had previously been given for 579 dwellings at the site with conditions attached relating to the maximum number of dwellings, the requirement for a mix of dwellings, a limit on the number of dwellings per hectare and the location of the three storey dwellings. The permission had also been subject to a Section 106 agreement in respect of payments towards affordable housing, education, open space and highways.

Members were advised of the key changes in the layout and mix of properties since approval of the previous approval of reserved matters application. Mr Johnston did not consider that the reduction in the number of dwellings would impact on the Council's housing requirement due to other residential developments in the south of the town and in his view the proposed development was in accordance with policy. He reported on the letter from United Utilities that had been circulated to Members stating that it had no objection in principle to the proposed development subject to suitable conditions relating to surface water and foul water drainage.

Mr Johnston referred Members to the representation received from Mr Marsden MP detailed in the Update Note. In relation to Mr Marsden's comments regarding the legal agreement and financial contribution to affordable housing, Mr Johnston advised on changes since the original amount of £9.184 million had been agreed, which included the publication of the National Planning Policy Framework, the Department for Communities and Local Government guidance on viability and the Growth and Infrastructure Act 2013 which allowed developers to challenge the amounts required. In addition, an appeal decision in 2014 had reduced the amount required for the affordable housing contribution to £5.07million.

In response to questions from the Committee, Mr Johnston confirmed that the developer had agreed to the revised financial contribution for affordable housing (£5.07million) and that it would be paid in nine instalments. An amendment to the Section 106 Agreement

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 14 MARCH 2017

would be required.

Responding to concerns raised by the Committee relating to highways, Mr Patel confirmed that the financial contribution to Highways was £1.4million, of which £500,000

had already been received. The funds would be used in the construction of a junction and footpath. He also confirmed that two bus stops would be installed on Progress Way.

The Committee was reminded that the consultation period had not yet expired and therefore the recommendation was to delegate approval to the Head of Development Management following the expiry of the consultation period, subject to no new significant objections being received.

**Resolved:** To delegate authority to grant permission to the Head of Development Management, following consultation with the Chairman, subject to no further consultation responses being received raising additional material issues and 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.

### Chairman

(The meeting ended 7.25pm)

Any queries regarding these minutes, please contact:  
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E-mail: [bernadette.jarvis@blackpool.gov.uk](mailto:bernadette.jarvis@blackpool.gov.uk)



**Application Number 16/0443 – LAND TO REAR OF 1 - 7 BROAD OAK LANE, BLACKPOOL**

Erection of seven detached bungalows with associated access road and car parking.

**Decision:** Refuse

**Reasons**

1. The application site falls within the designated Newton Hall Countryside Area and separates Broad Oak Lane, which is a narrow rural road, from the main body of Staining. Given the elevated site, the sporadic and isolated nature of the properties to the west, and the dense area of trees and shrubs to the south, the development proposed would appear incongruous, particularly in relation to the properties to the west; and would dominate and compromise the open and rural character of this part of the Countryside Area. The proposal would be an urban extension of the settlement into a designated area of countryside, the character and appearance of which would be significantly harmed, contrary to the objectives of Policy NE2 of the Blackpool Local Plan 2001 - 2016 and Policy CS1 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. As such the proposal would not represent sustainable development in the terms of the National Planning Policy Framework.

2. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case the impact on the character and function of the designated Newton Hall Countryside Area and Staining village, weigh sufficiently against the proposal so as to conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and the Blackpool Local Plan 2001-2016, which justify refusal.

**Application Number 16/0686– 262 QUEENS PROMENADE, BLACKPOOL**

Use of premises as a 21 bedroomed Care Home.

**Decision:** Grant Permission

**Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

- Location Plan stamped as received by the Council on 14 November 2016
- Drawing numbered B/16/88/02 Rev A

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a

soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The premises shall be used as a nursing home or home for dementia care and for no other purpose (including any other purpose within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended).

Reason: To enable the Local Planning Authority to have control over the use of the premises in accordance with Policy BH24 of the Blackpool Local Plan 2001-2016.

**Application Number 16/0810 – 256-258 CHURCH STREET, BLACKPOOL**

Use of premises as a non-residential drug and alcohol advice and support centre within Use Class D1.

**Decision:** Grant Permission

**Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

- Location Plan stamped as received by the Council on 9th January 2017
- Drawings showing floor layouts stamped as received by the Council on 9th January 2017

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. The use of the premises shall not operate outside the hours of 09-00 to 17-00 unless otherwise agreed in writing with the Local Planning Authority

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The premises shall be used as a non-residential drug and alcohol advice and support centre as set out in the application submission and for no other purpose (including

any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended.

Reason: In order for the Council to retain long-term control over the use of the building in order to ensure that its use meets identified local needs as appropriate and in the interests of the character and function of the area and the residential amenities of nearby neighbours in accordance with Policies BH2, BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS12 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Prior to the development hereby approved being first brought into use, off-street car parking provision shall be provided in accordance with details to be submitted and agreed in writing with the Local Planning Authority and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

**Application Number 16/0845 – 429-437 PROMENADE, BLACKPOOL**

Erection of five-storey building comprising two no. bar/restaurants at ground floor level (Class A3 and A4 uses) and 15 no. self-contained flats on the upper floors, with associated vehicular accesses from Bolton Street to car parking facilities for 16 vehicles, with refuse storage and cycle parking to the rear.

**Decision:** Grant Permission

**Conditions and Reasons:**

1.
  - i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:
    - Appearance
  - ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans: Location Plan stamped as

received by the Council on 15th December 2016

Drawings numbered

JBA195-PL-002 Rev C (Ground Floor Plan)

JBA195-PL-003 Rev C (Proposed Plans)

JBA195-PL-006 Rev B (Proposed Promenade and Rear Courtyard Elevations)

JBA195-PL-008 Rev C (Proposed External Landscaping Plan and Bin/Cycle Storage Detail)

JBA195-PL-009 Rev D (Proposed Streetside Elevation)

JBA195-PL-011 (site layout showing traffic calming/visibility)

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £10,320 towards the provision of, or improvement to, off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

4. Notwithstanding the information shown on the submitted plans, details of the refuse storage provision shall be submitted to the Local Planning Authority and agreed as part of any future reserved matters application. This agreed refuse storage shall then be provided before the development hereby approved is first brought into use and shall thereafter be retained. No refuse shall be stored forward of the front building line of the building.

Reason: In the interests of the appearance of the locality and the residential amenity of the occupants of the development and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. The cycle storage and bin storage shown on the approved plan shall then be provided before the development hereby approved is first brought into use and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. No works shall take place until a Construction Management and Site Waste Management Plan (including recycling) have been submitted to and approved in writing by the Local Planning Authority. The Plans shall include and specify the provision to be made for the following;
- a joint dilapidation survey in relation to the adjoining highway
  - vehicle access to and from the site
  - dust mitigation measures as a result of the works
  - control of noise emanating from the sites as a result of the works
  - hours of construction work for the works
  - the locations of contractors' compounds, site buildings and other storage arrangements
  - provision for all site operatives, visitors and waste loading, off loading, transfer, parking and turning within the site during the construction period
  - arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways, including a hard standing area of 15 m for wheel washing facilities, and
  - the routeing agreement of works traffic
  - The site should be secured at the perimeter with security fencing and gates as well as other measures such as monitored CCTV accredited with either National Security inspectorate (NSI) or Security Systems and Alarm inspection Board (SSAIB).

The works shall then proceed in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of Crime Prevention and Community Safety, the amenities of surrounding residents, to ensure there is no unacceptable risk of pollution to water resources or to human health, to safeguard the character and appearance of the area, to assist in securing safe waste minimisation, recycling and energy conservation and in the interests of highway safety in accordance with Policies CS7 and CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, AS1, BH3 and BH4 of the saved Blackpool Local Plan 2001-2016.

7. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plan shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. No flat shall be occupied until its internal layout and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Guidance and to safeguard the living conditions of the occupiers of the flats, in accordance with Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to first occupation of the building, a scheme of noise insulation between the commercial and residential premises shall be agreed in writing by the Local Planning Authority and implemented. The scheme shall thereafter be retained, unless a variation is agreed in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of the occupants of the development and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Details of the appearance, technical specification and siting of any external ventilation ducting and plant shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed ducting and shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of the proposed flats and nearby residential premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Servicing and delivery times for the restaurant units and any serviced apartments shall not operate outside the hours of 7.30am – 7pm, Mondays to Fridays and 9am - 7pm Saturdays and not at all on Sundays.

Reason: To safeguard the living conditions of the occupants of the proposed flats and nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. Prior to the installation of any external lighting a scheme detailing the location and specification of any luminaires shall be submitted to and agreed in writing by the Local Planning Authority and shall thereafter be implemented in accordance with the agreed details. The scheme must accord with the guidelines set out in the Institute of Lighting Engineers publication "Guidance Notes for the Reduction of Obtrusive Light".

Reason: In the interests of the residential amenity of the occupants of the

development and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015(or any subsequent Order amending it) the commercial units at ground floor level of the premises shall be used as restaurants with ancillary bars only (within Class A3) and for no other purpose, including any other purpose within Classes A1, A2 or A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended). For the avoidance of doubt, neither unit shall be used solely as a bar or other drinking establishment within Class A4 of the above Order.

Reason: In the interests of safeguarding the character and function of this section of the Promenade and to safeguard the residential amenities of future occupants of the site and nearby neighbours due to concerns over alcohol related crime in accordance with Policies BH3, BH11 and BH17 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan 2012-2027.

14. Before the building is first occupied, a surface water drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority and implemented as agreed. The scheme shall thereafter be retained.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. Before the building is first occupied, a foul water drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority and implemented as agreed. The scheme shall thereafter be retained.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

16. The building/use hereby approved shall not be occupied, until the servicing provisions, including manoeuvring areas, have been agreed in writing by the Local Planning Authority and provided in accordance with the approved details. Such areas shall not be used thereafter for any purpose other than servicing.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.



17. The building hereby approved shall not be occupied until the rear access road has been upgraded to include traffic calming measures in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The traffic calming measures shall be thereafter retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

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<b>Report to:</b>	<b>Planning Committee</b>
<b>Relevant Officer:</b>	Gary Johnston, Head of Development Management
<b>Date of Meeting:</b>	11 April 2017

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

### **1.0 Purpose of the report:**

- 1.1 The Committee is requested to note the planning and enforcement appeals, lodged and determined.

### **2.0 Recommendation(s):**

- 2.1 To note the report.

### **3.0 Reasons for recommendation(s):**

- 3.1 The Committee is provided with a summary of planning enforcement activity for its information.

- 3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

- 3.2b Is the recommendation in accordance with the Council's approved budget? Yes

- 3.3 Other alternative options to be considered:

Not applicable. The report is for noting only.

### **4.0 Council Priority**

- 4.1 The relevant Council Priority is 'The Economy: maximising growth and opportunity across Blackpool.'

### **5.0 Planning/Enforcement Appeals Determined**

None.

**5.1 Planning/Enforcement Appeals lodged**

**5.2 253 PROMENADE, BLACKPOOL, FY1 6AH (15/8675)**

An appeal has been lodged by DY Property Services Ltd against the issue of an Enforcement Notice regarding the change of use from the land affected from hotel to two self-contained permanent flats without planning permission

**5.3 1 ST LUKES ROAD, BLACKPOOL, FY4 2EL (16/0474)**

An appeal has been lodged by Mr Smith against the Council's refusal to grant planning permission for an erection of an extension at second floor level on top of the roof.

**5.4 J SAINSBURY PLC, 80 RED BANK ROAD, BLACKPOOL, FY2 9HH (16/0730)**

An appeal has been lodged by Sainsbury's Supermarkets Ltd against the Council's part refusal to grant advertisement consent for display of 1 double sided internally illuminated totem sign, display of 1 non-illuminated free standing sign, 3 non-illuminated fascia signs, 1 internally illuminated fascia sign and 1 internally illuminated projecting sign.

5.5 Does the information submitted include any exempt information? No

**5.6 List of appendices**

None.

**6.0 Legal considerations:**

6.1 None.

**7.0 Human Resources considerations:**

7.1 None.

**8.0 Equalities considerations:**

8.1 None.

**9.0 Financial considerations:**

9.1 None.

**10.0 Risk management considerations:**

10.1 None.

**11.0 Ethical considerations:**

11.1 None.

**12.0 Internal/ External Consultation undertaken:**

12.1 None.

**13.0 Background papers:**

13.1 None.

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<b>Report to:</b>	<b>Planning Committee</b>
<b>Relevant Officer:</b>	Gary Johnston, Head of Development Management
<b>Date of Meeting:</b>	11 April 2017

## PLANNING APPLICATIONS AND APPEALS PERFORMANCE

### 1.0 Purpose of the report:

- 1.1 To update members of Planning Committee of the Council's performance in relation to Government targets.

### 2.0 Recommendation(s):

- 2.1 To note the report.

### 3.0 Reasons for recommendation(s):

- 3.1 To provide the Committee with a summary of current performance.

- 3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

- 3.2b Is the recommendation in accordance with the Council's approved budget? No

- 3.3 Other alternative options to be considered:

None the report is for information only.

### 4.0 Council Priority:

- 4.1 The relevant Council Priority is both

- "The economy: Maximising growth and opportunity across Blackpool"
- "Communities: Creating stronger communities and increasing resilience"

## 5.0 Background Information

5.1 Members of Planning Committee will be aware that the Government has set targets for the determination of major and minor category planning applications and major and minor category appeals. These are speed and quality of decision targets and are currently –

**Speed of major development decisions** – 60% within 13 weeks or an agreed Extension of Time – for the period October 2015 to September 2017

**Speed of minor development decisions** – 70% within 8 weeks or an agreed Extension of Time – for the period October 2015 to September 2017

**Quality of major development decisions** – Loss of more than 10% of appeals – for the period April 2015 – March 2017

**Quality of non major development decisions** – Loss of more than 10% of appeals – for the period April 2015 – March 2017

Figures are submitted quarterly to the Department of Communities and Local Government.

Performance is shown the first two months of 2017 and will in the future be reported monthly to the Planning Committee.

	<b>Government Target</b>	<b>Performance Jan 2017</b>	<b>Performance Feb 2017</b>
<b>Major development decisions</b>	>60%	100%	100%
<b>Minor development decisions</b>	>70%	84%	73%
<b>Quality of major development decisions</b>	>10%	n/a	n/a
<b>Quality of non major development decisions</b>	> 10%	n/a	0%

5.2 Does the information submitted include any exempt information?

No



**5.3 List of Appendices**

None.

**6.0 Legal considerations:**

6.1 None.

**7.0 Human Resources considerations:**

7.1 Performance can be influenced by staffing numbers, sickness and leave.

**8.0 Equalities considerations:**

8.1 None.

**9.0 Financial considerations:**

9.1 Poor performance puts the Council at risk of designation and the potential for loss of fee income.

**10.0 Risk management considerations:**

10.1 Under resourcing the service could lead to inability to respond to peaks in workload.

**11.0 Ethical considerations:**

11.1 None.

**12.0 Internal/ External Consultation undertaken:**

12.1 Not applicable.

**13.0 Background Papers**

13.1 None.

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COMMITTEE DATE: 11/04/2017

**Application Reference:** 16/0797

WARD: Hawes Side  
DATE REGISTERED: 23/11/16  
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission  
APPLICANT: Mr S Hurst

**PROPOSAL:** Erection of 1 pair of two storey semi-detached dwellinghouses with integral car ports and associated landscaping and boundary treatment, following demolition of existing warehouse building.

**LOCATION:** LAND TO REAR OF 435-437 WATERLOO ROAD, BLACKPOOL, FY4 4BW

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**Summary of Recommendation:** Grant Permission

## CASE OFFICER

Gary Johnston

## BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool and **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience

## SUMMARY OF RECOMMENDATION

The loss of the business premises is not considered to be material in this case and there would be benefits to local residents in terms of the modern new properties. Whilst the design is modern it seeks to make best use of the site and reduce the potential for impact on the amenities of surrounding residents. The access is not ideal but would be upgraded and each house would have two off street car parking spaces and there would be a bin storage area within 25 metres of Ryburn Avenue. The fallback position that the building could be converted to residential use under permitted development rights is a key consideration in this case. On balance approval is recommended.

## INTRODUCTION

The Town and Country Planning General Permitted Development Order 2015 introduced the ability to change the use of Class B8 premises to residential use subject to a number of criteria and subject to a prior approval process. This premises would fall under the 500 square metres threshold in the Order and would fulfil a number of the criteria in terms of the prior approval process - there would be no air quality issue, noise issue, flooding issue or contamination risk and the premises is not required to meet the need for storage premises. In addition the highway impacts could be less as a residential use. In the circumstances it is highly likely that

prior approval would be given for residential use of the site.

## **SITE DESCRIPTION**

This application relates to a rectangular shaped site on southern side of Waterloo Road. The site is a backland site bounded by houses to south west fronting Rectory Road, south east fronting Ryburn Avenue and north west fronting Waterloo Road. There is a garage colony to north east. The site comprises two single storey pitched roof buildings and a two storey flat roofed building which have been used for storage purposes. The site is accessed by an unmade alleygated access which is some 3.7 metres wide with street lighting. The surrounding houses are red brick with a mixture of hipped and pitched roofs some slate and some red rosemary tiles

## **DETAILS OF PROPOSAL**

The proposal is for the demolition of the existing building and the erection of a pair of semi-detached houses which would be T shaped with 2 car parking spaces each and small garden areas. The houses would be between 6.5 metres and 7 metres high and would be 11.8 metres from 435-437 Waterloo Road and 8.5 metres from the houses on Ryburn Avenue. However because of the T shape the houses would only be 5 metres wide at this point. The houses would be between 15 and 24 metres from the rear of the houses fronting Rectory Road. The design would be modern and would pay homage to the previous commercial use of the site. There has been a previous approval for residential use of the site (89/0281 - erection of a pair of semi-detached houses at rear of 6 and 8 Ryburn Avenue).

## **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- loss of industrial premises
- design of the proposal
- impact on the amenities of neighbouring residents
- adequacy of the access
- permitted development rights

These issues will be discussed in the assessment section of this report.

## **CONSULTATIONS**

**Head of Highways and Traffic Management:** I wish to object to this proposal as access is via an unmade, gated and unadopted alleyway which is considered sub-standard for access to resident houses. The width at approximately 3.7 metres is not sufficient for two-way traffic leading to possible conflict between vehicles travelling in opposite directions - residential units typically generate 8 vehicles movements per day. Added to this is the fact that on-street parking demand is present on Ryburn Avenue, vehicles parked on road are likely to impede visibility which will be detrimental to highway safety.

The alleyway is gated for a purpose, to prevent fly-tipping, crime and anti-social behaviour. This proposal will result in the gates being left open for the majority part of the day and could lead to issues that are currently not present.

Refuse vehicles would be unable to access the area for bin collection, bin drag distances are therefore likely to exceed the recommended 25m distance.

**Waste - Residential:** No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update

**United Utilities:** With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region:

### **Drainage Comments**

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

It is recommended that the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

### **Water Comments**

The level of cover to the water mains and sewers must not be compromised either during or after construction. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

### **General comments**

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 to obtain maps of the site. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further. If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this

application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

### **PUBLICITY AND REPRESENTATIONS**

Site notice displayed : 6 December 2016  
Neighbours notified : 29 November 2016

One representation has been received from the following -

#### **Mr D Birtle, 8 Ryburn Avenue, Blackpool, FY4 4DY**

Although we have no issues with the demolition of the current building, we are concerned with the close proximity a 2 storey property has to the rear of our property. This will reduce the natural light to our property we receive through the day as the current building at the rear of our property is only one storey. There is also the concern with a loss of privacy and noise disturbance. With two young children we would like to express our serious concern with a two storey property overlooking the rear of ours.

### **NATIONAL PLANNING POLICY FRAMEWORK**

At the heart of the NPPF is a presumption in favour of sustainable development. There are three dimensions to sustainable development (economic, social and environmental) which should not be taken in isolation, as they are mutually dependent. Paragraph 17 provides a set of 12 principles which should underpin the plan-making and decision-taking processes. The key elements of these which are relevant to this proposal are that “every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.” It is followed by another principle that explains that local authorities should “always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings;” and local authorities should “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”.

In terms of delivering sustainable development, the most relevant parts of the NPPF are:

#### **NPPF Part 4 - Promoting Sustainable Transport.**

Identifies that any development that would generate significant amounts of traffic should be supported by a Transport Statement or Transport Assessment and states that decisions should take account of opportunities for sustainable transport modes.....depending on the nature and location of the site, to reduce the need for major transport infrastructure. Safe and suitable access to the site can be achieved for all people and Improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development.

### **NPPF Part 6 - Delivering a wide choice of high quality homes.**

Housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies. It is acknowledged that proposals for housing development should be looked upon favourably if a Local Planning Authority is unable to demonstrate a five year supply of housing land.

### **NPPF Part 7 - Requiring good design.**

Planning decisions should aim to ensure that developments respond to local character and history. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

## **BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY**

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

**CS1: Strategic Location of Development** - to create predominantly residential neighbourhoods on the edge of the Inner Areas. The focus of the Core Strategy is on regeneration of the Town Centre and Resort Core with supporting growth at South Blackpool. It recognises the important character and appearance of remaining lands at Marton Moss and the priority to retain and enhance its distinctive character.

**CS2: Housing Provision** - sets out Blackpool's housing provision with '*sites and opportunities identified to deliver around 4,200 new homes to meet Blackpool's housing need between 2012 and 2027.*'

**CS7: Quality of Design** - ensure amenities of nearby residents are not adversely affected by new development.

**CS9: Water Management** - all new developments should ensure buildings are located away from areas of flood risk, incorporate mitigation measures and SUDS **where possible, ensure there is no increase in the rate of run-off and reduce the volume of surface water run-off where possible.**

**CS10: Sustainable Design and Renewable and Low Carbon Energy** - all new developments should ensure buildings are located, designed and orientated to maximise passive environmental design for heating, cooling and natural day-lighting.

**CS12: Sustainable Neighbourhoods** - seeks to provide a better quality of life for residents, with high quality housing and enhancing the appearance of important existing buildings and their settings.

**CS13: Housing Mix, Density and Standards** - on sites where flats are permitted no more than 30% of the flats should be less than 2 bedroom flats

## **SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016**

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

- LQ1 Lifting the quality of design
- LQ2 Site Context
- LQ4 Building design
- LQ6 Landscape Design and Biodiversity
- HN4 Windfall sites
- BH3 Residential and Visitor Amenity
- DE4 Industrial premises outside established areas
- AS1 General Development Requirements
- SPG11 Open Space: New Residential Development and the Funding System

## **ASSESSMENT**

- **loss of industrial premises** - Policy DE4 of the Local Plan seeks to protect existing business uses outside established industrial estates unless it can be demonstrated that there would be environmental/community benefits resulting from the proposal which would outweigh the loss of the business floorspace. This premises is tucked behind residential properties and has access from a quiet residential road. The premises are in a reasonable state of repair but because of their location they are not ideal for modern needs. Since 2006 the Government has been keen to encourage residential use of industrial sites which do not offer the potential for beneficial long term use. The loss of the 333 square metres of floorspace would not be material in this case and in addition the fallback position of the possible 'permitted change' is a consideration in this case. The replacement of the older buildings with modern buildings would be a benefit to local residents
- **design of the proposal** - the design of the proposal is modern and is seeking to pay homage to the previous commercial use of the site. The design seeks to maximise the use of the site whilst seeking to protect the amenities of local residents. There would be 2 car parking spaces per property and a garden area for each property. The properties would be three bed roomed with an open plan kitchen/dining/lounge area on the ground floor and 3 bedrooms above
- **impact on the amenities of neighbouring residents** - the properties have been designed to reduce the potential for impacting on the amenities of surrounding residents. The overall height of the properties - between 6.5 metres and 7 metres would be lower than the properties on Ryburn Avenue and Rectory Road. The T shape of the properties would seek to limit the mass of the properties adjacent to neighbouring boundaries. Window positions and sizes would also seek to minimise the potential for overlooking of neighbouring residents houses and gardens. The properties would be 11.8 metres from 435-437 Waterloo Road and 8.5 metres from the houses on Ryburn Avenue. However because of the T shape the houses would only be 5 metres wide at this point. The houses would be between 15 and 24 metres from the rear of the houses fronting Rectory Road.



Given the constraints of the site it is considered that the design of the properties is acceptable and would not significantly impact on the amenities of surrounding residents

- **adequacy of the access** - the access at 3.7 metres wide is not ideal. It would not allow for two vehicles to pass. It would however be only 25 metres from Ryburn Avenue to the properties. The applicant is proposing to surface the alley and would provide two car parking spaces per property. This should reduce the potential for on street parking in Ryburn Avenue. At 25 metres the bin carry distance is acceptable. There is street lighting in the alley and with two houses the vehicle movements would not be so significant to cause pedestrian/vehicular conflict in terms of the use of the alley.
- **permitted development rights** - the fallback position in terms of potential use of permitted development rights and the lack of control over the quality of the development is a consideration in this case
- **other issues** - whilst it is not ideal having properties accessed off an alley there have been other cases where they have been approved where the benefits of the scheme outweigh the disadvantages

#### **LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION**

None

#### **HUMAN RIGHTS ACT**

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

#### **CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

#### **BACKGROUND PAPERS**

Planning Application File(s) 16/0797 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.doaction=weeklyList>

**Recommended Decision:** Grant Permission

## Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location Plan stamped as received by the Council on 23rd November 2016

Drawings numbered JBA220-P-002 Rev A, JBA220-P-003 Rev A

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4.
  - a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.
  - b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)
  - c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Details of the surfacing materials to be used shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The roof of the building shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason: To safeguard the amenities of the adjoining premises, to safeguard the visual amenities of the area in accordance with Policy LQ14 and BH3 of the Blackpool Local Plan 2001-2016 and Policy of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Prior to the development hereby approved being first brought into use the refuse storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no enlargement of the dwellings the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development ) Order 2015 (or any Order revoking or re-enacting that Order) the car ports shown on the approved plan shall not be used for any purpose which would preclude the parking of a motor car.

Reason: In the opinion of the Local Planning Authority the retention of parking space within the site is of importance in safeguarding the appearance of the locality and highway safety, in accordance with Policies AS1 and LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

12. No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

13. Before the properties are first occupied the alley shall be surfaced in accordance with a scheme to be submitted to and approved by the Local Planning Authority

Reason: In the interests of the appearance of the locality and highway/pedestrian safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

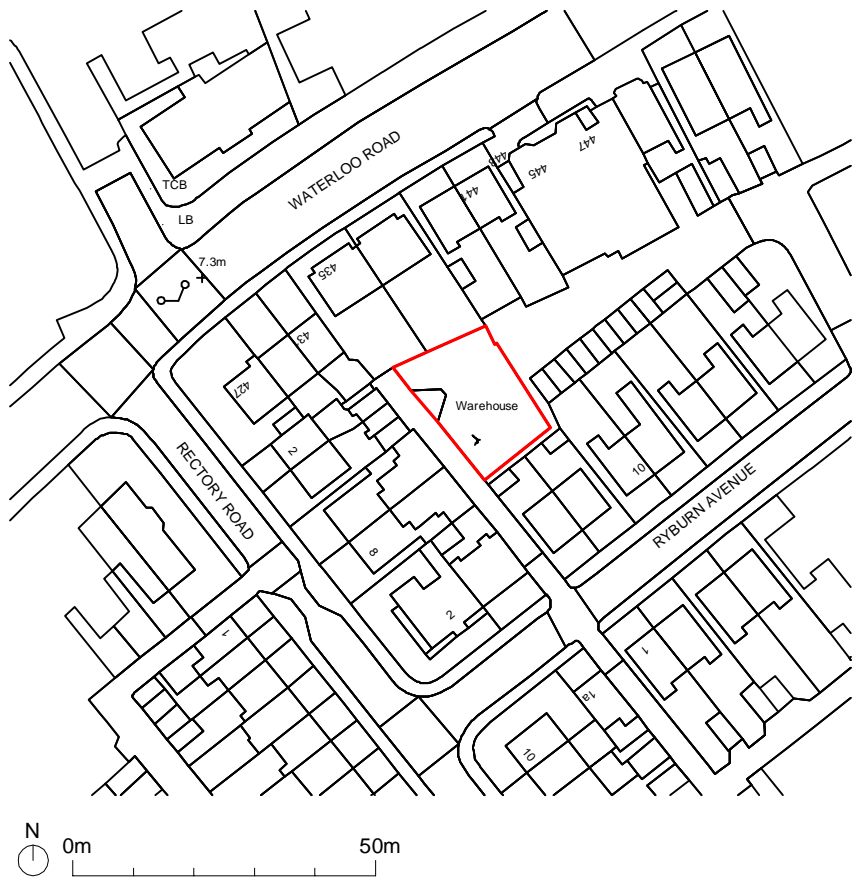
14. Before the development is commenced a scheme for partially obscuring the windows in the side elevations of the proposed properties shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented as part of the development.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

#### **Advice Notes to Developer**

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.

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\	- Initial issue.	12/05/16	JB/JB
Rev.	Amendment	Date	By/Chk
Project Land to rear of 437 Waterloo Road, Blackpool, Lancashire, FY4 4BW.			
Client Mr. Hurst			
Drawing Title Site Location Plan			
Status <b>PLANNING</b>			
Scale 1:1250 @ A4			
Drawn By JPB	Date 12/05/2016		
Drawing Number JBA220-PL-001		Page 37 Revision \	

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COMMITTEE DATE: [11/04/2017](#)

**Application Reference:** 17/0060

WARD: Anchorsholme  
DATE REGISTERED: 02/02/17  
LOCAL PLAN ALLOCATION: Protection of Public Open Space  
Other site of nature conservation value  
Coast and foreshore

APPLICATION TYPE: Full Planning Permission  
APPLICANT: United Utilities Water PLC

**PROPOSAL:** Re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, 6 vent stacks, erection of cafe and bowling club/ maintenance building, re-contouring and landscaping of park, new amphitheatre feature, new footpaths, provision of MUGA (multi-use games area), trim trail, and childrens playground, new access from Princes Way, new walls and fencing.  
(Re-submission of 15/0820)

**LOCATION:** ANCHORSHOLME PARK , ANCHORSHOLME LANE WEST, FY5 1ND

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**Summary of Recommendation:** Grant Permission

## **CASE OFFICER**

Mark Shaw

## **BLACKPOOL COUNCIL PLAN 2015 -2020**

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience

## **SUMMARY OF RECOMMENDATION**

The application is a revision of the previously approved scheme and has generated significant local concerns regarding the additional impact of the revised proposal including the water pumps now being proposed above ground within a larger building rather being placed underground.

However, the application is recommended for a conditional approval, to enable the agreement of some of the detailed matters including boundary treatment and landscaping, in allowing the revisions to the previously approved proposal works to store and manage water/ wastewater within the combined drainage system at times of heavy rainfall beneath the park, water that would otherwise be pumped into the Irish Sea adversely affecting bathing water quality. Following the completion of the works by United Utilities the park will be re-developed providing a much improved public open space making better use of the space

available. The new and improved park will also have direct and level access onto the new Promenade.

## **INTRODUCTION**

The application involves a revision to previously approved development to complement the new large underground storage water tank in Anchorsholme Park to enable the better management and control of water flows within the drainage network at times of heavy rainfall. This will reduce the discharge of waste water into the Irish Sea and hence improve water bathing quality. As part of this work the existing 1.5km outfall pipe will be replaced with a new 3.7km outfall pipe which forms the subject of a separate application to the Marine Management Organisation. At present a 1.5km outfall pipe pumps water/ wastewater out into the Irish Sea up to three times a season affecting the quality of the bathing water. Following the completion of these works Anchorsholme Park will be re-developed providing a new park layout.

## **SITE DESCRIPTION**

Anchorsholme Park provides approximately 10 hectares of Protected Public Open Space and lies in north Blackpool close to Cleveleys adjacent to Princes Way and the Promenade which has now been renewed up-grading the sea defences forming a continuation of the recent sea defence and Promenade works in Cleveleys. The Park was previously 2 metres higher than Princes Way with a stone retaining wall forming the boundary between the two. The recently re-opened Princes Way has however now been built up to be level with the Park so that the new Park will connect directly onto the Promenade and vice versa. A strip of land at the southern end of the Park adjacent to Princes Way is designated as a Biological Heritage Site being the remnants of a former sand dune system.

## **DETAILS OF PROPOSAL**

The revised proposal involves the erection of a new larger stormwater pumping station building and screening facility, and 6 sculptured vent stacks close to Anchorsholme Lane West to replace the existing pumping station located on the headland, a new control building for the new underground storage tank. The works will be accompanied by associated hardsurfacing, landscaping and boundary treatment. A new pedestrian and maintenance vehicular access would be provided from Princes Way into the Park which will be re-developed/ re-profiled and re-landscaped. One of the two existing bowling greens will be replaced by a bowling clubhouse/ maintenance building and landscaping. Within the centre of the Park a cafe and water tank control building and children's playground will be provided, at the southern end of the Park a Multi- Use Games Area will be constructed. One of the aims of the scheme is to provide three hubs within the Park rather than all the facilities being concentrated close to Anchorsholme Lane West.

The application is accompanied by an Environment Statement, a Flood Risk Assessment, a Statement of Community Involvement, a Planning Statement, a Ground Investigation Report, a Land Quality Risk Assessment and a Groundwater report.

The main revisions to the scheme previously approved by Planning Committee on 5 April 2016 under ref: 15/0820 are summarised as follows:

- a) Pumping station to now be positioned at ground level and housed within a larger building but within a smaller compound
- b) Café building to have a more simplified design
- c) 1.5 metre high timber boundary fencing to pumping station to be replaced with 1.5 metre steel railings
- d) Gabion wall boundary features to be replaced with crib walls
- e) Overall height of the park to be raised by 500mm
- f) Specialist road and path finishes removed and replaced with coloured topping to match the sea defences. Other surfaces to be tarmac

Further details have been requested from the applicants to clarify the extent of the proposed revisions and the reasons for those changes and also to respond to the Ward Councillors' concerns. The applicant's responses are appended to this report at Appendices 6b, 6c and 6d.

### **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- Need for the United Utilities Development
- Differences from the Approved Scheme
- Design
- Impact on Residential Amenity
- Other Matters

### **CONSULTATIONS**

**Environment Agency:** Land Quality- We have noted and would agree with the following statement from the submitted Environmental Statement (ES):

For Water Quality, and Hydrology the significance of the environmental effects remains consistent with those reported in ES from November 2015. The updated Land Quality assessment identified impacts to human health during construction and operation of the scheme resulting from the presence of isolated areas of made ground on site. In addition, the potential for deterioration of soil quality to could occur during the construction and operation of the site has been assessed. The overall residual significance of these remains as 'slight' and 'neutral or slight' as originally assessed in the November 2015 ES. Overall, no change would occur to landscape effects, as the alterations to the design are in keeping with the original design and the change in effect is not considered significant.

We have no further comment other than to refer the developer to the CL:AIRE Definition of Waste Code of Practice for the re-use of materials on site, and to refer to our previous comments in respect of the infill materials to the original chamber. The latter comments were made as part of our charged advice service to United Utilities and are reproduced below: The chemical assessment of the materials within the shaft previously constructed on the site shows that there has been decomposition of materials resulting in the generation of Methane and Carbon Dioxide within the shaft. The construction of the shaft has isolated the materials from within so that the water quality has not impacted outside of the shaft, in the Blown Sand near surface aquifer, although the report suggests that the compromise of the base of this

shaft may have generated a poor hydraulic connectivity between the two. The development of the site suggests that the shaft will be accessed to connect to the main Fylde Coast Tunnel from the discharge pipes of the works to be developed on site. As such if the materials within the shaft are to be reused on the site we would ask that a more detailed chemical analysis of these soils is undertaken to ensure that they appropriately risk assessed for their final end use. The CL:AIRE code of practice will cover this.

**Head of Highways and Traffic Management:** No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

**Service Manager Public Protection:** No comments or objections

**Head of Parks and Green Spaces:** With regard to this planning application we have no objections and fully support the proposals.

**Contaminated Land Officer:** No comments

**Sustainability Manager:** No comments received

**County Archaeology:** The Environmental Statement that accompanies this application outlines Changes to the Environmental Statement that: "It is considered that the proposed revisions to the scheme will not result in any additional impacts to Cultural Heritage assets and therefore is not likely to result in any changes to impact significance in relation to Cultural Heritage. As such, the assessment reported in Chapter 9 of the November 2015 ES remains valid" On the basis that the mitigation proposed in the November 2015 Environmental Statement remains valid, Lancashire Archaeological Advisory Service (LAAS) would suggest that the recommendations are implemented as recommended and for the avoidance of doubt a condition should be applied. Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, LAAS would recommend that a scheme of works is secured by means of the following condition:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. Note: The programme of field investigation should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists.

This is in accordance with National Planning Policy Framework paragraph 141: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

**Sport England:** The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. This application falls within the scope of the above guidance as it relates to development which creates opportunities for sport.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to

PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. The proposal includes the provision of a Multi-Use Games Area, trim trail and pavilion for the bowling club. Each of these facilities will help increase physical activity in the area by providing well located and accessible facilities. This being the case, Sport England offers its support for this application, as it is considered to meet Sport England's policy objectives to enhance and provide sports facilities.

**Lancashire Wildlife Trust:** I note that the documents submitted with the current application express the view that the proposed revisions will not impact on the ecological findings for the original application - with which I am not directly familiar. However, I'm advised that the Extended Phase 1 Habitat Survey Report from that original application includes recommendations aimed at protecting extant biodiversity; but that there is no apparent mention of enhancement of biodiversity recommended in the National Planning Policy Framework (paragraph 117).

That said, there is a commitment in the current application to create habitat adjacent to the adjoining Local Wildlife Site ('Lancashire Biological Heritage Site') 34SW01: Queen's Promenade Coastal Grassland - Blackpool North Shore Boating Pool to Little Bispham. However, I cannot locate any detail on that proposal beyond the following statement. "An area of wildflower planting is proposed to the north of the park, adjacent parallel to Princes Way. By putting the wildflower planting in this location it is intended to create a relationship with the adjacent Biological Heritage Site that will enhance biodiversity interest, whilst at the same time leaving the large majority of the restored park as amenity grassland for recreational use".

It would be essential for your authority to be satisfied that the composition and provenance of any introduced flora as propagules or whole plants would complement and not compete with the native coastal grassland vegetation community for which the Local Wildlife Site has been identified, and that subsequent management would be effective, and monitored to assess it for that effectiveness.

The Local Wildlife Site description states that: 'The relict dune habitat to the north of the site is one of only three known localities in the county for sea bindweed, a species included under the category of 'Endangered' in the Provisional Lancashire Red Data List of Vascular Plants. The striped snail *Ceriuella virgata*, a species of restricted distribution in the county, occurs on the site.' Delivery of any effective proposal to expand and sustain the expansion of the local populations of one or both of these species would be particularly welcome.

The documents mention the need for a management plan to prevent harm during construction and, in the Extended Phase 1 Habitat Survey Report, there are several references to 'Precautionary Methods of Working' being required to protect specific species and habitats. You should consult with your ecological adviser as to whether those are adequate. If you are advised that that be so, then details of those should be submitted to and approved by the Council before further construction work takes place. The assessment of impacts on Natura 2000 sites appears adequate to us: however, you should also consult Natural England as the Government's statutory adviser on such international designations, in England and offshore to 12 miles. We also recommend that, before further work takes place, any planning permission should require that full details of how biodiversity and local ecological networks will be enhanced by the proposed development be submitted to and approved by the local planning authority.

**Natural England:** Natural England has previously commented on this proposal. The advice provided in our previous response applies equally to this resubmission although we made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal. Should the proposal be amended in a way which significantly affects its impact on the natural environment then Natural England should be consulted again.

**Lancashire Constabulary:** The Crime Impact Statement is formed based on local crime figures and trends, incidents reported and community knowledge gathered from local policing teams. It is with this policing knowledge that recommendations are made which are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development.

Crime Risks In the last 12 month period there have been very few incidents/crimes reported in the park. It is clear from the design and layout that the reduction of crime and disorder risks has been considered and implemented. In order to keep the crime figures low and avoid costly repairs after the redevelopment, I ask that the following advice is considered within the design;

Natural surveillance is considered within the landscaping plan to ensure that no areas are concealed from view as planting gets established, to deter crime and anti-social behaviour. Rainwater pipes should be flush to the wall so that they cannot be used to aid climbing onto the roof of the buildings. The glazing in the sunpipes located on the roof of the café must be toughened or laminated to reduce the risk of damage.

The proposed 1.5m high railings and gates securing the access to the main building are an insufficient height to keep intruders out, this includes youths looking for somewhere to hang out even if there is no criminal intent - if the purpose of the railings is to deter intruders then it should be a sufficient height to do this effectively otherwise it is not adequate or cost effective. A minimum height of 1.8m is advised. Where the railings are located on top of the existing wall, the railings should sit on the outer edge of the wall to reduce the foothold provided by the wall.

If the main building houses valuable/desirable equipment I would advise that this building has a remotely monitored intruder alarm linked to an alarm receiving centre in order to ensure a police deployment on a confirmed activation.

Blackpool Local Plan Part 1 : Core Strategy (2012-2027) Policy CS7: Quality of Design New development in Blackpool is required to be well designed, and enhance the character and appearance of the local area and should:

- b. Ensure that amenities of nearby residents and potential occupiers are not adversely affected
- c. Provide public and private spaces that are well-designed, safe, attractive, and complement the built form
- e. Maximise natural surveillance and active frontages, minimising opportunities for anti-social and criminal behaviour.

It is important that new development is well designed in order to prevent crime and anti-social behaviour. The Council will therefore promote 'Secured by Design' principles in new developments in order to create safer and secure environments. National Planning Policy

Framework, Paragraph 58 "Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Section 17 Crime and Disorder Act 1998- Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

**Wyre Borough Council:** No comments received

### **PUBLICITY AND REPRESENTATIONS**

Press notice published : 16 February 2017

5 x site notices displayed : 16 February 2017

Neighbours notified : 3 February 2017

#### **Mr B Bayley 2 Gresham Road, Blackpool**

I should like to raise an objection and receive your comments in relation to the following. Chapter 13 of the Environmental Statement "air quality and odour" states that the existing louvred pumping station building is to be "decommissioned" and that the two existing vent stacks on the promenade will be "disused." However, I can find no undertaking to remove these structures and I believe that a planning condition should be imposed to ensure their removal. Without such a condition, the "industrial" views from Anchorsholme Lane West will comprise 8 vent stacks, the large "main facility" building, compound and the redundant louvred building.

Moreover, submitted plans show the site of the decommissioned louvred building and surrounding concrete apron to be held by United Utilities (UU). If this building is to be decommissioned this site should be landscaped (following demolition) and transferred to Blackpool BC as "exchange land" , thereby mitigating the loss of public open space ( following the significant loss of existing open space through UU enclosing its "main facility" building and service areas). The Council should be resisting the loss of public open space where possible and this would be one way of achieving it. Funds could also be provided by UU to bring the unkempt and disused area of land to the south and west of the tram turning circle into managed, formally designated public open space. I understand that land to the north is to be given over to car parking and this could clearly not form "exchange land" for the park.

Frankly, the less "private" land held by UU in Anchorsholme Park the better. I perceive UU to be unsatisfactory estate managers. Correspondence demonstrates that it took over a year to achieve the removal and the clean up of an eyesore at the existing pumping station building, namely rusting sheet metal, other rubbish and graffiti. Unbelievably, this was only achieved after the intervention by the Consumer Council for Water. I cannot help but see history repeating itself given the number of structures, enclosures, fences, walls and vent stacks proposed by UU. I realise that the scheme needs to be accommodated but I would ask that any loss of open space be resisted where possible and real measures taken to reduce the risk of part of the park simply becoming an operational eyesore. In summary, I am objecting to this application on the grounds of:-

1. loss of public open space (in the absence of exchange land)
2. the failure of UU to give undertakings as regards the removal of decommissioned building.

**Mr B Seddon 11 Blandford Avenue, Blackpool** - Cost should not be the reason for the change. We have put up with the disruption for months and we deserve the best

**Mrs L Kohl 11 College Avenue, Blackpool**, As a resident I'm unhappy with the plans! I don't think the plans have been thought about it's just the cheapest and easiest option!

**Mr H Waggett 4 Melton Place, Thornton-Cleveleys**- I am concerned that the re landscaping of the Park is an excuse for United Utilities to raise the level of the current park blocking the beautiful views of the sea and the Lake District residents overlooking the park have enjoyed for decades. I consider it is a cheap way of United Utilities not to remove the spoil they have created. In my own case I am concerned about the height of the proposed amphi-theatre blocking the views which I have enjoyed for over 30 years.

I also consider that the amphi-theatre will be a focus for anti-social behaviour similar to what occurred at the old 'blue shelter' now demolished. This led to one local resident who tried to intervene being beaten up. I have raised these concerns with United Utilities at EVERY public meeting possible but I do not consider I have been taken seriously.

**Dr P Barker 305 Fleetwood Road, Thornton Cleveleys** Re contouring is an excuse for not removing subsoil to cut costs. This was not in original plans. It will facilitate anti-social behaviour by reducing visibility from surrounding roads etc. Original plans stated pumps were to be underground (as they are now and have been for 30+ years). Plan to have them above ground is again a cost-cutting exercise and should be rejected - reason stated is negated by the fact that they have not suffered from flooding in the past.

Most of what United Utilities have proposed latterly is contrary to the originally agreed plans and I suspect was always their true intention. The Park has been out of action for years and will be for some time yet. We want it to be a park again, not a spoil heap topped with grass. You prosecute fly-tippers, don't allow unauthorised tipping of waste subsoil just because it is a big company.

**Miss V Firth 25 College Avenue**, Though I understand that United Utilities (UU) has to carry out the work improving their systems I consider that the following proposed changes to existing approved plans will be detrimental to the appearance of the Park.

A. FENCING and WALLS PREVIOUSLY APPROVED-Bespoke 1.5m timber fencing and decorative gabion walls - with materials chosen to soften the transition between hard and soft landscaping and to allow views into the area to reduce the likelihood of anti - social behaviour and to create attractive route to centre of the Park. The design character of decorative gabions would be implemented across the Park for continuity.

THE NEW APPLICATION WILL REPLACE Bespoke Timber Fencing replaced with Steel railings and handrails - detrimental to the appearance of the Park

I also note the Police Comments "The proposed 1.5m high railings and gates securing the access to the main building are an insufficient height to keep intruders out. This includes youths looking for somewhere to hang out even if there is no criminal intent - if the purpose of the railings is to deter intruders then it should be a sufficient height to do this effectively otherwise it is not adequate or cost effective. A minimum height of 1.8m is advised. Where the railings are located on top of the existing wall, the railings should sit on the outer edge of the wall to reduce the foothold provided by the wall". Will UU be submitting a further application to raise the height of the steel fencing? 1.5m or even worse 1.8m steel fencing will not be an attractive feature. This is meant to be a Park to attract locals and tourists - this change from bespoke timber to steel will have a negative impact on the physical environment of the Park. This contrasts to the claim in the approved proposal that "master planning and



redevelopment of the park would lead to a positive impact".

Decorative Gabion walls replaced with crib walls - gravity retaining walls, constructed from interlocking, precast, concrete components. The reason given for this change is "in recognition of the potential for gabion walls to be vandalised resulting in increased maintenance requirements" - BUT surely if this was a problem it would be known before the submission of the original plans. Crib walls appear more prone to vandalism as they will provide footholds for climbing. I also note with interest that crib walls are advertised as low cost retaining walls - Is this the underlying reason for the change?

B. FOOTPATHS and STANDING AREA PREVIOUSLY APPROVED exposed aggregate concrete and decorative exposed aggregate concrete TO BE REPLACED WITH All in tarmac finished to identified widths. Again the approved footpaths and standing areas were an attractive feature - tarmac is not

IN RESPECT OF THE ABOVE TWO OBJECTIONS Local Planning Policy LQ1 states the quality of design in the built environment requires that "All new developments will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment" I hope that the Planning Committee take note of this Policy as the proposed changes to the plans will result in a lower standard of design than the plans originally approved. UU representatives made many statements about improving the appearance of the Park, producing a Landscape Masterplan with the original features included. Their original planning application gave sound reasons for these features. They should not now be given planning approval to substitute these with alternatives of an inferior design and quality.

FURTHER OBJECTIONS: C. LANDSCAPING IN NEW APPLICATION Overall height raised by up to 500mm - This will leave the Park less secure for the landscaping will create too many places for youths to gather unobserved, leading to the possibility of vandalism and anti social behaviour. Also the landscaping could lead to future problems in maintaining the appearance of the Park.

D. PARK MAINTENANCE and BOWLING BUILDINGS I am disappointed that with the reduction in the size of the UU compound there has been no consideration given to moving the above buildings further away from Parkland Close thus resulting in less disturbance and loss of privacy for residents. Thus I object to the proposals for the above reasons.

**P S Hewitt 1 Parkland Close, Blackpool** we all know these works need to be done for good reason, my objections are the aftermath when completed, could be so much improved, and not carried out at minimum costs.

A). the Park maintenance Building and Bowling club building should be reconstructed on existing footprints, the initial approved application showed the land was needed for the development, this is no longer the case. The sighting of these building will increase nuisance and disturbance to local residents.

B). The new compound is to be permanently closed, for anti vandalism reasons, fully understandable unfortunately UU have reduced the compound, and feel it could be further reduced, leaving as much open park space as possible. Also noted enclosed for potential vandalism and misbehaviour, what protection is there for the rest of the Park?

C). Pumps above ground, reasons given risk of flooding. The existing have been underground since 1930. this is another cost cutting exercise, that will increase noise levels

2. Mounding and build up of ground level.

A). Reason given, reduction in traffic with the removal of earth from site, reducing disturbance to residents. Not the case this reduces costs, creates hidden areas to the park, where anti social behaviour cannot be monitored, or reported as residents will not be able to see what is going on, as so many times over the years reported such. Please see the comments of Lancashire police. There will be no protection to the Café or Park area due to earth build up.

3. Pathways- Reduction of pattern pathways for tarmac. Cost cutting, reducing the attraction of the park.

**Mr Ron Pilling, 12 Cherrywood Avenue, Blackpool** objects for the following reasons:-

At no time did United Utilities indicate the facility would be anything other than underground. If this proposal is approved the residents will be faced with an ugly industrial building on Blackpool Promenade that can only be described as a sewage works. Do they have the legal right to confiscate this area of parkland without compensation and to erect a building of this size and nature? If it cannot be rejected at least it should be an iconic structure to enhance its prime location on the sea front. The negative impact on nearby residents must be considered. United Utilities should produce a building which is acceptable to the residents whatever the cost.

**J Thompson Flat 1, 13 Anchorholme Lane West, Cleveleys (on behalf of Flats 1, 3, 4, 5, 6)**-strongly object to this scheme. These plans bear little or no resemblance to the original plans. Pumps above ground, no bespoke timber fencing, mounds of earth blocking the view and encouraging anti-social behaviour. These are merely a few of the modifications. After years of discomfort and lack of leisure facilities we deserve a first class park not a cheap scaled down version

**Mr and Mrs Withers, 7 Cherrywood Avenue, Blackpool**-local residents have had to endure months of noise disruption and loss of amenities. It is disturbing to find that United Utilities have submitted plans that show little regard for the residents they promised to engage with. Originally the pumping system was to be sited underground having minimal visual impact and also allowing the Park to revert to full public use. The proposal involves a large potentially unsightly industrial building surrounding by industrial fencing.

We assume the raising of the land levels is due to the amount of soil so far dumped around the Park as a result of excavations. There also appears to be no provision for lighting or CCTV. This is likely to attract vandalism and anti-social behaviour. What is the purpose of the amphitheatre? If it is for concerts have the noise impacts been considered?

There are numerous other reasons why these plans should be rejected and the whole matter re-visited by the Council. Trust in United Utilities fulfilling their obligations have been severely diminished as cost cutting seems far more important than delivering the wider community.

**Mr H Flynn 2 Parkland Close, Blackpool**-once again a change of plans. I honestly believe United Utilities have made false promises and misled residents and have hoodwinked the Council. There are two main objections:-

- The siting of the bowling club. Last year I objected to the siting of the clubhouse positioned directly in front of our house and that other alternative sites were not available as land was needed for new pipes. This is now not the case so the clubhouse can be put on its original footprint.
- It is stated that the new pump building needs to be above ground to avoid flooding. But surely a more suitable solution can be found than a huge 35 metre long x 7 metre high construction which is not in keep with the Park. The builders of the original pump had the vision, willpower and social conscience to construct a structure which is more pleasing on

the eye. Don't let profit come before people. Jubilee Park Gardens was once a vibrant, family orientated park full of facilities. Now after United Utilities involvement it is a drab, soulless wasteland.

**Councillor Tony Williams**- As one of the Ward Councillors for Anchorsholme I respectfully submit a list of concerns and objections to the amended scheme in Anchorsholme Park proposed by United Utilities:

- 1) The UU Pumping Station area should have the same specialist coloured topping area as the road feeding it that runs from the Promenade to the Park, black tarmac will make this area look very industrial and not fitting for a park setting.
- 2) The crib walls which have replaced the gabion fencing in the first application must be an eco-crib wall to include some greenery otherwise it will look too concrete in appearance and again look too industrial.
- 3) The steel railings and handrails including in this application instead of the proposed timber boundary must be of an ornate nature and colour otherwise it will look again too industrial and not in keeping with a Park.
- 4) With the pump motors being relocated from the deep basement location to above ground level, we have major concerns about noise pollution from the pumps with residents living so close to the pumps.
- 5) With both of the clusters of 3 vent stacks to be operational emission points, what mitigation is in place to reduce odours from these increased numbers of stacks?
- 6) The cafe and MUGA areas should include CCTV, it's noted by UU's own report on gabion fencing that they are at risk of vandalism. CCTV has been installed in the neighbouring Eastpines Park and has greatly reduced anti-social behaviour in the area.
- 7) I ask the Planning Committee to seek assurance that the new slopes in the Park will drain properly and if so how will this assurance be guaranteed.
- 8) I ask the Planning Committee to confirm the MUGA area proposed contains four actual MUGA's to include spaces for tennis, football, basketball / netball etc.
- 9) I ask the Planning Committee to confirm the Trim Trail area contains the Zip Wire that Ward Councillor and forum money paid for.
- 10) I ask the Planning Committee to seek qualification on what the sandstone coloured corner areas will look like, will they contain noticeboards etc.
- 11) The amphitheatre area should have electricity points for performer's sound equipment.
- 12) The existing noticeboard that was paid for by the Ward budget at Anchorsholme Lane West entrance which contains a map of Anchorsholme Park should be updated to include a new map of the Park.
- 13) The short access road from the Promenade to the cafe should contain lighting, so that the cafe can be used at night by the Scouts and Guides, without lighting it will undermine a key social role for the cafe and the Park.
- 14) I ask the Planning Committee to seek assurance as to make sure what is promised is delivered and what guarantees are in place to make sure that is what happens as we have already seen a number of changes to the scheme?

Whilst United Utilities will no doubt protest at the addition of costs to pay for the installation of CCTV in the Park and lighting on the road leading to the cafe, the costs saved by not removing the soil from the Park and increasing the slopes by 500 mm will pay for the cost and ensure the Park is not only safe but guaranteed to be used all year round. I would be grateful if these objections could be included for consideration by the Committee when United Utilities application is presented at your forthcoming meeting.

**Councillor Paul Galley** As one of the Ward Councillors for Anchorsholme I respectfully submit a list of concerns and objections to the amended scheme in Anchorsholme Park proposed by United Utilities:

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Whilst United Utilities will no doubt protest at the addition of costs to pay for the installation of CCTV in the Park and lighting on the road leading to the cafe, the costs saved by not removing the soil from the Park and increasing the slopes by 500 mm will pay for the cost and ensure the Park is not only safe but guaranteed to be used all year round. I would be grateful if these objections could be included for consideration by the Committee when the application is presented at your forthcoming meeting.

## **NATIONAL PLANNING POLICY FRAMEWORK**

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute towards sustainable development. There are three strands to sustainable development namely economic, social and environmental, which are mutually dependent. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Paragraph 6 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment. Amongst other things, this includes replacing poor design with better design.

Paragraph 14 makes clear that at the heart of the NPPF there is a presumption in favour of sustainable development, which is the 'golden thread' running through both plan-making and decision-taking. This means: (i) local planning authorities (LPAs) should positively seek opportunities to meet the development needs of their area; (ii) Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change; (iii) approving development proposals that accord with the development plan without delay; and (iv) where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Para 17 of the NPPF sets out 12 core planning principles, stating that amongst other things planning should:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- encourage the effective use of land by reusing land that has been previously developed; and
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

The NPPF also aims to ensure that development responds to local character and history (para 58) and seeks to achieve good design which promotes local distinctiveness (para 60). Decisions should address the connections between people and places and the integration into the natural, built and historic environment. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

With regard to the environmental strand, pursuing sustainable development involves seeking positive improvements in the quality of the natural environment, including moving from a net loss of biodiversity to achieving net gains for nature). Paragraph 61 states that planning decisions should address the integration of new development into the natural environment; para. 109 requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity; and encourages

opportunities to incorporate biodiversity in and around developments.

### **BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY**

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

CS1- Strategic Location of Development  
CS6- Green Infrastructure  
CS7- Quality of Design  
CS9- Water Management  
CS11- Planning Obligations  
CS12- Sustainable Neighbourhoods  
CS15 - Health Facilities & School Places

### **SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016**

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

BH3- Residential and Visitor Amenity  
BH4- Public Health and Safety  
BH5- Protection of Public Open Space  
BH21- Protection of Community Facilities  
LQ1- Lifting the Quality of Design  
LQ2- Site Context  
LQ3- Layout of Streets and Spaces  
LQ4- Building Design  
LQ5- Public Realm Design  
LQ6- Landscape Design and Biodiversity  
NE5- Other Sites of Nature Conservation Value  
NE9- The Coast and Foreshore  
RR12- Other Promenade Areas  
AS1- General Development Requirements

### **ASSESSMENT**

**Need for the proposed development** - In 2015 new water bathing quality standards were introduced and under these new higher standards 7 out of 8 of the Fylde Coast bathing waters are classified as 'poor'. The existing pumping station and outfall pipe is not considered fit for purpose to meet current standards and is in the course of being replaced. The lack of water storage facilities to accommodate storm water peaks is also an issue meaning that more polluted water is being pumped into the Irish Sea than should be the case under the new standards.

The position of the pumping station and maintenance buildings within the Park is largely fixed due to their relationship to the new outfall pipe. Therefore, the need for the development is still accepted. What is in question by Ward Councillors and local residents is the location of the water pumps (above ground instead of underground), the size of the proposed buildings, and in compensation the replacement Park and the number of proposed changes to the scheme that was approved in April 2016 under planning application 15/0820 including boundary treatment, surfacing materials and the further raising of land levels.

This project is one of a number of recently completed or recently approved on-going schemes on the Fylde Coast in order to address the issue of the required higher water bathing quality standards.

**Differences from the Approved Scheme** whilst the previously approved scheme raised a number of concerns and representations, this current revised proposal has been the subject of 13 objections from local residents and the two Ward Councillors. Concerns have been raised that these revisions are a cost saving exercise that reduces some of the quality of the existing approval and will as a result increase the visual and residential amenity impact on local residents and within the wider area. The main change to the previously approved scheme is the larger pump station building which is now 950 sqm (previously approved at 806 sqm) although this is partly compensated for with the smaller hardstanding area around the building which allows more parkland to be retained. A number of the other differences relate to landscaping, boundary treatments, retaining walls and surfacing materials. The applicants have suggested that these matters be dealt with as a condition of approval which is considered acceptable to enable the respective parties to agree a quality palette of materials which is imperative for this development.

**United Utilities have responded to the representations made and a copies of the responses are appended to this report at Appendices 6b, 6c and 6d.**

**Design-** the main United Utilities building within the Park is the pumping station and the proposal seeks approval for the installation of the replacement pump above ground rather than underground. This would result in a building which is now proposed to be 'L' shaped measuring a maximum of 36.5 metres x 35 metres and a height of 7.3 metres to the ridge height of the roof. The previously approved pumping station building measured a maximum of 41.8 metres x 21 metres with a similar height. The applicants have confirmed that previously approved materials will still be used in building construction.

The provision of a larger building on a smaller hardsurfaced area using previously approved quality materials and on the expectation that suitable quality hardsurfacing materials etc referred to in the section above, is considered acceptable as are the revised designs of the other smaller buildings

**Impact on Residential Amenity-** A Construction Management Plan has been previously been approved and it is expected that the existing working arrangements, which have been agreed, will be continued.

It is not anticipated that the half metre increase in height on the Park will have a significant impact in terms of loss of outlook for nearby residents. In terms of noise levels the Environmental Statement sets out intended noise levels from the pumping station and no

objections or comments to these figures have been raised from the Council's Environmental Protection Officer. There will be some limited impact on air quality although this is an existing and on-going situation.

### **Other Issues**

The Police have expressed general satisfaction with the submitted scheme with the exception of the proposed fencing details will will be dealt with as a condition of any approval

In terms of ecological matters the comments made by the relevant consultees are noted and the comments from the Council's Sustainability Manager who advises on ecological matters are awaited. However, in terms of the impact on the adjacent Biological Heritage Site there are not thought to be any additional impacts and the previously approved scheme was considered satisfactory in this respect.

Archaeology- the condition requested by County Archaeology will be attached to any approval.

### **CONCLUSION**

On balance and subject to the agreement of detailed materials as set out above the proposal is considered acceptable and still constitutes sustainable development which is in accordance with relevant local and national planning policies. Members attention is drawn to the written responses from United Utilities to the detailed queries raised by the Case Officer, Ward Councillors and local residents to the proposal.

### **LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION**

None.

### **FINANCIAL BENEFITS**

None.

### **HUMAN RIGHTS ACT**

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

### **CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.



## **BACKGROUND PAPERS**

Planning Application File(s) 15/0820 and 17/0060 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.doaction=weeklyList>

**Recommended Decision:** Grant Permission

### **Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location Plan stamped as received by the Council on 30/01/2017

Drawings numbered:-

B2707017/01/000/004	Proposed Site Plan
B2707017/01/000/005	Proposed Site Elevations
B2707017/01/100/001	Proposed Main Facility Building – Floor Layout
B2707017/01/100/002	Proposed Main Facility Building – East and West Elevations
B2707017/01/100/003	Proposed Main Facility Building – North and South Elevations
B2707017/01/100/004	Proposed Main Facility Building – Sections
B2707017/01/100/005	Proposed Main Facility Building – Roof Plan
B2707017/01/200/001	Proposed Bowling Club and BBC Maintenance Building – Floor Layout
B2707017/01/200/002	Proposed Bowling Club and BBC Maintenance Building – North and South Elevations
B2707017/01/200/003	Proposed Bowling Club and BBC Maintenance Building – East and West Elevations
B2707017/01/200/004	Proposed Bowling Club and BBC Maintenance Building Sections
B2707017/01/200/005	Proposed Bowling Club and BBC Maintenance Building Roof Plan
B2707017/01/300/001	Proposed Café – Floor Layout
B2707017/01/300/002	Proposed Café – North and South Elevations
B2707017/01/300/003	Proposed Café – West and East Elevations
B2707017/01/300/004	Proposed Café – Sections
B2707017/01/300/005	Proposed Café – Roof Plan
B2707017/01/400/001	Proposed Storage Tank Control Building – Floor

Layout

B2707017/01/400/002 Proposed Storage Tank Control Building – East and South Elevations

B2707017/01/400/003 Proposed Storage Tank Control Building – West and North Elevations

B2707017/01/400/004 Proposed Storage Tank Control Building – Sections

B2707017/01/400/005 Proposed Storage Tank Control Building – Roof Plan

M315/80040279/00/96/9408 Rev. F Landscape Masterplan Proposals

M315/80040279/00/96/9414 Rev. D Landscape Masterplan Proposals – Sections (Page 1 of 2)

M315/80040279/00/96/9415 Rev. D Landscape Masterplan Proposals – Sections (Page 2 of 2)

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. A Construction Management Plan shall be submitted to the Local Planning Authority within one month of the date of this approval. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Within one of the date of this approval a programme of archaeological work shall be submitted to and approved in writing by the Local Planning Authority and the development shall subsequently be carried out in accordance with the approved details.

Reason: The site is within an area where there may be important features of archaeological interests and so appropriate investigation and safeguarding is necessary in accordance with Planning Policy Statement 5: Planning for the

Historic Environment.

5. a) Notwithstanding the submitted plans full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this approval. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.
- b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)
- c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

**Advice Notes to Developer**

Not applicable

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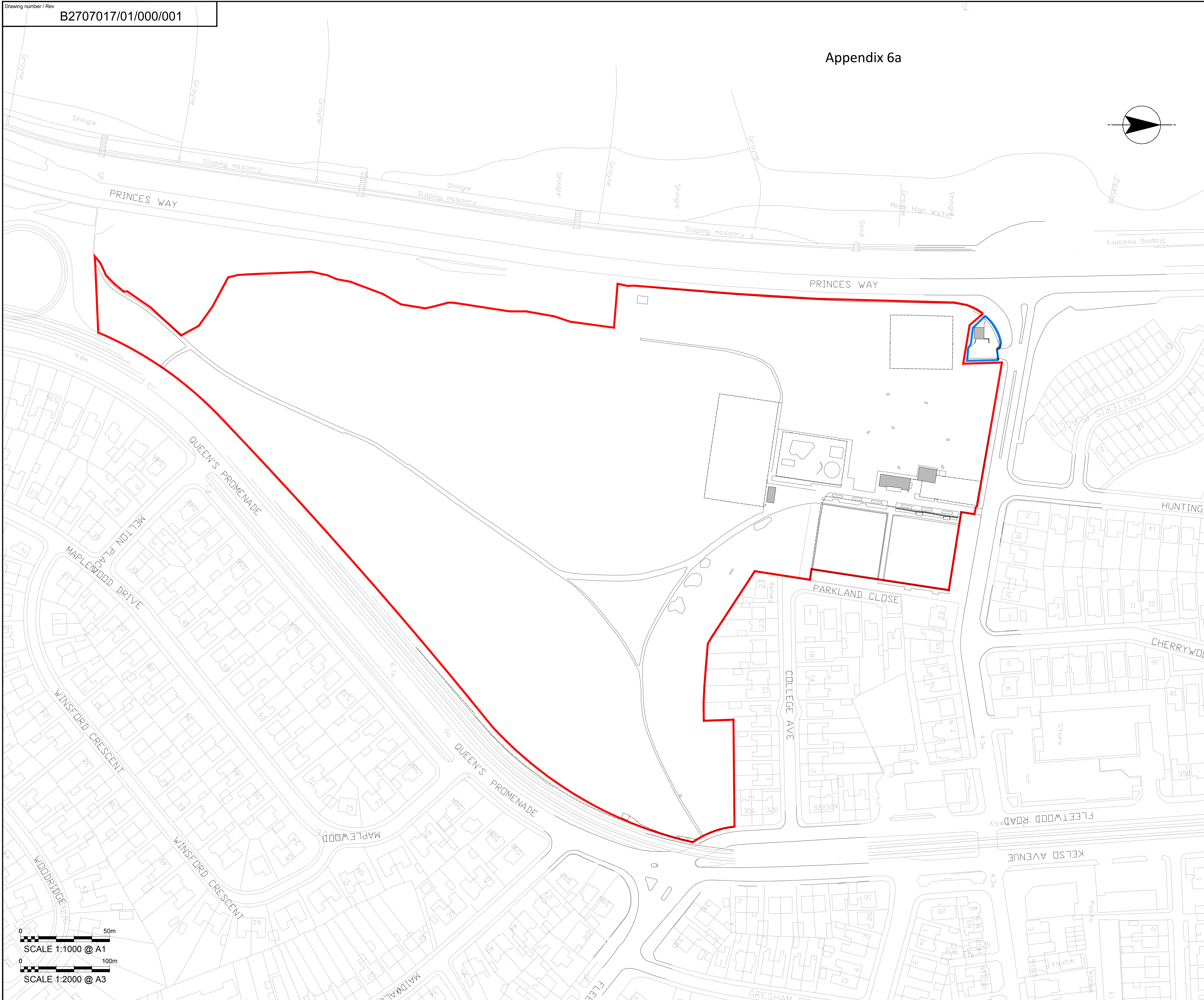
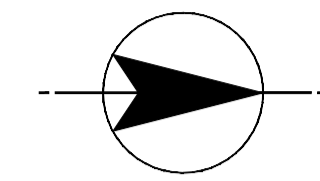
Appendix 6a

LEGEND

KEY

- SITE AREA
- AREA SHOWING EXTENT OF UU LAND OWNERSHIP

Red Line Boundary Hectares = 8.4 Ha



Rev	Rev. Date	Purpose of revision	Drawn	Checked	Rev'd	Appr'd
B	07-01-2017	REISSUED FOR PLANNING	CP	NH	DL	AJ
A	05-12-2016	ISSUE FOR PLANNING	CP	NH	DL	AJ

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 www.jacobs.com

Client

Project  
**ANCHORSHOLME OUTFALL PUMPING STATION**

Drawing title  
**SITE LOCATION PLAN**

Drawing status  
**PLANNING**

Scale  
 1:1000 @ A1 1:2000 @ A3 DO NOT SCALE

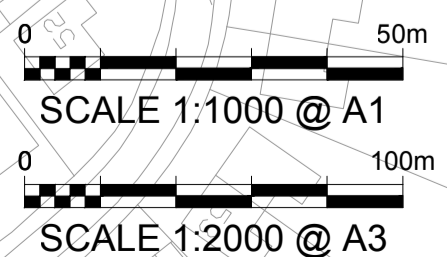
Jacobs No. B2707017

Client no. M315/80040279/00/97/1001

Drawing number  
**B2707017/01/000/001**

Rev  
**B**

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.



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## **Appendix 6b: Anchorsholme Park Planning Application**

### **Response to issues raised in response to the application by the local councillors**

*1)The UU Pumping Station area should have the same specialist coloured topping area as the road feeding it that runs from the Prom to the Park, black tarmac will make this area look very industrial and not fitting for a park setting.*

**This was covered in our response to you on 27/3. In the revised application we have been able to significantly reduce the area of hard standing associated with the pumping station (and correspondingly increased the area of grass). The hardstanding around the pumping station has been changed to tarmac to delineate it from the public access areas. The main route through the park from Anchorsholme Lane West to the promenade is coloured to reflect the linkage to the promenade.**

*2)The crib walls which has replaced the gabion fencing in the first application must be an eco-crib wall to include some greenery otherwise it will look too concrete in appearance and again look too industrial.*

**Details can be agreed by planning condition to ensure the correct appearance.**

*3)The steel railings and handrails including in this application instead of the proposed timber boundary must be of an ornate nature and colour otherwise it will look again too industrial and not in keeping with a Park.*

**The proposed railings are a simple form, as used in other parks in Blackpool. They will provide an open aspect, rather than the solid appearance which the timber “fence” would have provided.**

*4) With the pump motors being relocated from the deep basement location to above ground level, we have major concerns about noise pollution from the pumps with residents living so close to the pumps.*

**The Control building housing the pump motors has been designed to ensure that the noise is within the limits identified in the submitted Environmental Statement.**

*5) With both of the clusters of 3 vent stacks to be operational emission points, what mitigation is in place to reduce odours from these increased numbers of stacks.*

**An odour control system is provided within the ventilation system to treat all air which will be emitted from the stacks.**

*6) The cafe and MUGA areas should include CCTV, it's noted by UU's own report on gabion fencing that they are at risk of vandalism. CCTV has been installed in the neighbouring Eastpines Park and has greatly reduced anti-social behaviour in the area.*

**It was agreed early in the discussions with BBC that CCTV and lighting was not required as part of the development.**

*7) I ask the planning committee to seek assurance that the new slopes in the Park will drain properly and if so how will this assurance be guaranteed.*

**It is noted that the existing park has a tendency to hold water in certain areas. The new layout has a drainage swale and pond which is designed to collect the water and allow it to dissipate from the swale or pond. An overflow has been provided for any excess water, this is unchanged from the previous application.**

*8) I ask the planning committee to confirm the MUGA area proposed contains four actual MUGA's to include spaces for tennis, football, basketball / netball etc*

**The MUGA identified in the Planning Application is the same arrangement as previously approved. It contains four pitches marked out to support tennis, football and basketball as agreed with BBC officers.**

*9) I ask the planning committee to confirm the Trim Trail area contains the Zip Wire that ward councillor and forum money paid for?*

**The trim trail equipment, including the zip wire has been dismantled by the company who installed it, they will be engaged to re-erect and certify the equipment when the project nears completion.**

*10) I ask the planning committee to seek qualification on what the sandstone coloured corner areas will look like, will they contain noticeboards etc.*

**The intention previously agreed with officers was to provide a coloured area at the two main entrances to identify the potential route to the promenade. Any existing noticeboards will be retained. Content will be agreed before the Park is handed back to BBC.**

*11) The Amphitheatre area should have electricity points for performer's sound equipment.*

**There has been no previous request for the provision of a power supply to the Amphitheatre.**



*12) The existing noticeboard that was paid for by councillor ward budget at Anchorsholme Lane West entrance which contains a map of Anchorsholme Park should be updated to include a new map of the Park.*

**See above**

*13) The short access road from the Prom to the cafe should contain lighting, so that the cafe can be used at night by the Scouts and Guides, without lighting it will undermine a key social role for the cafe and the Park.*

**There has been no previous request for the provision of lighting to the park and this has been discouraged from discussions.**

*14) I ask the Planning committee to seek assurance as to make sure what is promised is delivered and what guarantees are in place to make sure that is what happens as we have already seen a number of changes to the scheme?"*

**The proposed changes arise as a result of completing the majority of the detailed design of the pumping station. When agreed these will be delivered, as the project is already on site and underway.**

**Some of the detail of the Park itself are with BBC to design and will require further discussion as the final details are developed. Some aspects can be covered by planning condition if required.**

**All details will need to be agreed with BBC before we hand the Park back to them at the completion of the project.**

*Whilst United Utilities will no doubt protest at the addition of costs to pay for the installation of CCTV in the Park and lighting on the road leading to the cafe, the costs saved by not removing the soil from the Park and increasing the slopes by 500 mm will pay for the cost and ensure the Park is not only safe but guaranteed to be used all year round.*

**See above**



## **Appendix 6c: Anchorsholme Park Planning Application**

### **Response to issues raised by local residents.**

#### **Pumps above ground**

UU have always identified that there would be control buildings and other facilities above ground, and the previous approved application has such a building. The detailed design has identified an optimum solution with the pump motors above ground, located within an extended building but with a much reduced area of hardstanding. The vast majority of the pump (which are approx 12m long) is below ground. The location, form and finish of the building has been approved in the previous application. The revised building has adopted the finishes and form.

Noise modelling detailed in the Environmental Statement has demonstrated that levels will be acceptable.

The existing station which is wholly underground presents significant health and safety issues which cannot be accommodated within today's design and workplace standards.

#### **Ground levels**

There has always been an intention to re contour the park the ground levels have been raised generally in the order of 0.5 to 1m, with an isolated area up to 2m, to provide interest features and to support the amphitheatre and provide shape around the MUGA. This is considered to benefit the appearance of the existing relatively flat park.

There are a number of comments regarding the mounding and the potential for anti-social behaviour but we note the Police observations that "Natural surveillance is considered within the landscaping plan to ensure that no areas are concealed from view as planting gets established, to deter crime and anti-social behaviour."

#### **Bowling Club location**

The bowling club location was approved in the initial application, and is unchanged. The demolition of the bowls club and maintenance building was necessary to provide working space for the construction of the pumping station. The location was agreed with BBC to achieve proximity of the bowling club to the one remaining green, and to integrate the maintenance building into single building.

#### **The Amphitheatre**

The amphitheatre has been promoted by BBC to provide a facility for outdoor events. It reflects similar arrangements in other parks. The timing and nature of events will be managed by BBC.

### **Fencing around the Pumping Station Compound**

We have proposed 1.5m high fencing in the application but note the concerns raised by the Police. We can adopt 1.8m if that is deemed acceptable. Details can be approved under planning condition.

### **Decommissioned Structures**

The 2 existing vent stacks on the promenade serve the main tunnel and will be required on completion of the project. They were incorrectly identified for decommissioning in the ES.

It is our intention to abandon the existing pumping station within the period 2020 to 2025, which would allow the access building to be removed and the land returned to the Park.

Further to our telephone conversation on Friday re: a written response being required to the number of objections received to the application from both local residents

And the two Ward Councillors and as a follow up I would also request additional comparative information on the approved and proposed scheme. This comparative information should include:-

- Respective land takes and amount of hardsurfacing involved in the two respective schemes

	Land Take – from access off Park Spine Rd	Building Footprint
Original Application	7390m <sup>2</sup>	806m <sup>2</sup>
Revised Application	5235m <sup>2</sup>	950m <sup>2</sup>

The footprint reduction releases an additional area of grass 20m wide by 90m long adjacent to the access of Anchorsholme Lane West – opening up the open aspect of the park.

- The respective footprints of the two pump station buildings  
see above
- I would welcome additional landscaping around the compound, including to Anchorsholme Lane West, to soften the rather harsh industrial type appearance  
Additional landscaping can be incorporated and we are happy to discuss further. Is this something that could be covered by planning condition?
- The play area adjacent the café now appears smaller?  
It has been detailed slightly smaller on the revised application. However, the area is identified for BBC use, and the final design will dictate how much space is required. BBC are designing and installing the play area, including fencing.
- The landscaping behind the new bowling pavilion has disappeared?  
This is in response to request from the bowling club to establish an open area where they could practice
- Is the bowling pavilion building now smaller than previously approved?  
The bowling club / maintenance building is unchanged from the initial application.

- Why is standard tarmac now being used within the pump station compound and elsewhere within the Park ?  
In the initial application, because the permanent land take was large, it was agreed that the hardstanding area should be open to the public, and accordingly was coloured in a finish to match the promenade. In the revised application, the hardstanding area is greatly reduced with standard tarmac used in an effort to delineate it from the public use areas. The main route through the park from Anchorsholme Lane West to the promenade is coloured to reflect the linkage to the promenade.
- The entrance features into the Park seems to have been deleted?  
The landscape masterplan includes surface treatment to the entrance at Queens Promenade / Fleetwood road, and at the southern boundary near the tram circle. On the initial application we had indicated a wider surface treatment to the footpath at the Queens promenade entrance which incorrectly covered the pavement area outside the site. This has now been deleted.
- Can you please provide a fencing detail for the proposal.  
It is proposed to use a tangorail fence arrangement, similar to that used in many parks (see example below)



**COMMITTEE DATE:** [11/04/2017](#)

**Application Reference:** 17/0104

**WARD:** Talbot  
**DATE REGISTERED:** 17/02/17  
**LOCAL PLAN ALLOCATION:** Town Centre Boundary  
Retail Cafe Zone  
Defined Inner Area

**APPLICATION TYPE:** Full Planning Permission  
**APPLICANT:** Mr S Thompson

**PROPOSAL:** Erection of 4 storey extension to Corporation Street elevation of building to form external lift shaft.

**LOCATION:** MUNICIPAL BUILDING, CORPORATION STREET, BLACKPOOL, FY1 1EJ

---

**Summary of Recommendation:** Grant Permission

## **CASE OFFICER**

Gary Johnston

## **BLACKPOOL COUNCIL PLAN 2015 -2020**

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool

## **SUMMARY OF RECOMMENDATION**

This proposal affects a distinctive and prominent Locally Listed Building within the Town Centre Conservation Area. In the absence of an alternative location for the lift shaft the proposal has to be assessed in terms of its impact on the building and the Conservation Area. In its favour the extension would only project 2 metres by 2.6 metres wide, it would not disrupt the frieze on the facade and it would be a pastiche of the host building. Against it would be the fact that it would disrupt the clean lines of the facade. Given the absence of an alternative location for the lift shaft your officers on balance suggest that the balanced judgement required by para 135 of the National Planning Policy Framework weighs marginally in favour of the proposal.

## **INTRODUCTION**

Members may be aware that the Municipal Building is going through a process of internal refurbishment and reconfiguration and that discussions have been held with the Police and the Department for Work and Pensions with a view to them using part of the refurbished floorspace in association with the remaining Council Services. As part of the discussions with the Department for Work and Pensions they have identified a need for a separate lift to serve

their proposed accommodation. Planning officers have asked for justification as to why the lift could not be housed internally or in a less conspicuous location and have received the following comments -

- **using the atrium in the centre of the building**

The atrium in the centre of the building is behind the current customer first accommodation and providing access to it would mean effectively cutting the current counter arrangement in two and incurring additional costs to address the extra alteration works to the counter arrangement, as well as impacting on light and ventilation provision via this atrium area.

- **using the goods area with access off Market Street**

The goods area is totally remote from the customer first entrance, on the diagonally opposite corner of the building and would be somewhat unmanageable to control access to, it also does not serve the first floor as this area of the floor plate is now the new Police office.

- **other internal locations accessed off the public areas**

The physical disturbance to the building given its steel frame configuration, the fact that the current 3<sup>rd</sup> floor modernisation works are due to be handed over on the 13 April 2017, and an internal lift would impact on the third floor plate would be a bit of a disaster at this stage. The whole Department for Work and Pensions move is time sensitive with a 'drop dead' date in November this year, which we are just about now able to facilitate. The time implication alone for an internal lift installation would almost certainly take the work beyond the DWP's end date.

- **externally in the recess between the Town Hall and the Municipal Building**

This suggestion is answered in a similar way to point 2 above in that there is no physical connection to the public area along this elevation, the police reception is at ground floor and the police office and toilets sit along this elevation, this existing lift is already in this vicinity and was precluded from use by Department for Work and Pensions due to its remote location from their proposed accommodation.

## **SITE DESCRIPTION**

This application relates to the Corporation Street elevation of the Municipal Building. The building is bounded by Corporation Street, West Street and Market Street and has a strong cohesive appearance with brickwork elevations and areas of stonework framing the windows on the elevations. On the Corporation Street elevation of the building there is a glazed canopy which shields the ground floor windows and main entrance. The Municipal Building sits behind the Town Hall and is a Locally Listed Building within the Town Centre Conservation Area. The reason for the Local Listing is because it is a '*striking interwar building with good detailing and a frieze of stone panels depicting 'progress'. It is a strong townscape feature which also forms a group with the earlier town hall.*'

The Listing entry records the following -

*1937-8 by J. C. Robinson of the Borough Surveyor's Department as an extension to the earlier town hall.*

*Four storeys, 11 window bays to each elevation, the building is a square brick block with*



*splayed corners and stone dressings, linked to the south side of the Town Hall. Flat roof, the elevations are faced in red brick, probably on a steel frame, with a frieze of Darley Dale stone panels on the theme of Progress between the first and second floor around the three sides; these were designed by the Head of the Art Department of Blackpool Technical College, Charles Hayes, and his students, and carved by A. Sherwood Edwards. Each sequence starts with an abstracted elemental motif followed by a progression of scenes culminating with the latest motor coach. Windows are modern replacements, and the ground floor is glazed between sandstone piers, with a modern entrance and canopy on the east side. The building is built up to the back of the footway and is a prominent townscape element on Corporation Street.*

## **DETAILS OF PROPOSAL**

This application is for a 4 storey extension to the building. The extension would be sited close to the south east corner of the building and would project from the face of the building by 2 metres and would have a width of 2.6 metres. The overall height would be 16 metres. The design of the extension would replicate the design of the Municipal Building - stonework at ground floor level, brickwork and stonework to first, second and third floor levels and stonework parapet forming the cap to the liftshaft. The liftshaft would incorporate 'dummy' windows to match the window positions on the main Corporation Street elevation.

The application is accompanied by a Heritage Statement.

## **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- impact on the character and appearance of the building
- impact on the character and appearance of the Town Centre Conservation Area
- impact on highway and pedestrian safety

## **CONSULTATIONS**

**Built Heritage Manager:** I have had some input to the design of the lift in order to limit its impact on the character of the building and, therefore, I have no objection to the application

**Blackpool Civic Trust:** No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

**Head of Highways and Traffic Management:** The proposal site is on Corporation Street between Talbot Road and West Street. Two access points are available for pedestrians into the building currently, one to the Customer First Centre and the other to Municipal Building Reception. I am aware that changes are proposed and going forward access points are changing, and how they are used.

There are two bus stops outside the proposal site, serving a number of bus services on a regular frequency which results in bus users waiting in this area. There are other pedestrians who require access into the building and others who walk in a north/south direction. In terms

of physical structure/street furniture along here, there are two bins, cycle hoops, supports for the canopy and bollards are proposed as a security measure for the change in personnel within the building. Whilst the footway, is wider than a standard footway, the existing items of furniture and canopy support, together with bus users waiting in this area requires pedestrians travelling in a north sound direction having to meander and plot a route through in conflict with others. The installation of the lift shaft will result in pedestrians having to negotiate a further hazard in an area which is already congested.

I should also point out that the structure is on/over the public highway, there have been no discussions with Traffic and Highways to seek views and whether this would be acceptable. On this basis, I wish to object to this proposal and would recommend refusal.

### **PUBLICITY AND REPRESENTATIONS**

Site notice displayed : 15 March 2017

Neighbours notified : 17 February 2017

No representations have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

### **NATIONAL PLANNING POLICY FRAMEWORK**

The National Planning Policy Framework (NPPF) came into force in March 2012 and constitutes guidance for local planning authorities and decision-takers as a material consideration in determining applications.

The core planning principles in the NPPF include:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas.
- local authorities should encourage effective use of land by re-using land that has previously been developed provided that it is not of high environmental value.
- local authorities should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraphs 7, 9, 10, 11, 14, 17, 18, 19, 23, 56, 59, 128, 129, 132, 135, 137 and 197 considered to be most relevant to this application.

### **BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY**

The Blackpool Local Plan Part 1 : Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

Policy CS1: Strategic Location of Development

Policy CS5: Connectivity  
Policy CS7: Quality of Design  
Policy CS8: Heritage  
Policy CS17: Blackpool Town Centre

### **SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016**

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

Policy LQ1: Lifting the Quality of Design  
Policy LQ2: Site Context  
Policy LQ3: Layout of Streets and Spaces  
Policy LQ5: Public Realm Design  
Policy LQ10 Conservation Areas  
Policy LQ14 Extensions and Alterations  
Policy BH3 Residential and Visitor Amenity  
Policy BH4 Public Health and Safety  
Policy AS1 General Development Requirements

### **ASSESSMENT**

**impact on the character and appearance of the building** - The building is Locally Listed and has a cohesive appearance to all 3 public elevations. The summary of the reason for listing accurately reflects its status - *'striking interwar building with good detailing and a frieze of stone panels depicting 'progress'. It is a strong townscape feature which also forms a group with the earlier town hall.'* Para 135 of the National Planning Policy Framework states - *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'* This is echoed in Policy CS8 of the Core Strategy. The extension would mimic the original building in terms of its design and care would be needed to ensure that the materials would match as closely as possible the materials on the original building. The location would not disrupt the stone panel frieze on the Corporation Street elevation but would disrupt the clean lines of the building, albeit that the projection would only be 2 metres by 2.6 metres. The facade makes a significant contribution to the Corporation Street townscape by reason of its length, height and detailing. Given the absence of an alternative location for the lift shaft your officers on balance suggest that the balanced judgement weighs marginally in favour of the proposal.

**impact on the character and appearance of the Town Centre Conservation Area** - As well as being Locally Listed the building is also within the Town Centre Conservation Area where there is a requirement to conserve and enhance the Conservation Area. It is important that the Conservation Area is protected and enhanced to strengthen the existing townscape character. The Municipal Building together with the Grade II Town Hall make a significant and

prominent contribution to the Conservation Area. The extension would be small in scale and would be a pastiche of the host building, so in terms of design it would replicate the host building. It would however disrupt the flat facade, albeit that there is a glass canopy at ground floor level. Your Built Heritage Manager has not raised any objections to the proposal. On balance and in the absence of any other suitable locations for the lift shaft it is felt that the proposal would not have a significantly detrimental effect on the character and appearance of the Conservation Area. It is felt that its impact would be neutral i.e. nor would it enhance the Conservation Area.

**impact on highway and pedestrian safety** - The lift shaft would add to the existing obstructions on this section of the Corporation Street pavement but given its width it is not felt that a 2 metres projection by 2.6 metres width would significantly affect the pedestrian movements in this area nor would it force pedestrians onto the carriageway. Whilst the Head of Highways and Traffic Management's comments are noted it is not felt that a refusal could be sustained on pedestrian safety grounds

### **CONCLUSION**

This proposal affects a distinctive and prominent Locally Listed Building within the Town Centre Conservation Area. In the absence of an alternative location for the lift shaft the proposal has to be assessed in terms of its impact on the building and the Conservation Area. In its favour the extension would only project 2 metres by 2.6 metres wide, it would not disrupt the frieze on the facade and it would be a pastiche of the host building. Against it would be the fact that it would disrupt the clean lines of the facade. Given the absence of an alternative location for the lift shaft your officers on balance suggest that the balanced judgement required by para 135 of the National Planning Policy Framework weighs marginally in favour of the proposal.

### **LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION**

None required

### **HUMAN RIGHTS ACT**

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

### **CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

### **BACKGROUND PAPERS**

Planning Application File(s) 17/0104 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.doaction=weeklyList>

**Recommended Decision:** Grant Permission

### Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location Plan stamped as received by the Council on 13th February 2017

Drawings numbered JCP 07566 (2-)108, JCP 07566 (2-)109

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Details of materials, including window frames/glazing, to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced. The agreed materials shall then be used as part of the development

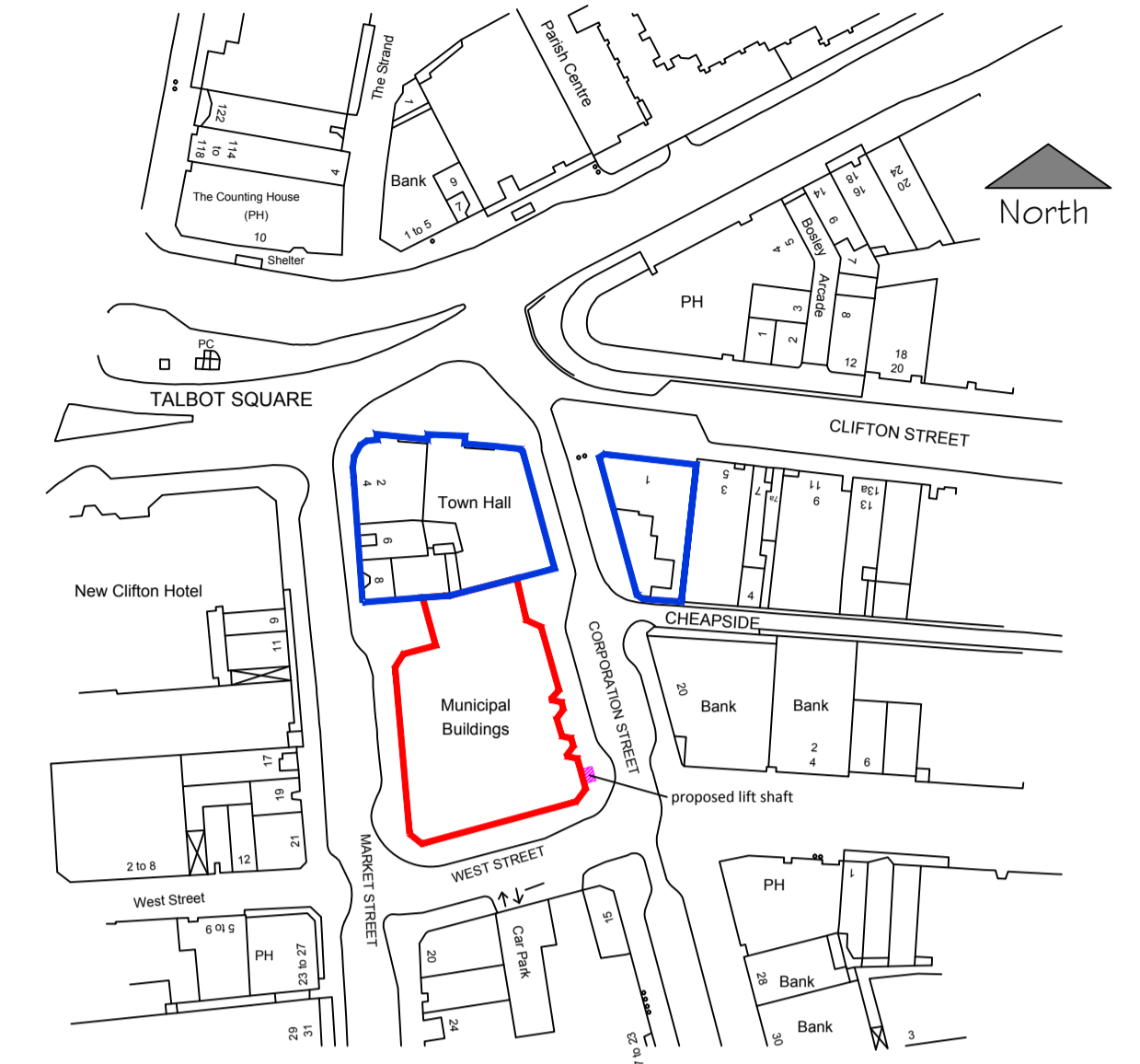
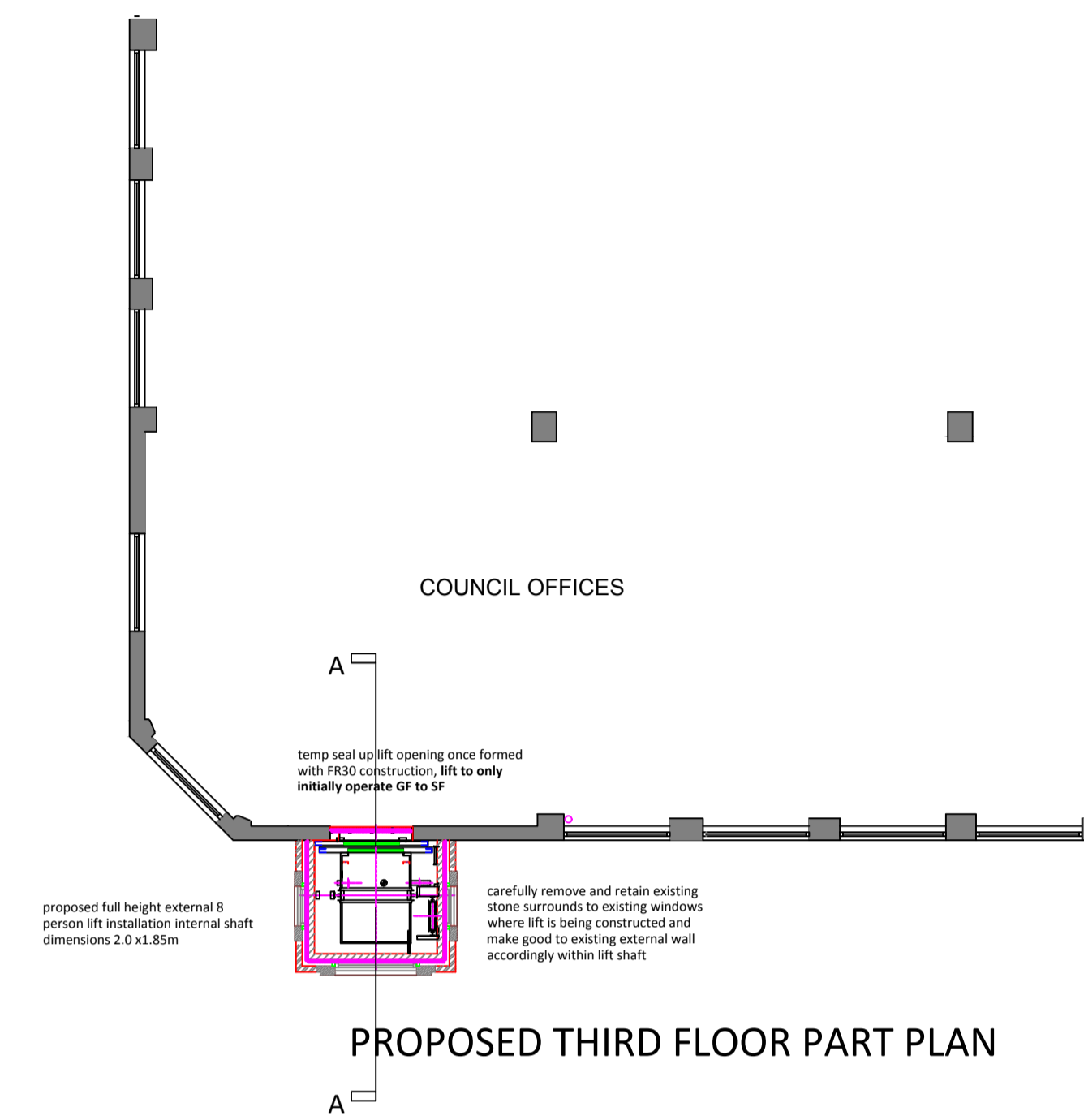
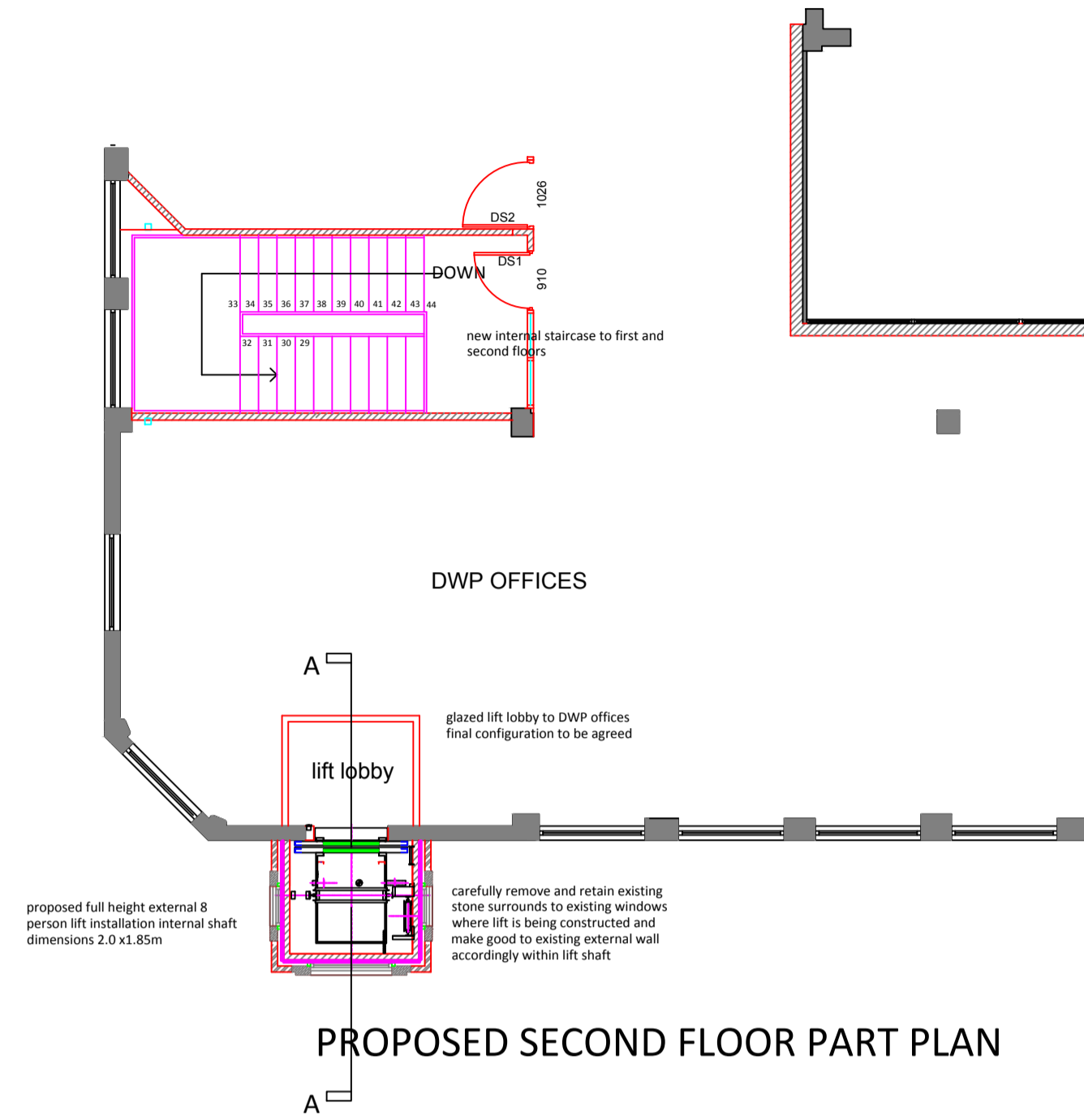
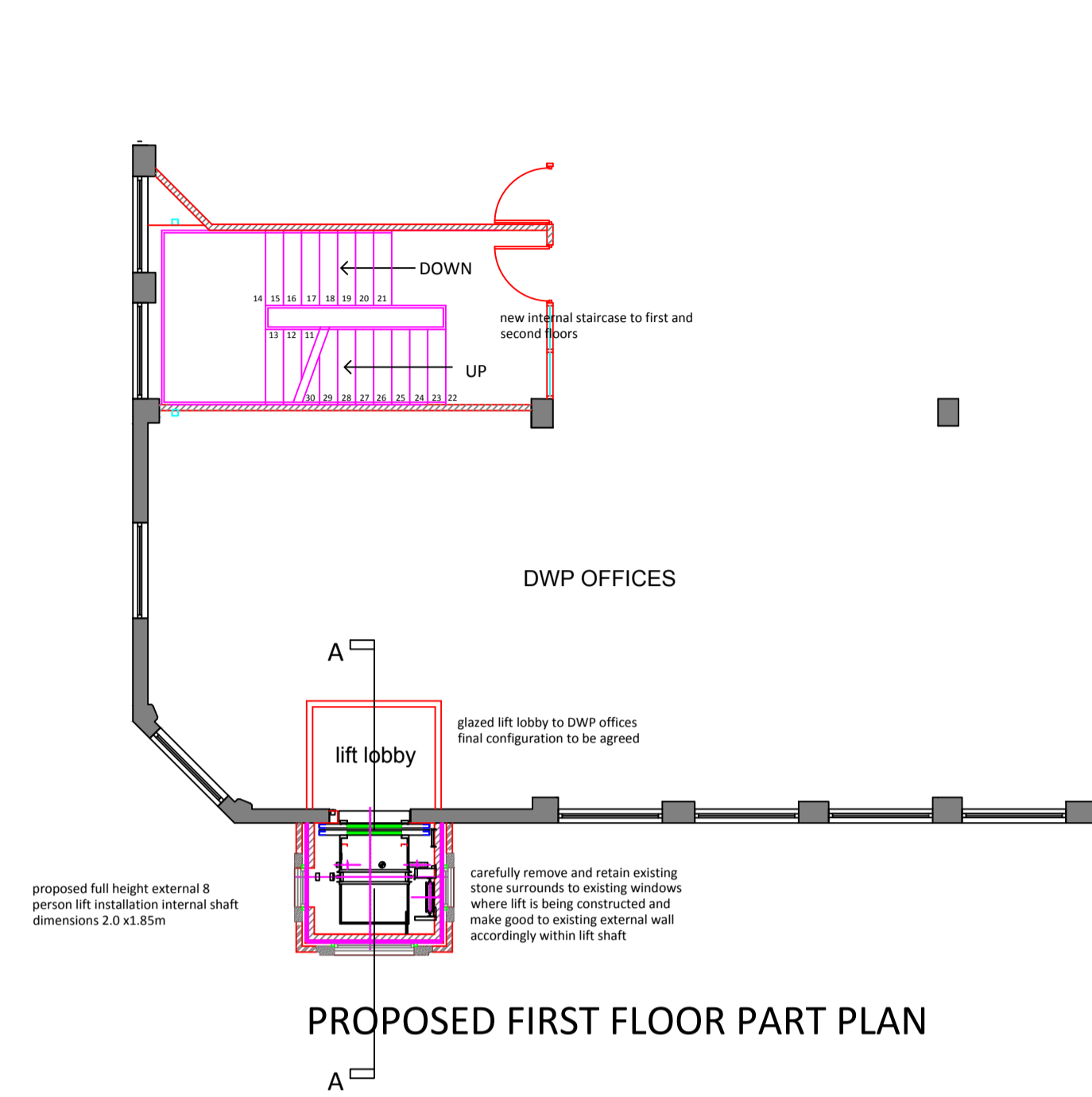
Reason: In the interests of the appearance of the locality, in accordance with Policies LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The dummy windows to the elevations of lift shaft shall be recessed (set back in the reveals) in accordance with details to be submitted to and approved by the Local Planning Authority before the development commences.

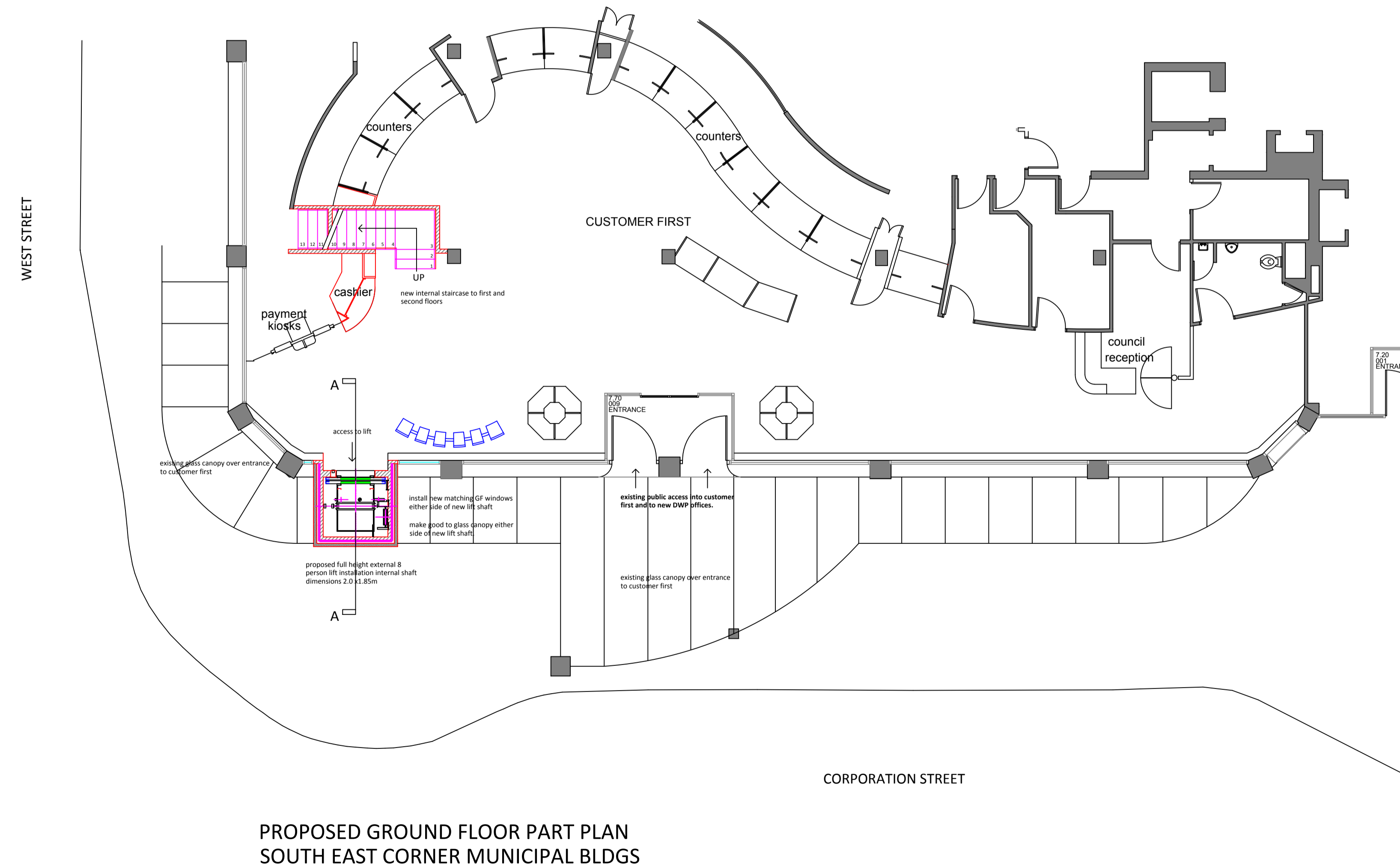
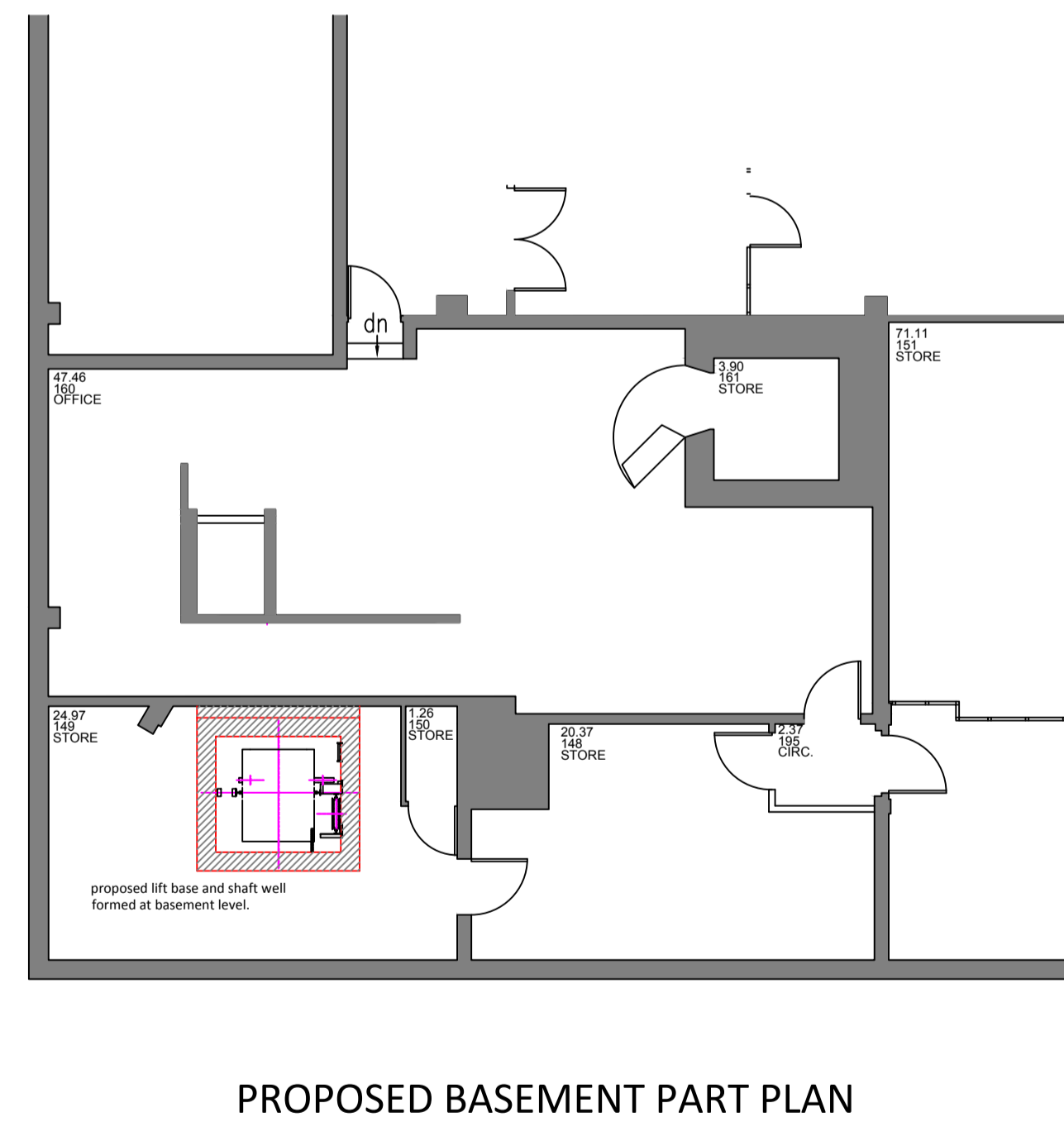
Reason: In the interests of the appearance of the locality, in accordance with Policies LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

## **Advice Notes to Developer**

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.



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Rev	Date	Drawn	Ch'd	App'd	Details of Revision

**Blackpool Council**

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DRAWING STATUS  
**INFORMATION**

ESTABLISHMENT  
**07566**

PROJECT  
**MUNICIPAL BUILDINGS  
CORPORATION STREET, BLACKPOOL. FY1 1NA**

DRAWING TITLE  
**PROPOSED PLANS (LIFT)**

Drawn PCNixon	Checked ***	Approved ***	Date Jan 2017	Scale(s) 1:100@A1
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DRAWING No. <b>JCP 07566 (2-) 108</b>	Rev
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