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Blackpool Council

13 October 2017

To: Councillors Humphreys, Hutton, Jackson, O'Hara, Stansfield, L Williams and T Williams

The above members are requested to attend the:

PLANNING COMMITTEE

Tuesday, 24 October 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 26 SEPTEMBER 2017 (Pages 1 - 22)

To agree the minutes of the last meeting held on 26 September 2017 as a true and correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED (Pages 23 - 24)

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

4 PLANNING ENFORCEMENT UPDATE REPORT (Pages 25 - 28)

The Committee is requested to consider the summary of planning enforcement activity within Blackpool during September 2017.

5 PLANNING APPLICATIONS AND APPEALS PERFORMANCE (Pages 29 - 32)

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

6 PLANNING APPLICATION 17/0457 - SITE OF FORMER ARNOLD SCHOOL, LYTHAM ROAD, BLACKPOOL (Pages 33 - 60)

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

7 PLANNING APPLICATION 17/0505 - 40 CHORLEY ROAD, BLACKPOOL (Pages 61 - 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

Copies of agendas and minutes of Council and committee meetings are available on the Council's website at www.blackpool.gov.uk.

Present:

Councillor L Williams (in the Chair)

Councillors

Humphreys	O'Hara	Stansfield
Hutton	D Scott	

In Attendance:

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser
Mr Gary Johnston, Head of Development Management
Mr Paul Latham, Park Services Manager
Mrs Clare Lord, Legal Officer
Mr Latif Patel, Group Engineer, Traffic Management
Mr Mark Shaw, Principal Planning Officer

Also Present

Councillors Galley and T Williams

1 DECLARATIONS OF INTEREST

Councillor L Williams declared a prejudicial interest in Agenda Item 9 relating to planning application 17/0453 – Land bounded by Coronation Street, Adelaide Street and Tower Street. The nature of the interest being that she was a Council appointed Board member of Blackpool Entertainment Company Ltd.

Councillor L Williams also declared a personal and prejudicial interest in Agenda Item 11, Land to rear of 14-20 Olive Grove, Blackpool. The nature of the interest being that a property she owned was on land situated adjacent to the proposed application site.

2 MINUTES OF THE MEETING HELD ON 30 AUGUST 2017

The Committee considered the minutes of the meeting held on 30 August 2017.

Resolved: That the minutes of the meeting held on 30 August 2017 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted the Planning Inspectorate's decision to allow an appeal against the decision of the Council to refuse planning permission to replace a garage with a new garage for general storage and vehicles at 23 Colwyn Avenue, Blackpool, subject to conditions being imposed.

Resolved: To note the planning appeal determined.

4 PLANNING ENFORCEMENT UPDATE REPORT

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

The report stated that 153 new cases had been registered for investigation, five cases had been resolved by negotiation without recourse to formal action and 94 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.

There had been five s215 notices authorised, three enforcement notices served, one Breach of Condition notice served and one Community Protection Notice served during the period.

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

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

5 PLANNING APPLICATIONS AND APPEALS PERFORMANCE

Mr Johnston, Head of Development Management reported on the Council's performance in relation to the determination of planning applications and planning appeals for the month of August and the quarter period from April to June 2017. He clarified that the Planning Inspectorate decision relating to 23 Colwyn Avenue had not been included in the performance figures as the decision had not been taken until 4 September 2017, which was outside of the reporting period. It would, however, be included in the Performance Report for the next meeting.

Resolved: To note the report on planning applications and appeals performance.

6 PLANNING APPLICATION 17/0060 - ANCHORSHOLME PARK , ANCHORSHOLME LANE WEST

The Committee considered planning application 17/0060 for the re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, six 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 children's playground, new access from Princes Way, new walls and fencing. (Re-submission of 15/0820)

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the proposed site layout and elevational plan, location plan and aerial views of the site. He reminded Members of a previous scheme that had been granted planning permission and that the current application represented a revision of the original scheme. He reported on the amendments in the revised application, the main one being the location of the water pumps above ground. He also reminded Members that the application before it had been deferred by the Committee at its meeting in April 2017 due to concerns relating to the lack of detail in the application and the extent of the

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changes from the previously approved scheme. Consideration of the application had also been deferred by the Committee at its last meeting due to concerns that appropriate notice of consideration of the application had not been given to local residents.

Mr Shaw reported on the requirement to improve sea water quality and reduce the risk of flooding which the application sought to do. He advised the Committee on the expected benefits of the scheme which included the gain of a high quality park and improved flood protection. He confirmed that no objections to the revised scheme had been received from the Council's Highways department, Parks department, Environmental Protection department or Lancashire Constabulary. The revised scheme was considered sustainable and in accordance with local and national policy. Responding to questions from the Committee, Mr Shaw reported on discussions he had had with Environmental Protection colleagues regarding noise levels and referred to the report which detailed the outcome of those discussions.

Ms Firth spoke in objection to the application and referred to additional information that she had circulated to Members at the meeting. Her main concerns related to the lack of consultation by the applicant, potential noise, vibration and odour from the location of the pumps above ground and the changes to swale drainage. She presented her view that the scheme would be contrary to the Council's Core Strategy for reasons which included that it would not enhance the character and appearance of the area.

Councillor T Williams, Ward Councillor, spoke in objection to the application and questioned the reasons behind the changes which in his view were detrimental to the previously approved scheme. He expressed doubts as to the asserted use of the pumps due to a lack of comparative evidence and the above average amount of rainfall in Blackpool. Further concerns raised included potential noise from the water pumps, health and safety issues from the swale drain and the appearance of the Park.

Councillor Galley, Ward Councillor, also spoke in objection to the application and expressed similar concerns as the previous objectors in terms of noise, odour and vibration from the relocation of the pumps above ground and their potential impact on residents' properties. He also expressed concern regarding the extent of the area that United Utilities had agreed to undertake surveys on properties within and considered that this ought to be extended. Further concerns related to the design of the park and its impact on users and residents and potential drainage and flooding issues. He requested the Committee to consider including a condition to install CCTV and lighting to deter anti-social behaviour. In response to a question from the Chairman, Councillor Galley referred to the handout distributed by Ms Firth which in his view demonstrated the poorer quality of materials to be used in the revised scheme.

Mr Watson, on behalf of the applicant, accompanied by Mr Sharp, spoke in support of the application. He reported that a number of consultation events had been held which had resulted in changes to the revised scheme. He explained the reasons for the relocation of the motors for the pumps above ground which included a reduced risk of pump failure and flooding of nearby properties and ease of future maintenance. He reported his view that the noise levels would be the same as the previously approved scheme and outlined improvements in the revised scheme which included upgrading of the pathways and an increase in green space retained for the park. He expressed willingness to accept conditions being attached to the planning permission, if granted, in relation to noise and

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the installation of ducting and wiring for lighting and CCTV provision. The Committee questioned the reasons that United Utilities could not revert to the previous design and Mr Watson responded by advising that it could not revert back to the earlier design as it posed a greater risk of breakdown of the pumps which could result in a greater risk of flooding.

On invitation from the Chairman, Mr Latham, Park Services Manager, confirmed that the Council's Parks department was satisfied with the revised scheme and reported on expected improvements to the park as a result of the scheme.

During consideration of the application, the Committee raised concerns relating to the impact of noise on local residents and considered that a condition imposing a maximum noise level would be necessary to avoid impacting on the amenity of local residents. In response to questions from the Committee, Mr Shaw reported that enforcement action could be undertaken for non-compliance with planning conditions. The Committee also raised concerns regarding potential anti-social behaviour incidents and considered that a further condition relating to the installation of ducting and wiring to enable future lighting and CCTV provision would be appropriate.

The Committee also questioned the removal of the swale drain in the southern area of the Park that had been included in the original approved application. Mr Sharp responded by presenting his view that the swale drain in the original approved application had subsequently been deemed unnecessary and had been reduced in length accordingly, however, it could be extended if required.

The Committee noted the significant concerns raised in objection to the revised scheme, however, it did not consider it reasonable to refuse the application on this basis but did consider that appropriate additional conditions would be necessary to mitigate those concerns.

The Committee agreed: That the application be approved, subject to the conditions, including additional conditions relating to compliance with a maximum noise level of 36 Decibels, the installation of ducting and wiring for lighting and CCTV in the Park and a reversion to the original approved swale drainage scheme, 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 17/0239 - LAND TO THE REAR OF 46 HARCOURT ROAD

The Committee considered planning application 17/0239 for the erection of a detached dwellinghouse and detached garage, with access from Harcourt Road.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the proposed site layout and elevational plan, location plan and aerial views of the site. He reported on constraints with the positioning of the development due to the siting of an electricity sub-station and power cable. He referred Members to the comments from the Head of Highways and Traffic Management in the Update Note where he had stated that he had no significant concerns with the proposal. He referred to the amendment to proposed Conditions 5 and confirmed that further conditions would

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be imposed should planning permission be granted relating to the agreement of a Construction Management plan and drainage.

Mr Barratt, Applicant, spoke in support of the application and reported on similar developments in the area. He also reported his view on improvements to the area that would be realised from the development.

The Committee agreed: 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 17/0374 - 243 FLEETWOOD ROAD

The Committee considered planning application 17/0374 for external alterations to form a new window to side elevation, and use of rear ground floor of premises as altered as a beauty salon and therapy room.

Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the proposed site layout and elevational plan, location plan and aerial views of the site. He reported on the main concerns with the application which included the detrimental impact on the amenities of local residents and highway safety due to the location of the proposed development in a narrow cul-de-sac.

The Committee agreed: That the application be refused for the reasons set out in the appendix to the minutes.

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

9 PLANNING APPLICATION 17/0453 - LAND BOUNDED BY CORONATION STREET, ADELAIDE STREET AND TOWER STREET

The Committee considered planning application 17/0453 for the erection of a three storey extension to the Hounds Hill Shopping Centre with restaurant on the ground floor, a retail unit on the ground and part first floor and a cinema complex and associated facilities on the upper floors.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the proposed site layout and elevational plan, location plan, aerial views of the site and artistic impressions of the proposed development.

Mr Shaw reported that the proposal was to provide a retail unit to facilitate the relocation of the Wilkos store and a restaurant on the ground floor and cinema complex on the upper floors. He advised Members of the accessibility of the development and reported that the scale, design and materials had taken into consideration the nearby Grade II* Winter Gardens listed building. He reported on ongoing discussions relating to the servicing area and the requirement for the agreement of a service management plan, a travel plan, off road highway works, to include pick up and drop off, and a Construction Management Plan. He reported on the benefits of the proposed development in terms of

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providing a high quality development, regenerating the town and improving the town's night time economy.

In response to questions from the Committee, Mr Patel, Group Engineer, Traffic Management, confirmed that he was satisfied with the proposal, subject to conditions including the amended condition 13 as detailed in the Update Note. In response to further questions, Mr Shaw confirmed that car parking would be available at Hounds Hill and at other town centre car parks. He also responded to a concern relating to external cladding by advising on the existence of a condition to be attached to the planning permission, if granted, relating to the agreement of suitable materials.

The Committee agreed: That the application be approved, subject to the conditions, and for the reasons set out in the appendix to the minutes.

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

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

ADDITIONAL NOTE: Councillor Humphreys took the chair during consideration of this Agenda Item.

10 PLANNING APPLICATION 17/0456 - 102 QUEENS PROMENADE

The Committee considered planning application 17/0456 for the erection of a first floor rear extension to form bedroom and bathroom, installation of french doors to ground floor rear elevation and installation of four windows on side elevation.

Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the proposed site layout and elevational plans, location plan and aerial views of the site. A photograph to demonstrate the proximity of the development to neighbouring properties was also circulated to Members.

Mr Johnston advised that the property was currently in use as a hotel, but was not located within a protected Main Holiday Accommodation Area. The proposal also involved internal changes to upgrade the hotel. Mr Johnston reported on amendments made to address overlooking and loss of privacy concerns.

The Committee agreed: 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.

11 PLANNING APPLICATION 17/0501 - LAND TO REAR OF 14-20 OLIVE GROVE

The Committee considered planning application 17/0501 for outline planning permission for the erection of four semi-detached dwellinghouses, with three detached garages and associated access from Olive Grove.

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Mr Johnston, Head of Development Management, presented the Committee with an overview of the application and the proposed site layout, location plan and aerial views of the site. The building on the site was currently vacant and had previously been used as a workshop and storage yard in connection with a joinery business.

He referred Members to the location of the proposed development site and its close proximity to adjoining properties. He reported on concerns relating to the impact on the amenity of local residents given its distance to nearby properties. Further concerns related to the potential impact on trees around the edge of the site and highway issues due to the narrow width of the access point. He referred Members to the Head of Highways and Traffic Management's comments detailed in the Update Note which supported the reasons for refusal. He also referred to the amendment to Reason for Refusal No.4, also reported in the Update Note.

The Committee agreed: That the application be refused for the reasons set out in the appendix to the minutes.

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

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

ADDITIONAL NOTE: Councillor Humphreys took the chair during consideration of this Agenda Item.

Chairman

(The meeting ended 8.37pm)

Any queries regarding these minutes, please contact:
Bernadette Jarvis Senior Democratic Governance Adviser
Tel: (01253) 477212
E-mail: bernadette.jarvis@blackpool.gov.uk

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Application Number 17/0060 – Anchorsholme Park, Anchorsholme Lane West, Blackpool

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 children's playground, new access from Princes Way, new walls and fencing.

Decision: Grant Permission

Conditions and Reasons:

1. 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:-

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

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

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

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

M315/80040279/00/96/9422 Rev B 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

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

2. 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.

3. 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 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.

4. Notwithstanding the submitted layout plan for Anchorsholme Park full details of the proposed extent and layout of swales within the park shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this approval. The approved swales shall be provided as part of the layout of Anchorsholme Park prior to the first use of the approved park and shall thereafter be retained.

Reason: To ensure the provision of a comprehensive sustainable urban drainage system for the park with regards to Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Notwithstanding the submitted plans within three months of the date of this approval full details of the ducting and electric and CCTV cables to be laid as part of the new park layout shall be submitted to and agreed in writing with the Local Planning Authority. The agreed ducting and cables shall subsequently be provided prior to the first use of the park and shall thereafter be retained.

Reason: To ensure that the new park layout makes provision for future lighting and CCTV in the interests of public safety with regards to Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. Noise levels from the approved pumping station building shall not at anytime exceed the day and night time figures given in Appendix D of the Environmental Statement submitted by Jacobs and dated November 2015.

Reason: To protect the residential amenity of nearby residents in accordance with Policies BH3 and BH4 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0239 – Land at the Rear of 46 Harcourt Road, Blackpool

Erection of a detached dwellinghouse and detached garage, with access from Harcourt Road.

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 26th May 2017
Drawings numbered C17-419/1B, C17-419/2B, C17-419/3

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. 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.

5. 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 or other external alterations of the dwelling 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.

6. All glazing to the rear dormer window shall be at all times obscure glazed and fixed permanently closed.

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.

7. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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.

8. 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.

9. Prior to the development hereby approved being first occupied a scheme of works to the site access from Harcourt Road, including provision of lighting and re-surfacing, shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

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

10. Prior to the commencement of any development, details of the surface and foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. The building shall not be occupied until the approved drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding & pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy CS9 of the Core Strategy

Application Number 17/0374 – 243 Fleetwood Road, Blackpool

External alterations to form new window to side elevation, and use of rear ground floor of premises as altered as a beauty salon and therapy room.

Decision: Refuse

Reasons:

1. The proposed development provides insufficient car parking facilities and would therefore result in on-street parking and additional congestion in the surrounding area to the detriment of pedestrian and highway safety and the residential amenities of adjoining residents. As such it would be contrary to Policies AS1, BH3 and BH15 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

2. The means of access to the proposed development would be significantly detrimental to highway safety by virtue of the turning head being used for car parking which would result in vehicles having to turn on the short carriageway of Derwent Place to the detriment of highway safety. As such the proposal would be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016.
3. 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 there are considered factors which 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 17/0453 – Land Bounded by Coronation Street, Adelaide Street and Tower Street, Blackpool

Erection of a three storey extension to the Houndshell Shopping Centre with restaurant on the ground floor, a retail unit on the ground and part first floor and a cinema complex and associated facilities on the upper floors.

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 30th June 2017

Drawings numbered PL-03, PL-12, PL-13, PL-14, PL-15, PL-16, PL-17, PL-18, PL-19

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

3. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved

in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

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

4. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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 the occupiers of surrounding hotels and to safeguard the character and appearance of the Town Centre Conservation Area and the Winter Gardens and in the interests of highway safety in accordance with Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy and LQ1, LQ9, LQ10, AS1 and BH3 of the Blackpool Local Plan 2001-2016.

5. Prior to occupation of the development a Servicing Management Plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The Servicing Management Plan shall include as a minimum:
 - a. Plans and details of the existing servicing arrangements from the first floor of the car park.
 - b. Plans and details of the proposed servicing arrangements including the retail

and leisure use hereby approved.

- c. Plans and details of the proposed servicing arrangements for the ground floor restaurant use.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the existing servicing provision can support additional servicing and to ensure that the proposed servicing doesn't conflict with users of the car park 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. Notwithstanding the submitted details, the 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 commencement of works above ground level.

Reason: In the interests of the appearance of the locality and the setting of the Town Centre Conservation Area and a Grade II* listed building, in accordance with Policies LQ4, LQ9, LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. a) No development above ground level 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, any areas of soft landscaping, hard surfaced areas, street furniture and lighting, planters and materials, planting plans specifications and schedules (including plant size, species and number/ densities) 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 opportunities are realised to contribute green infrastructure in to the Town Centre with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. The development hereby approved shall be constructed to achieve a minimum Building Research Establishment (BREEAM) standard of 'very good'. A final certificate confirming the achievement of that stipulated BREEAM level shall be presented to the Local Planning Authority within six months of the occupation of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of minimising the environmental impact of the development in accordance with Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2026.

9. Details of the appearance, technical specification and siting of any external ventilation ducting, air conditioning units and any other plant shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The agreed equipment and plant shall then be provided and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that plant is sensitively sited in order to safeguard the setting of the Town Centre Conservation Area and a Grade II* listed building and the wider locality in accordance with Policies LQ1, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Within six months of the development first being brought in to use, a detailed travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with time scales and target setting for the implementation of each element.

The approved travel plan shall subsequently be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle and on foot as well as by car, 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.

11. Details of an external lighting scheme to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level and the agreed scheme shall be implemented prior to the development first being brought into use and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ4 and LQ5 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. The ground floor of the premises shall be used for A1 retail (non-food) and A3 restaurant/cafe purposes only as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In the interests maintaining and enhancing the retail function and character of the Town Centre, in accordance with Policies SR1 and SR5 of the Blackpool Local Plan 2001-2016 and Policies CS4 and CS17 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. The development hereby approved shall not be brought into use until a detailed scheme for on and off-site highway works have been approved and provided in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The submitted scheme shall include details of a drop-off and pick-up point on Coronation Street (unless agreed in writing by the Council acting as Highway Authority that such a facility could not be operated safely) and changes to the traffic light sequencing at the Coronation Street/Albert Road junction.

Reason; In the interests of highway safety 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.

14. Views into the restaurant, cinema and retail unit at ground floor of the building shall not be obscured by the application of vinyls, the display of posters or any other type of screening unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the development has an active frontage in the interests of the appearance of the development and the setting of the Winter Gardens and the Town Centre Conservation Area in accordance with Policies LQ1, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0456 – 102 Queens Promenade, Blackpool

Erection of first floor rear extension to form bedroom and bathroom, installation of french doors to ground floor rear elevation and installation of 4 windows on side elevation.

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 30th June 2017.
Drawings numbered 102-01, 102-02 Rev A, 102-03 Rev A, 102-04Rev A.

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

3. The external brickwork and roof tiles to be used on the extension hereby approved shall be the same colour, texture and design as those on the existing building, unless otherwise agreed in writing by the Council as Local Planning Authority before the development commences.

Reason: In the interests of appearance of the locality, in accordance with Policies LQ1 and LQ14 of the Blackpool Local Plan 2001 - 2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0501 – Land to Rear of 14-20 Olive Grove, Blackpool

Erection of four semi-detached dwellinghouses, with three detached garages and associated access from Olive Grove.

Decision: Refuse

Reasons:

1. The means of access to the site is via a narrow alley with low levels of lighting and natural surveillance. The lack of a pedestrian footpath to access the site and inadequate levels of lighting would be potentially detrimental to public safety and pedestrian and highway safety. The proposal is therefore contrary to paragraph 17 of the National Planning Policy Framework, Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, AS1, LQ3, LQ4, BH3 and BH4 of the Blackpool Local Plan 2001 - 2016.
2. The development provides insufficient car parking facilities in an area where there are limited off and on street parking facilities, inadequate access and turning facilities for vehicles, including for servicing and emergency vehicles. The proposal would therefore result in on-street parking, manoeuvring and access difficulties, and additional congestion in and around the site to the detriment of pedestrian and highway safety and the residential amenities of adjoining residents. As such the development is contrary to Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies AS1 and BH3 of the Blackpool Local Plan 2001-2016.

3. The means of access to the proposed development would be significantly detrimental to highway safety by virtue of the inadequate width of the access road and the inadequate visibility (sightlines) and would be therefore be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016.
4. The proposal would result in an overdevelopment of the site resulting in a detrimental impact on the amenities of adjoining residents by reason of loss of day light, loss of sunlight, overshadowing, loss of outlook, overbearing impact and visual intrusion. There will also be increased noise and disturbance from vehicular traffic accessing and egressing the site between No.s 12 and 14 Olive Grove. As such, the proposal would be contrary to paragraph 17 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, LQ2 and BH3 of the Blackpool Local Plan 2001 - 2016 (Saved Policies).
5. The proposal will have a detrimental impact on the trees surrounding the site, which will likely result in the loss of mature and semi-mature trees or substantial harm to their health which may necessitate their removal at a future date or during construction works. The proposal is therefore contrary Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ6, NE7 and BH3 of the Blackpool Local Plan 2001 - 2016.
6. The absence of a detailed arboriculture survey and a topographical survey detailing levels of adjoining land outside the site together with accurate sectional drawings indicating the relationship of the proposed development to its surroundings means that the applicant has failed to demonstrate that the proposal will have no adverse impacts on the amenities of surrounding residents and the proposal therefore fails to demonstrate that it satisfies the requirements of paragraph 17 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, LQ2, LQ6 and BH3 of the Blackpool Local Plan 2001 - 2016.
7. 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 there are considered factors which 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.

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Report to:	PLANNING COMMITTEE
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting:	24 October 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 To provide the Committee with a summary of planning appeals for 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:

3.4 None, the report is for information only.

4.0 Council Priority:

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

5.0 Background Information

5.1 Planning/Enforcement Appeals Lodged

5.2 29 Cocker Street, Blackpool (17/0034)

5.2.1 An appeal has been lodged by Mrs F McErlane against the refusal of planning permission for the removal of condition 2 attached to planning application 14/0075 which requires external alterations to the front and rear of the property.

5.3 Land to the Rear of 150 Harcourt Road, Blackpool (17/0069)

5.3.1 An appeal has been lodged by Mr and Mrs Geoffry Packer against the refusal of planning permission for the erection of three terrace dwelling houses including car parking and landscaping with vehicle turning area and vehicle access between 125 and 127 Powell Avenue following demolition of existing garage.

5.4 Planning/Enforcement Appeals Determined

5.4.1 None

5.5 List of Appendices:

5.5.1 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

Report to:	PLANNING COMMITTEE
Relevant Officer:	Tim Coglan (Service Manager, Public Protection)
Date of Meeting	24 October 2017

PLANNING ENFORCEMENT UPDATE

1.0 Purpose of the report:

- 1.1 The Committee is requested to consider the summary of planning enforcement activity within Blackpool during September 2017.

2.0 Recommendation(s):

- 2.1 To note the outcomes of the cases set out below and to support the actions of the Service Manager, Public Protection Department, in authorising the notices set out below.

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 Background Information

5.1 Cases

5.1.1 New cases

In total, 51 new cases were registered for investigation, compared to 42 received in September 2016.

5.1.2 Resolved cases

In September 2017, eight cases were resolved by negotiation without recourse to formal action, compared with 10 in September 2016.

5.1.3 Closed cases

In total, 20 cases were closed during the month (25 in September 2016). These cases include those where there was no breach of planning control found, no action was appropriate (e.g. due to more effective action by other agencies, such as the police) or where it was considered not expedient to take action, such as due to the insignificant nature of the breach.

5.1.4 Formal enforcement notices / s215 notices / BCNs

- No enforcement notices authorised in September 2017 (none in September 2016);
- No s215 notices authorised in September 2017 (none in September 2016);
- No Breach of Condition notices authorised in September 2017 (none in September 2016);

- No enforcement notices served in September 2017 (two in September 2016);
- No s215 notices served in September 2017 (none in September 2016);
- No Breach of Condition notices served in September 2017 (none in September 2016);
- One Community Protection Notice served in September 2017.

5.1.5 Community Protection Notice issued in September 2017

Ref	Address	Case	Dates
6/8292	61 Dickson Road	Unauthorised erection of a wood framed and plastic sheeting shelter over the rear yard	CPN issued 04/09/2017, due for compliance by 11/09/2017

Does the information submitted include any exempt information?

No

5.2 List of Appendices:

5.2.1 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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Report to:	PLANNING COMMITTEE
Relevant Officer :	Gary Johnston, Head of Development Management
Date of Meeting:	24 October 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 the 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:

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

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

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

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

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

5.7 Performance is shown in this case for September 2017 and the second quarter of the financial year (July-September 2017).

	Government Target	Performance September 2017	Performance July -Sept 2017
Major development decisions	>60%	100%	100%
Minor development decisions	>70%	100%	95%
Quality of major development decisions	>10%	n/a	n/a
Quality of Non-major development decisions	> 10%	1 appeal allowed	1 appeal allowed

Does the information submitted include any exempt information? No

5.8 List of Appendices

5.8.1 None

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 Performance is 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: 24/10/2017

Application Reference: 17/0457

WARD: Waterloo

DATE REGISTERED: 12/07/17

LOCAL PLAN ALLOCATION: Protected School Playing Fields/Grounds

APPLICATION TYPE: Full Planning Permission

APPLICANT: Fylde Coast Academy Trust

PROPOSAL: Re-development of existing school site including erection of three storey building north of Arnold Avenue to form secondary school block, erection of single storey front extension to existing primary school building, south of Arnold Avenue, and external alterations including replacement windows, doors and cladding, refurbishment of existing sports hall and design centre including replacement windows and doors and installation of new external escape staircases to side elevations of design centre, formation of three Multi Use Games Areas (MUGAs) and associated landscaping, cycle stores and car parking, including formation of new 36 space car park accessed from Arnold Avenue, following demolition of existing secondary school buildings.

LOCATION: SITE OF FORMER ARNOLD SCHOOL, LYTHAM ROAD, BLACKPOOL, FY4 1JG

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr M Shaw

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 application has been subject to discussions between Council officers and the agents which has resulted in revisions and further clarification of certain matters including the loss of part of a playing field for car parking, the future use of the playing fields and sports hall, the design of the Lytham Road elevation of the new school building, the potential impact of noise from the use of the Multi Use Games Area and also highways issues. As amended and conditioned the application is recommended for approval.

SITE DESCRIPTION

The former Arnold School has been vacant for several years and comprises three separate parcels of land. Two parcels (11,195 sqm and 32,837 sqm respectively) front Lytham Road either side of the junction with Arnold Avenue which house the former two and three storey school buildings and some of the playing fields. The third parcel of land (25,420 sqm) solely comprising the former school playing fields situated at the junction of Arnold Avenue and St Anne's Road. The character of the immediate area, and of Arnold Avenue and adjoining roads, in particular, is primarily residential.

A number of the former school buildings on the Lytham Road frontage are locally listed, including the former Headmaster's house on the south side of the Arnold Avenue junction as is the cobbled boundary wall to Lytham Road. The three parcels of land which form the application site are designated and protected as Playing Fields and Sports Grounds under Policy BH7 of the Local Plan.

DETAILS OF PROPOSAL

Demolition and re-development of the existing former school buildings, whilst retaining the former school assembly and sports hall and the Design and Technology block on the north side of the Arnold Avenue and the retention and conversion of the existing buildings on the south side of the Arnold Avenue junction. The former Headmaster's house will be retained and converted at a later date to offices for the Fylde Coast Academy Trust, of which the new proposed school will form a part, with the other building on the south side of the junction being utilised as a nursery.

The main new school building on the north side of the Arnold Avenue junction will be three storeys in scale, and has a modern, flat roof contemporary design constructed primarily of red brick with secondary areas of render framed in cladding panels in Blackpool Football Club colours. This building will accommodate primary and secondary school pupils with its entrance from Arnold Avenue. The school will ultimately accommodate a total of 1260 pupils between the ages of 2 and 16 building up its capacity over several years. The new school is due to open, planning permission permitting, in September 2018. The school population will ultimately comprise 60 nursery school children, 400 children of primary school age and 800 secondary school children.

A total of 68 car parking spaces will be provided for the proposed school including 36 spaces on part of the former playing field fronting Arnold Avenue. Three multi use games areas (MUGAs) enclosed by 2.4 metre high mesh fencing are proposed, two on the north side of Arnold Avenue and the third MUGA on the south side of Arnold Avenue to supplement the all-weather and grass pitches.

Highways amendments have been agreed comprising the provision of a second pedestrian crossing on Lytham Road to the north of the Arnold Avenue junction, the provision of six drop off/collection parking spaces to the front of the proposed nursery together with the re-instatement of redundant vehicle crossings and an on-street car parking survey being carried out as part of the travel plan

The application is accompanied by a Bat Report, a Design and Access Statement, Ecological Report, Heritage Statement, Noise Survey, Planning Statement, Statement of Community Involvement, Transport Statement, Tree Survey, Utilities Survey, Desktop Survey and Flood Risk Assessment.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of Re-use/ Need for School
- Design of Buildings/ Impact on Character of the Area
- Impact on Residential Amenity
- Highway Safety/ Car Parking and Servicing Arrangements
- Community Benefits
- Other Issues

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

CONSULTATIONS

County Archaeologist LCC - Lancashire Archaeological Advisory Service (LAAS) - As set out in the Heritage Statement, the site of the former Arnold School is considered to be of some historic significance. Notably the report states that "the adjoined former semi-detached properties 'West Over' and 'Arnold Villa' (including the front cobble boundary wall) and the original school house block of Arnold House School were recently included on Blackpool Council's newly formed 'List of buildings of local architectural and/or historic interest. The report also indicates that "the undoubted primary significance of the site lies in its educational tradition" noting that "the choice of a domestic style for Arnold House followed long held rural 'school house' traditions where the school was adjoined to the school master's residence" At present the Lancashire Historic Environment Record does not hold any records of schools of this period and style and although the site is not so important as to warrant preservation at the expense of development, it does merit a record.

Consequently should the Local Planning Authority be minded to grant planning permission to this scheme, LAAS would recommend that a record of the building be made prior to the re-development of the site and that such work is secured by means of an appropriate condition. 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- Sport England has considered the application in light of the National Planning Policy Framework (NPPF) and Sport England's Playing Fields Policy and oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field - The application is to bring a former independent school back into use as an academy trust school on the same three sites, including re-instating the playing fields and retaining the associated indoor sports facilities. We understand that the playing fields will be improved, however no details are set out on the works planned. In particular, clarification is required on renewing the sand dressed artificial pitch, as the chosen turf fundamentally affects the sports that can be played. No summer pitch markings are shown on the proposed plans either to indicate whether there is anticipated demand to mark out any athletics, cricket or rounder's pitches. To assist us in the assessment of this proposal we have consulted the national government bodies of sport whose sports were represented on the playing fields previously; they made the following comments.

Cricket

- When the site was in use there has been a strong history of cricket being played, however the extent of community use is unclear as the site has been closed for a few years.
- Whilst the Playing Pitch Strategy suggests there is adequate playing pitch provision in the area, there has been a growth of women and girls and youth cricket in the area and there may be need for additional provision if this growth continues.
- From the proposals, it looks like the cricket provision will be lost therefore:
 - a. The additional car parking facility would prejudice the use of the playing provision in terms of cricket and therefore we would object to these proposals as they stand.
 - b. Whilst cricket has not been played on the site whilst the facility has been closed, the site has a long history of cricket use and with the games strategy specifically targeting an increase in cricket in schools notwithstanding for increased cricket participation within the community we would want to protect this facility.

Football

- The site has been closed for a while and therefore there has been no formal usage of the grass or sand based / dressed astro turf.
- From the design and access statement it just refers to retaining the sand based pitch but refurbishing it, it is not clear if this will remain as sand dressed or change to 3G football Turf Pitch.
- The statement suggests there will be community use of the site; therefore the type of surface is fundamental to understand proposed usage and how this will affect local demand and strategic need.

The FA and Football Foundation are currently working on a wider project with Blackpool Borough Council to develop a number of full size 3G pitches across the borough; this will affect that project therefore swift clarification is required.

Rugby

- There has been no previous community use of this site.
- There is only one community rugby club in Blackpool whose demand is currently being met by the existing supply of pitches.
- The Rugby Football Union (RFU) would recommend that the applicant follows the guidance outlined in the RFU's Technical Guidance Note 3 – Grass Pitches for Rugby.

Hockey.

As far as I know there has been no previous use for hockey at this site. There is a loss of playing field due to the creation of a staff car park, in the region of approximately 1700 sqms. While the planning statement states the remaining playing fields meet the minimum standard set by Sport England we have no such 'minimum standards' and this is misleading and false. If playing fields are lost we will oppose this unless it can be shown the proposal can comply with one of our policy exceptions of the NPPF. The loss of playing field on this application also effectively has a prejudicial impact on land last used as a cricket pitch, indicating the playing field prejudiced is much larger than the 1700 sqm lost to the car park.

I also note that on the site with the proposed staff car park, there appears to be a linear building to the north, not retained in the plans. We would consider this part of the 'whole of a site' definition of a playing field and also be very resistant to its loss unless replaced elsewhere.

We note the retention of the indoor facilities, including the sports hall. We advise the applicants to consider Sport England advice for indoor halls and the updated guidance of the limitations of size and space available. Looking at the plans we advise that all doorways should open outwards of the hall to prevent collision with players using the hall when new participants enter.

Conclusion - In light of the above, Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 74 of the NPPF. Should the Local Planning Authority be minded to grant planning permission for the proposal, contrary to Sport England's objection, then the application should be referred to the Secretary of State.

Up-dated comments - We wish to amend our response on this application, **withdrawing our objection** subject to conditions.

Sport England raises no objection to this application which is considered to meet exception E5 of our adopted Playing Fields Policy, subject to conditions relating to re-provision of a cricket pitch with improvements to ensure it will be to safe playable standard and ensuring that it, alongside the indoor sports facilities, will be available to the community.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years. Sport England has considered the application in the light of the NPPF and Sport England's policy on planning applications affecting playing fields 'A Sporting Future for the Playing Fields of England'.

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply. The proposal will bring sports facilities back into use and since our original response the applicant has clarified this will now include marking out and improving a cricket wicket and outfield on the eastern

playing field. The application needs to be considered against exception E5 of the above policy, which states:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields. I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception E5. Previously, the Sports National Governing Bodies made detailed comments on this proposal. Today the applicant has confirmed that the new surface for the renewed artificial Turf Pitch will indeed be a 3G football compliant surface.

We are now satisfied that the sports facilities will be brought back in a satisfactory manner, be fit for purpose and be available to the community. This will be of significant benefit to sport to outweigh the minor loss of the main playing field to access and car parking.

Conclusions and Recommendation Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception E5 of the above policy. The absence of an objection is subject to the following condition(s) being attached to the decision notice should the local planning authority be minded to approve the application:

- No development shall commence until details of the design and layout of the playing fields have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing fields shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable to accord with Development Plan Policy.

Informative: The applicant is advised that the design and layout of the playing fields should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.

Informative: (artificial grass pitches - football only) - The applicant is advised that the pitch should be tested in accordance with Football Association (FA) standards and be registered on the FA Register for 3G Football Turf Pitches.

Informative: (artificial grass pitches - football only) - The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.

Informative: (artificial grass pitches for Steps 1 to 6 of the FA's National League System) – The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

- **Community Use Agreement** - Use of the development shall not commence [or no development shall commence or such other timescale] until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."
- Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

When responding to consultation on applications for sports facilities (e.g. Artificial Grass Pitches, Multi Use Games Areas, sports halls etc., the availability of the facility for community use is a material planning consideration in order for Sport England to assess whether Exception E4 or Exception E5 of Sport England's policy on planning applications for development on playing fields is met.

b. Exception E4 of Sport England's Policy states that Sport England will not object to an application for planning permission to develop on a playing field if, "the playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development."

c. Where an applicant is relying on Exception E4 to overcome Sport England's objection, there will be cases where the imposition of the condition will be necessary to ensure that the replacement playing fields will be "subject to equivalent or better management arrangements". This will be the case where the playing field which is being lost was available for community use. It may also be the case even if the playing field which is being lost was not available for community use, as Sport England's Policy seeks "equivalent or better management arrangements."

d. Exception E5 of Sport England's Policy states that Sport England will not object to an application for planning permission to develop on a playing field where, "the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field(s)."

e. Where an applicant relies on Exception E5 to overcome Sport England's objection, there will be cases where the imposition of the condition will be necessary in order to ensure that the provision of the new sports facility is of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field. What constitutes "sufficient benefit" is a matter of planning judgement for Sport England.

f. In some cases it will be more appropriate for community use requirements to be dealt with by a planning obligation under a section 106 agreement. There are however many instances in which the imposition of the condition will meet each of the six tests in the planning practice guidance, i.e. where it will be necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

Should conditions recommended above not be imposed on any planning consent, Sport England would consider the proposal to not meet exception E5 of our playing fields policy, and we would therefore object to this application. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Should the local planning authority be minded to approve this application against the recommendation of Sport England; then the application should be referred to the Secretary of State via the National Planning Casework Unit.

Children's Services - It is requested that the statutory space requirements for 2, 3 and 4 year old children, as laid out in the Early Years Foundation Stage Statutory Framework 2017 are noted, which apply to all types of providers of early education, including schools. This stipulates a provision of 2.5 sqm for 2 year olds, and 2.3 sqm for 3 and 4 year olds accessing nursery provision.

The information about the proposed school details a 60 place nursery, however the dimensions on the plans would not allow for this number of children. Even taking into account the small areas off the main nursery classrooms that are marked as 'group', to be in line with statutory requirements the rooms would only be able to accommodate a maximum of 28 x 3 and 4 year olds per class, or 26 x 2 year olds per class, or a combination thereof.

Whilst toilet facilities are directly accessible from both nursery classrooms, there also appears to be no provision for changing facilities within this space, and therefore no changing facilities directly accessible from within the nursery classrooms. These facilities are highly likely to be needed to accommodate the needs of 2-4 year olds, particularly those with additional needs to ensure that the provision is fully inclusive.

It is recommended that this is considered to ensure children's individual needs can be easily met and to lessen the impact on adult/child ratios within the nursery space. It is positive to note that both nursery classrooms have direct access to an outdoor learning environment that includes natural materials. Consideration will need to be given to the impact on children's safe use of the outdoor learning space by the area also being used as main drop-off and pick-up point for the nursery, as, if children have different patterns of attendance such as full and part-time, parents may be dropping off and collecting at times where other children are remaining on-site. The security of this area will also need to be considered to prevent children exiting the site unaccompanied when using the outdoor learning space, or any unauthorised persons accessing the area when it is being used by children.

It is unfortunate that access to a dedicated outdoor learning space direct from each reception classroom is not provided for. It is considered good practice for reception age children to have direct access to outdoor learning opportunities on a regular basis and for them to be able to make choices about where they undertake their learning, rather than having a traditional 'playtime' approach. The proposed layout does not allow for this, as the outdoor space accessible via the reception toilets/ lobby area is a shared space with Key Stage 1, and would be impacted upon by Key Stage 1 playtimes. It is recommended that consideration is given to creating a dedicated outdoor space for the reception classes accessible directly from each reception classroom to maximise use and learning potential and to facilitate adult supervision and interaction.

There are some concerns about the access to toilet facilities from reception. Whilst these are directly adjacent to the reception classrooms, the children will have to effectively leave the classroom space and pass through the 'lobby'/cloakroom to access the toilets and sinks. This could lead to challenges with regard to supervising these facilities when needed. There is also an additional door which opens out onto the main corridor. It is recommended that consideration is given as to whether children will be able to exit the toilet area via this door and therefore enter the main corridor and other parts of the school unobserved and unsupervised.

One final comment relating to existing nursery provision within a mile radius of the proposed site, there are six childminders and two group childminders and nine nursery/preschool settings. During the summer term 2017, the time of year at which Early Years settings are at their busiest in terms of take-up of places, all settings have some session vacancies except one. A total of 38 full time places are available for over 2 year olds across four settings. Some sessional childminder places are also available. This would suggest that there is currently little or no need for additional nursery places in this area. 100% of Early Year registered providers across the local area are at least Good as judged by Ofsted, with 35% Outstanding provision, therefore quality of provision in the area is high.

Amended comments - The applicant has addressed the concerns around access to toilets and outdoors for Reception. It is not clear from this if they have thought any further about a designated area outdoors for Reception, but the internals would be the most important to get right at this stage – the outdoors can be remedied later by fencing off etc. if it is not providing an appropriate outdoor learning space for Reception. It is also positive that they have added direct access to outdoors from Year 1/2 classrooms. They will still need to come right out of the nursery space to access changing facilities, but it will be up to them how they staff this if it is not possible to include changing facilities on the nursery side due to existing configurations of fixed walls etc. The floor spaces will now accommodate the proposed 60 children if these are all 3 and 4 year olds. If the school wants to take two year olds also, the numbers that can be accommodated overall will be dependent upon the numbers in each age group.

Blackpool Services, Contaminated Land - The Phase 1 report highlights the elevated levels of Methane within the ground conditions. The recommendations that the report highlights are to be carried out. A report of the continuous gas monitoring is to be submitted to the

Local Authority prior to development occurring, showing the recommendations and the proposed design features to be implemented.

Sustainability Manager - Buildings are to be both refurbished and demolished on site. The Daytime Bat Survey indicated that the buildings have Moderate to High Potential for roosting bats although there was a low likelihood of bats being present due to the location of the site. However bats can fly considerable distances between roosting and feeding sites and there are feeding opportunities not too far away along the Blackpool South Railway, Yeadon Way and Watson Road Park. If a bat or bats are discovered during redevelopment works then work should cease immediately and advice sought from a suitably qualified ecologist.

The Ecological Survey suggested a species list for gapping-up existing hedgerows and/or planting new hedgerows. I would like to see Alder Buckthorn (*Frangula alnus*) included in the planting schedule. The survey also suggested that the mature trees on site should be retained where possible. Further tree planting should also be considered using suitable native species, preferably species with attractive flowers and/or fruits. Priority Bird Species identified as being present locally included the cavity nesting Swifts and House Sparrows. The buildings should provide suitable nest boxes either built into the structure of the building or attached to the exterior. The provision of Bat Boxes should also be considered. Nest cavities should be positioned away from doors and windows or any other areas where they could cause a nuisance.

Built Heritage Manager - The buildings on the north west and south west corners are locally listed, and the redevelopment includes the demolition of the building on the north west side. Although it is always regrettable when a building of local architectural and/or historic interest is lost, the fact that the Garlick and Sykes former villas on the south west corner are being retained is welcomed. I would be grateful if you would attach a condition that the method of repair and refurbishment of the exterior of this building is agreed before work is started. With regards to the proposed new building on the north west corner, the design shows a strong horizontal emphasis and rhythm which should help to create a harmonious presence in the streetscene. I am, therefore, happy to support the application.

Police Architectural Liaison Officer - It is recommended that the scheme is developed to the security standards detailed within the Secured By Design guidance for New Schools 2014. Page 47 refers to Arson and Fire Protection matters, this should be brought to the attention of the applicant.

Site Boundaries -The school should be protected with a security perimeter fence that delays and deters intrusion such as 2.4m high welded mesh such as paladin. Replacement doors and windows should be PAS 24 2012 (16) certificated. All windows should be fitted with restrictors and ground floor glazing should be laminated. An intruder attack alarm monitored via an Alarm Receiving Centre should protect the new buildings and consideration given to CCTV coverage. MUGAs should be protected with a 2.4m high security fence such as paladin and a gate which locks on closure.

Blackpool Services Directorate - I have read the recent 'MUGA noise impact report' from the acoustician and predicted times of use of the facilities. I recommend the following, which reflects their preferences in the main:

North and South MUGA's times of use be restricted to Mondays-Fridays 0800 – 17.00 and no use on Saturdays, Sundays or bank holidays. I recommend use of the All Weather Pitch is restricted as follows -Mondays-Fridays 0800 – 1800, Saturdays 0930 –1500 and no use on Sundays or bank holidays Where 'hard ball' sports are played such as hockey, noise reduction measures to be incorporated into to the design of any boundary fencing as per Sport England guidelines. Facilities for school use only and not to be hired out to third parties.

Blackpool Civic Trust - 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.

Head of Highways and Traffic Management:

1. Main Visitor entrance is at the junction of Lytham Road/Arnold Avenue – pupils are likely to use this access also and this will result in pupils and other pedestrians migrating across the junction of Lytham Road/Arnold Avenue, which is unsafe and will lead to highway safety issues – this cannot be supported.
2. This area could be a focal point where parents and pupils could congregate at the start and end of the school day, over spilling onto the public highway, where insufficient space is available, again this will lead to highway safety concerns and conflict between different users.
3. The pedestrian crossing on Lytham Road is shown to be re-positioned – how has the applicant identified the new location and what surveys have been undertaken?
4. 68 parking spaces proposed for 49 teaching areas and the Nursery, whilst this is considered acceptable and in line with parking standards, how does this equate with the total number of staff likely to be present on site (160 equivalent full-time staff)? The site is likely to score a good accessibility score and despite the fact that the school will have a smaller catchment compared to the former private school, staff, visitors and parents will rely on the use of the private vehicle. Under provision of car parking will result in demand for on-street parking which must be regulated and controlled. Ideally, parking provision should meet demand. Problems will occur at the start and end of the school day which must be regulated.
5. No pick-up/drop areas shown for pupils and nursery children.
6. Will there be a requirement to pick-up/drop-off by school buses/coaches? An existing bay exists on Lytham Road, if this is not required the associated Traffic Regulation Order (TRO) should be revoked.
7. Cycle storage is shown, is this shared between staff and pupils? – clarification required including shelter provision and whether this is covered and secure.
8. A Framework Travel Plan has been submitted, there may be a requirement to condition this, if the content is not acceptable at this stage.
9. A Construction Management Plan to be conditioned.

10. The scheme by its virtue (should it be supported) will necessitate off-site highway works which are listed below:

- Creation of new access vehicle access points.
- Closure of existing access points.
- The removal of the existing crossing point.
- Provision of a new crossing points – location and type of crossing to be agreed.
- A review of existing TRO in the area with the possibility of new TRO (school keep clears).
- A contribution to be sought to allow the Council to deal with any parking issues (to include the above bullet point) that may occur after the school comes into first use. The contribution (level) to be agreed and the agreed sum to be held by the Council for a period of five years to allow for a scheme to be prepared and implemented.

Any comments on the amended plans will be reported via the Update Note.

Waste - Commercial - 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.

Education - Property and Development Officer - 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.

Blackpool International Airport - 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.

PUBLICITY AND REPRESENTATIONS

Press notice published: 27 July 2017

Eight site notices displayed: 24 July 2017

Neighbours notified: 19 July 2017- Two letters of objection and three letters of support have been received as set out below:-

476 Lytham Road (Supports) -as the immediate neighbour of this school, we had hoped to be consulted at an early stage, but received no contact. We welcome an end to the period of being next to a large derelict and boarded-up building. We would like to know the intentions regarding the building to which we are actually attached. We would hope that extensive parking will be provided for parents delivering and collecting their children from school as children nowadays seem to be incapable of walking any distance at all, and parents think nothing of parking on pavements and/or causing major traffic congestion.

33 Harrington Avenue (Supports) - Having contacted Fylde Coast Academy Trust (FCAT) to express my support for the proposed school development, I also wanted to contact Blackpool Council to highlight this, as I personally believe that the new school will have a

significant and positive effect in the South Shore area of Blackpool. The lack of commercial investment in the local area over the recent years, along with the closure of the former Arnold School, have been detrimental to the local area. However, from viewing the drawings and plans on the Armfield Academy website, I am optimistic and excited at the prospect of the new development. I firmly believe that the new Academy will help to greatly improve the local area, support local businesses and improve the quality of education on offer to local school children. From the plans that I have seen, I would have no hesitation in requesting that my daughter attend the Academy once she is of school-going age.

As a homeowner on First Avenue (**No address given**) - I cannot express how pleased I am that after many years of neglect we are on the cusp of seeing Arnold School not only come down, but the plans for the new school Armfield Academy look fantastic.

FCAT, the owners of the new Academy has been superb with the ongoing communication they have had with local residents. From the very beginning, they have sent leaflets, held several meetings and also attended local community meetings such as South Shore Community Partnership listening to any concerns local residents have and keeping everyone informed of where they are up to. I cannot wait to see the finished result as I believe it will really smarten up the area, not to mention bring a very good standard of education.

5 First Avenue (Objects) - I am concerned about the effect on parking and the possibility of more noise and disturbance.

1A First Avenue (Objects) - As a resident to the rear of the site of former Arnold School: I would like to suggest that any glass to the refurbishment of the sports hall staircase be "privacy glass" to stop children standing on the stairwell landing from looking into the adjacent properties at bedroom level.

I would also ask if the community entrance also at the side of the sports hall be of restricted use. The traffic/parking situation previously experienced when Arnold School was operable was at times unbearable. The entrance in that proximity was restricted and the gate was locked at all times. To have an open entrance to the rear of the new school would exasperate traffic issues at the beginning and end of school day.

Parking on First Avenue has always been an issue as unfortunately there is never enough parking spaces for residents, let alone parents, students and teachers. I would appreciate the Planning Committee take the issue of residents' parking into consideration when deciding on the above points, around the 'community entrance'.

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.

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 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;
- promoting healthy communities;
- encourage the effective use of land by re-using land that has been previously developed;
- meeting the challenge of climate change, flooding and coastal change.

The NPPF also aims to ensure that development seeks to achieve good design (paragraph 60). Decisions should address the connections between people and places and the integration into the natural and built 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.

Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations. With regard to the environmental strand, pursuing sustainable development involves seeking positive improvements in the quality of the natural environment. Paragraph 61 states that planning decisions should address the integration of new development into the natural environment; paragraph 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.

Paragraph 74 states existing open space, sports and recreational land and buildings, including playing fields should not be built on unless an assessment has been undertaken to show it to be surplus to requirements, or it would be replaced by equivalent or better provision in terms of quality and quantity, or the proposal is for sports or recreational provision the needs for which clearly outweigh the loss.

Paragraph 135 states the effect of an application on the significance of a non-designated heritage asset should be taken into account. In weighing applications a balanced judgement

will be required having regard to the scale of the harm or loss and the significance of the heritage asset.

Paragraph 141 states developers should be required to record and have advance understanding of the significance of any heritage assets to be lost, wholly or in part in a manner proportionate to their importance.

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
CS5- Connectivity
CS6- Green Infrastructure
CS7- Quality of Design
CS8- Heritage
CS9- Water Management
CS10- Sustainable Design and Low Carbon and Renewable Energy
CS12- Sustainable Neighbourhoods
CS15 - Health Facilities and 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.

The following policies are most relevant to this application:

BH3- Residential and Visitor Amenity
BH4- Public Health and Safety
BH5- Protection of Public Open Space
BH7- Playing Fields and Sports Grounds
BH19- Neighbourhood 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
AS1- General Development Requirements

ASSESSMENT

Principle of Re-use/ Need for School- the need for a new high school has been identified in south Blackpool to meet both an existing and future demand as the population grows as a result of a number of housing developments and the application site represents a readily adaptable opportunity to meet this identified need.

This is a well-established former school site spread over three sites connected by Arnold Avenue and fronting Lytham Road and St Annes Road respectively. The local plan designation and protection of the school playing fields reflects this and the proposal will re-use, modernise and adapt those existing facilities to meet the needs of the new school. The principle of re-using and adapting the application site to meet modern educational requirements and the need for this development is therefore accepted and supported subject to the details set out below and subject to a number of conditions. Accordingly the proposal is considered to be in accordance with both local and national planning policy and guidance, including paragraphs 74 and 135 of the NPPF and the overall benefits of the proposal are considered to clearly outweigh the loss of a locally listed building to the north of Arnold Avenue and the loss of part of a playing field.

Design of Buildings/ Impact on Character of the Area - the proposed will retain the former Headmaster's house and cobbled wall fronting Lytham Road dating from 1867 which are the most significant heritage assets on the site. The building will be re-furbished at a later date as offices for the Fylde Coast Academy Trust. Other existing school buildings including the nursery block, the assembly and sports hall and the design and technology block will also be retained. The main school buildings on the north side of the Arnold Avenue junction, including some locally listed buildings, will be demolished and replaced with a three storey new school building fronting onto Arnold Avenue through its main frontage will be onto Lytham Road. The new school building will be constructed primarily of red brick to reflect the character of the surrounding area and will be no higher than the existing buildings nor will it project any further forward. The use of rendered sections will break up the massing of the brick building and the framing of the rendered sections will add a modern twist and the use of Blackpool Football Club colours pays regard to the local football legend after whom the school will be named.

The loss of a locally listed building is unfortunate but given its condition and lack of adaptability for current educational standards is unavoidable and is accepted in this instance. The replacement building is considered to be of sufficient quality, detailing with an appropriate material palette and accords with Policies CS7 and CS8 of the Core Strategy and Policies LQ1, LQ2, LQ3 and LQ4 of the Local Plan.

Impact on Residential Amenity - whilst the application has a well-established school use, albeit one that ceased several years ago, there are nevertheless some residential amenity issues that need to be addressed in assessing the proposal, not least of which are the three new Multi Use Games Areas (MUGAs) and the all-weather pitch and also the traffic and car parking issues and the resulting congestion which are common to most schools at the beginning and end of the school day.

Following discussions it has been agreed that the three MUGAs and the all-weather pitch will not be used by the wider community and will be confined to school use and hours of use will be also be restricted as per recommended in the Consultation Section above. Wider community use of the school facilities will be restricted to the playing fields and the sports hall. One of the primary concerns of using the MUGAs and the all-weather pitch out of school hours relates to footballs or other hard balls being hit against the 2.4 metre mesh fences which can cause nuisance and generate neighbour complaints. With appropriate conditions the proposal accords with Policies BH3 and BH4 of the Local Plan.

The proposal will create 68 car parking spaces in three areas, two accessed from Lytham Road utilising existing access points and the third access to 36 new parking spaces from Arnold Avenue, which are readily accessible to school buildings on both sides of the Arnold Avenue junction. This provision which significantly exceeds previous parking levels will ensure that a greater proportion of the cars calling to and from the site are parked off street thus reducing the potential nuisance of on street parking on nearby residents.

Highway Safety/ Car Parking and Servicing Arrangements - discussions have taken place regarding the extent of the off-site highway works required to satisfactorily address the traffic and car parking issues raised by the proposal. It has been agreed that a second pedestrian vehicle crossing is required on Lytham Road located north of the Arnold Avenue junction to supplement the existing pedestrian crossing to the south of this junction. This will ensure that children travelling from the south or north to the school will have a safe place to cross Lytham Road. There will also be parents drop off and collection parking spaces marked out within the parking area fronting the proposed nursery.

The proposal will create 68 car parking spaces in three areas including 36 new spaces to the rear of the nursery on part of a playing field. Adopted parking standards set out a standard of one parking space per classroom and there are 49 classrooms proposed plus the nursery. The proposal therefore provides a substantial increase on the provision available to Arnold School and numerically satisfies the adopted parking standards and includes six parent drop off/ collection spaces for the nursery. The proposal is therefore considered to comply with Policy AS1 of the Local Plan. The servicing area for the school replicates the arrangement previously used by Arnold School in an area adjacent the northern boundary and an adequate turning area and separate access and egress points are available.

Community Benefits - the proposal makes some provision for community use of the indoor and outdoor sports facilities although due to residential amenity concerns the 3 MUGAs and the all- weather pitch will not be available for community use. However the playing fields will be available for the first time for community use including for cricket use and a cricket pitch will be marked out on the eastern playing fields. Sport England has now withdrawn its opposition to the proposal as amended and clarified. Conditions will be included to deal with the marking out of the pitches and community use of the facilities.

Other Issues - conditions are included to ensure satisfactory drainage facilities are provided and contaminated land issues are dealt with in advance of the new school being opened. The Police comments are noted and involve standard security measures for a school

development. A photographic record will be taken of the locally listed building to be demolished as recommended by the County Archaeologist.

A section of the playing fields fronting Arnold Avenue contains a significant number of mature trees which have a considerable group amenity value. These trees are shown for retention, as are other trees along the site boundaries. Although the creation of the vehicle access to the new car park will necessitate the removal of a small number of trees on Arnold Avenue, the overall amenity value will remain and will provide an attractive screen and noise buffer to this car park. Ecological comments are noted and an update will be given prior to the meeting on the incorporation of bird boxes and other matters.

CONCLUSION

The proposal has raised a number of issues and concerns requiring amendments and further clarification as set out above. With appropriate conditions covering the relevant matters the proposal is considered to accord with local and national policy and advice and is therefore recommended for approval.

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 17 0457 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

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 3rd July 2017.

Drawings numbered:

988-LMA-V1-00-DR-A-2020
988-LMA-V1-01-DR-A-2021
988-LMA-V1-02-DR-A-2022
988-LMA-V1-XX-DR-A-2120
988-LMA-V1-XX-DR-A-2121
988-LMA-V1-XX-DR-A-2200
988-LMA-V2-00-DR-A-2020
988-LMA-V2-01-DR-A-2021
988-LMA-V2-02-DR-A-2022
988-LMA-V2-03-DR-A-2023
988-LMA-V2-XX-DR-A-2111
988-LMA-V3-00-DR-A-2020
988-LMA-V3-01-DR-A-2021
988-LMA-V3-02-DR-A-2022
988-LMA-V3-XX-DR-A-2120
988-LMA-V3-XX-DR-A-2121
988-LMA-V4-ZZ-DR-A-2020
988-LMA-V4-02-DR-A-2021
988-LMA-V4-XX-DR-A-2120
988-LMA-V4-XX-DR-A-2121

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 all 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 above ground level on the new school building.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ4 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 on the new school building shall take place above ground level 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.

5. (a) No development or other operations shall commence on the new car park until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.
- (b) No operations shall commence on site in connection with the new car park hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved scheme are in place.
- (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme are in place.

(d) The fencing or other works which are part of the approved protection scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior written agreement of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, having regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. No development shall take place until a Construction and Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority. The 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 and Demolition 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.

7. 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 onsite 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.

8. 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.

9. 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.

10. The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plans shall include an on street parking survey, the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, 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.

11. Prior to any demolition works commencing on the locally listed building the implementation of a programme of building recording and analysis shall be commenced. This must be carried out in accordance with a timetable and written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

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.

12. The school shall not be opened until the following highway works have been carried out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority:-

- provision of a second pedestrian crossing on Lytham Road.
- the re-instatement of redundant dropped crossings outside the existing school site.
- the provision of drop off and collection parking spaces in association with the approved nursery.

Such approved works shall be retained thereafter.

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

13. No development shall commence on the playing fields/ MUGAs or the all-weather pitch until details of the design and layout of the playing fields have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing fields shall not be constructed other than in accordance with the approved details and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development makes satisfactory provision to meet the future sporting and recreational needs of the school and the wider community in accordance with Policies BH5 and BH7 of the Blackpool Local Plan 2001-2016 and Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Use of the school shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall include details of pricing policy, hours of use,

access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in accordance with the approved agreement unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport in accordance with Policies BH5 and BH7 of the Blackpool Local Plan 2001-2016 and Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. No development above ground on the new school building shall take place until a scheme for the provision of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall then be provided in accordance with the approved scheme before the school site is first occupied unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained as such.

Reason: In the interests of biodiversity in accordance with Policy NE7 of the Blackpool Local Plan 2001-2016.

16. Prior to the school first being occupied a repair and refurbishment method statement for the exterior of the locally listed building to be retained within the application site shall be submitted to and agreed in writing with the Local Planning Authority and such approved works to be carried out in accordance with an agreed timetable.

Reason: In the interests of the appearance of this important heritage asset and wider locality, in accordance with Policies LQ1, LQ2 and LQ4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. The use of the Multi Use Games Areas shall be restricted as follows:-
Mondays-Fridays 0800 – 17.00, with no use on Saturdays, Sundays or Bank Holidays.

The use of the all-weather pitch shall be restricted as follows:-

Mondays-Fridays 0800 – 1800, Saturdays 0930 –1500, with no use on Sundays or Bank Holidays

The above facilities are for school use only and not to be used by other parties.

Reason: To safeguard the living conditions of the occupants of 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.

18. The building/use hereby approved shall not be occupied/first commenced until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site including loading and unloading shall take place from within the servicing area shown.

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.

19. Prior to the commencement of any development, details of the foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. The building shall not be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

20. Prior to the commencement of any development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

21. The existing cobbled stone boundary wall to Lytham Road shall not be removed or otherwise altered without the prior written consent of the Local Planning Authority.

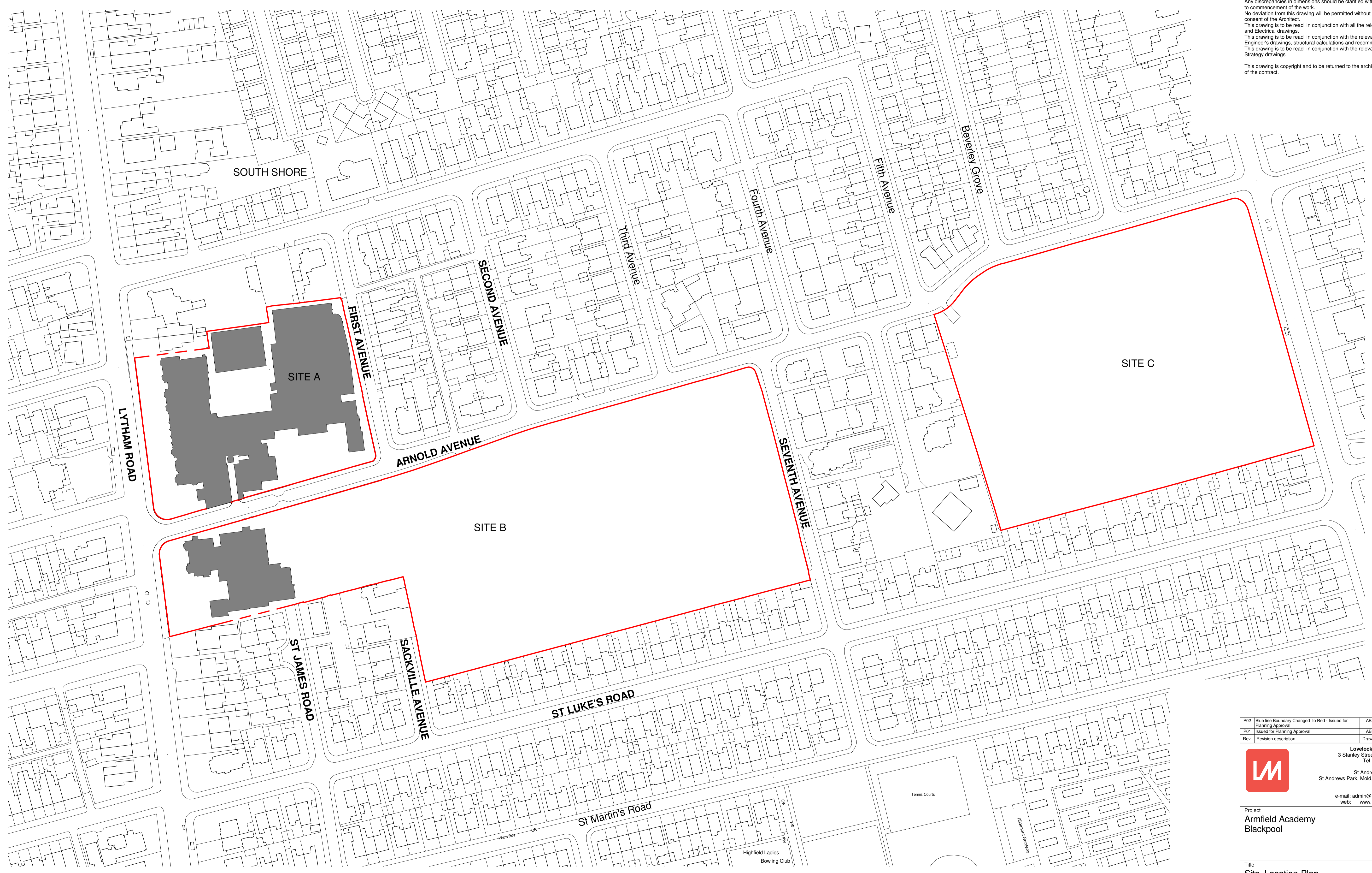
Reason: In the interests of appearance of the locality due to the significant heritage value in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Advice Notes to Developer

Not applicable

Property Schedule		
Image	Mark	Area
	Site A	11,194.6 m ²
	Site B	32,823.8 m ²
	Site C	25,420.4 m ²
Grand total: 3		69,438.7 m ²

Notes
 Figured dimensions are to be used in all cases. Dimensions should not be scaled from drawing. All existing dimensions should be checked on site before commencement of the work. Any discrepancies in dimensions should be clarified with the Architect prior to commencement of the work. No deviation from this drawing will be permitted without the prior written consent of the Architect. This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings. This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations. This drawing is to be read in conjunction with the relevant Fire Safety Strategy drawings. This drawing is copyright and to be returned to the architect on completion of the contract.



1 Site Location Plan
 Scale: 1 : 1000



Rev.	Revision description	Drawn	Checked	Date
P02	Blue line Boundary Changed to Red - Issued for Planning Approval	AB	TPR	03.07.17
P01	Issued for Planning Approval	AB	TPR	29.06.17

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Project
**Armfield Academy
 Blackpool**

Title
Site_Location-Plan

LMA Project	Drawing number	Rev.
1474	988-LMA-V0-ZZ-DR-A-1000	P02

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COMMITTEE DATE: [24/10/2017](#)

Application Reference: 17/0505

WARD: Park
DATE REGISTERED: 01/08/17
LOCAL PLAN ALLOCATION: Industrial / Business Development Land
Main Industrial / Business Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: Trevors Foodservice

PROPOSAL: Erection of two storey building to form freezer cold storage and office space, with associated equipment compound, 15 space car park, new vehicular access from Chorley Road, and 2 metre high boundary fence.

LOCATION: 40 CHORLEY ROAD, BLACKPOOL, FY3 7XQ

Summary of Recommendation: Grant Permission

CASE OFFICER

Ms P Greenway

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

The main issues are the impact on residential amenity by reason of noise and light spill. The noise assessment, together with measures implemented by the applicant, their willingness to consider other measures, and the experience of the new site manager are sufficient to address the Head of Environmental Protection's concerns. The light spill can be addressed by cowling and a condition can be imposed to such effect. There is also an issue with traffic congestion on Chorley Road which should be alleviated by the introduction of a one-way system, the rationalisation of deliveries into fewer (albeit larger) wagons and the introduction of additional staff parking spaces within the site. In the circumstances, and in accordance with paragraph 19 of the NPPF where significant weight should be placed on the need to support economic growth through the planning system, the recommendation is for approval.

SITE DESCRIPTION

The application site is a vacant patch of land between the existing Trevor's Warehouse (which also wraps around the back of the site), and a caravan park. Further to the rear is

Pendle Close - a residential street where the houses are at a higher level than the industrial land on which Trevor's Warehouse sits.

DETAILS OF PROPOSAL

The proposal is for the erection of a two storey building to form freezer cold storage and office space, with associated equipment compound, 15 space car park, new vehicular access from Chorley Road, and a 2 metre high boundary fence.

The proposal is accompanied by a Design and Access Statement, Noise Assessment, Transport Assessment and Travel Plan.

A supporting statement has also been submitted:

"Trevors Foodservice is a family run business established in 1962 as Trevors Warehouses Ltd. Mr Ken Hitchen, Chairman, started out with a retail shop, from which he soon began offering the then thriving local hotels, cafes and Bed and Breakfasts around Blackpool a local food delivery service. The business now distributes to over 1300 customers ranging from education sites, nursing homes and hospitals to restaurants, hotels, cafes and everything in between. They offer a wide range of chilled, frozen and ambient foods as well as all cleaning materials, catering disposables and equipment, delivering across the North West.

The business is continuing to grow and prosper and has now outgrown its current storage and office facilities. There is an increasing demand for frozen products which requires the construction of a larger freezer cold store to meet this demand. This in turn will allow the existing freezer cold store to become a cold store for chilled produce and the existing cold storage in the main warehouse to be removed to provide additional ambient storage capacity.

In order to be able to meet this increasing demand, the business must also increase its warehouse and office staff. In order to achieve this they are proposing to build new office accommodation attached to the new freezer cold store to provide office space for 19 staff as well as a development kitchen, small events space and ancillary accommodation. This will replace the current office space within the current warehouse building, again providing additional ambient storage capacity."

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of the use
- Impact on neighbour amenity
- Quality of the design
- Highways traffic/parking

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

CONSULTATIONS

Environment Agency: No comment.

Head of Highways and Traffic Management: I have no objection to this proposal subject to the following:

- Provision of Disability Discrimination Act compliant parking to be increased to 6% of the overall parking provision.
- Secure cycle parking to be provided.
- The northern access to be dedicated purely for access to the new cold storage area with the southern access allocated for access to the car park (by blocking access from the car park to the access road to the proposed cold storage area to remove conflict).
- New vehicle access and changes to the existing vehicle access will require works to the public highway.

Service Manager Public Protection:

- A Phase 1 Study is requested to ensure that there is no contaminate leachates from nearby land uses.
- I recommend a construction management plan is submitted.
- A noise impact assessment has been submitted. I am happy with the response from the Noise Consultant and the explanation of how the site will operate. The report indicates that there will be no increase in lorries attending, goods handling, and also that there will likely be less noise as a result of the changes. The company has also decided to commit staff and time to improve relations with local residents/set up meetings etc. On this basis, I have no objections.
- Details of any new any external lighting is required. Your attention is drawn to the guidelines set out in the Institute of Lighting Engineers publication "Guidance Notes for the Reduction of Obtrusive Light".

United Utilities: - No objection subject to conditions requiring:

- Foul and surface water shall be drained on separate systems.
- A surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Head of Coastal and Environmental Partnership Investment:- 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.

PUBLICITY AND REPRESENTATIONS

Press notice published: 10 August 2017

Site notice displayed: 09 August 2017

Neighbours notified: 04 August 2017

Objections received from 24, 28 and 30 Pendle Close.

In summary, the concerns relate to:

- Noise
 1. Depot is working day and night, 7 days a week, resulting in very little sleep.
 2. Lorries start loading at 5.45am.
 3. Number of flood lights shining directly on to our property.
 4. Unable to have our windows open at night no matter how hot the weather.
 5. Engines running up to 40 minutes at a time.
 6. Disturbance from reversing beepers.
 7. Unloading vehicles from 2.30 p.m. dropping tailgates down, and cage retaining poles, banging and clashing of metal cages across the uneven yard. Employees shouting and swearing.
 8. Unable to sit in our garden and carry on a conversation.
 9. Fork lift trucks back and forth to the freezer unit.
 10. Noise and spray from the power hose.
 11. Distinct hum from existing freezer equipment audible at night time.

Things improved slightly when the company was approached, before returning back to their usual ways. Further extensions would create even more noise affecting the surrounding residential areas, as this company and its employees have no respect or consideration for the local residents. With some forethought and goodwill some of these problems could be resolved. Expanding the property would lead to additional staff, which of course would result in more noise disturbance.

The National Planning Policy Framework provides that planning policies and decisions should aim to mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions (123). We are subjected to noise which I would consider is of a 'Significant Observed Adverse Effect Level'. On that basis I would like to make the following points:

- The operating hours in this residential area should be restricted in to between 07:00 and 23:00.
- There is no reason for loud reversing alarms to be used at any time, it has a significant impact.
- Procedures should be in place to mitigate the loud noises generated by movement of roll cages and pallets.
- Employees should be retrained to avoid the need for shouting and swearing at any time.

I believe these points if adopted will not significantly impact on the commercial viability of the operation and will improve the quality of life of the local residents, preventing the possibility of further noise complaints.

- Scale / Appearance

The two storey construction is not in keeping with the existing buildings on the site, the majority of which are much smaller single storey units. I object to a two storey unit as there is significant potential for the proposed building to cause a loss of existing views from neighbouring properties that would adversely affect the residential amenity of neighbouring owners.

- Ambient Lighting

I would seek assurances that no additional high level external lighting is installed that could increase the levels of light pollution to the rear elevation of neighbouring properties.

- Nature Conservation

I would have commented on this point with the site for the proposed development being a small area containing shrubs, trees and wildlife with observed evidence of it being used by bats, however the site was excavated prior to planning permission being sought.

In response to further comments and submissions by the company, the objectors say:

Since this new proposal represents a significant expansion of a company that has already doubled in size since 2007, all we are asking is that the Council balances both the needs of the business and the rights of the local residents to live in an environment which is free from nuisance noise levels in houses that were constructed, with the Council's permission, in this area.

At paragraph 2 of Mr Houldsworth's (Noise Specialist) points on the residents' comments he states 'noises are not habitual and continuous and it is quite unreasonable for local residents to expect a completely quiet environment when the houses are situated adjacent to an industrial estate.' I completely agree with this point in isolation, however habitual is defined as 'doing something constantly or regularly'. At no point has anyone said the noise levels are constantly unacceptable but they are regularly unacceptable at unsocial hours and the residents have previously produced to the Council noise monitoring sheets that detail this, which when compiled again recently, result in a similar pattern of unsocial disturbance. At no point have I said that I expect to live in a noise free environment but do consider a regular disturbance sufficient to wake a person up before 6am and after midnight to be unacceptable to any reasonable person and a nuisance in accordance with case law.

Trevors' noise monitoring sheets also note that the noise levels are negligible at certain times in the early evenings, this to me represents a deliberate attempt to mislead the Council in relation to the noise generated from the site at unsociable times as indeed does the sudden and so far continuing reduction in noise levels from the site since the objections to the planning proposal were filed as I previously stated. Trevors have not conducted their operations in a responsible way and I have no confidence that it is their intention in the long term to do so unless certain operating constraints are imposed on them as part of this proposal.

I do not believe that any of the noise reduction programmes, memos and / or local residents meeting templates (which is news to me as a local resident) are anything more than a

vehicle to obtain unconditional permission from the Council for the development and if allowed this will operate at the expense of the local residents' quality of life.

The agent has responded that the client did send a letter to all neighbours and residents on Pendle Close prior to the application being submitted, explaining the proposals and inviting them to telephone or call in if they had any issues or concerns that they wanted to discuss. They have had no response to this offer.

NATIONAL PLANNING POLICY FRAMEWORK

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy. By ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 17 of the National Planning Policy Framework (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;
- encourage the effective use of land by reusing land that has been previously developed.

Chapter 1 is concerned with building a strong, competitive economy.

Paragraph 18: The Government is committed to securing economic growth in order to create jobs and prosperity, building on the Country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

Paragraph 19: The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 20: To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

Chapter 7 Requiring Good Design.

Paragraph 56: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Chapter 11 Conserving and Enhancing the Natural Environment.

Paragraph 123: Planning decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.

Paragraph 125: By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

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 -

CS3: Economic Development and Employment

Sustainable economic development will be promoted to support and grow the local economy to meet employment needs with a focus on safeguarding around 180 hectares of existing industrial/ business land.

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 ensure that amenities of nearby residents and potential occupiers are not adversely affected.

CS10: Sustainable Design and Renewable and Low Carbon Energy

Requires that all new non-residential development over 1000sqm will be required to achieve BREEAM 'very good'.

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:

DE1 Industrial and Business Land Provision

Land within the defined industrial/business estates set out below will be retained for industrial/business use. Proposals for new development or redevelopment of existing premises will be permitted in accordance with the specified uses for each estate.

LQ1 Lifting the quality of design

BH3 Residential and Visitor Amenity

AS1 General Development Requirements

ASSESSMENT

Principle

The NPPF at paragraph 19 requires that Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. The proposal is acceptable in policy terms as it supports the expansion and growth of an established business on an industrial estate. Improvement of existing facilities at long established industrial premises is encouraged in Policy DE1. The premises are on Mowbray Drive Industrial Estate, where the permitted uses are D: Offices, research/development, light/general industry, warehousing.

A previous proposal for the "Erection of a Class B8 distribution warehouse building and incidental office space, with associated access, car parking and servicing area" was approved at this location in 2008 (08/0456 refers).

Amenity

The NPPF recognises that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.

In terms of noise, the Head of Environmental Protection has not had any recent complaints regarding noise and the ones received in the past (when the last application was submitted) were dealt with. The Head of Environmental Protection has confidence in the management - they were helpful in resolving the issues raised and did everything that was requested.

The applicant also advises that they have had no complaints or correspondence from the Environmental Protection team for several years now regarding noise problems and they do already currently carry out noise monitoring for which they have all the associated paperwork.

They have submitted supporting documents demonstrating their commitment to this issue: Noise Policy; Operations Noise Action Plan; Noise Checks carried out from January 2017; Dayparts Noise Analysis Template; Cages Memo to Staff; Social Values Action Plan to include Noise Control as submitted in May 2017; Local Residents Meeting Schedule – Example.

They also have a new management team in place - the new warehouse manager brings with him a wealth of experience, having worked for larger national companies. He is keen to work with the Environmental Protection team to bring about any necessary changes.

The company would be happy to look at any additional measures or policies that could be implemented to help minimise any disruption to neighbours if this would help.

The proposed hours of operation are Monday to Friday 06:00 - 01:00; Saturday 08:30 - 13:30; Sunday and Bank Holidays 08:30 - 16:30. When permission was granted for a refrigeration/cold store at the back of the site in 2011 (11/0927 refers) a condition was imposed requiring that deliveries to the cold store should not take place between 18:00 hours and 08.30 hours on the following day Monday to Saturdays inclusive and not at all on Sundays, but this was because of its closer proximity to the residential properties. However, the 2008 proposal (08/0456) on the main part of the site was not restricted. It is considered that a restriction on operating hours is not appropriate for the current proposed development as it is located further away from the residential properties, is on a traditional industrial estate and the company has various internal controls in place, including a Noise Policy / Code of Conduct which seeks to keep noise to a minimum particularly during, but not restricted to anti-social hours (before 8.00am and after 6.00pm), so as to minimise any noise impact on the lives of the local residents. A Noise Action Plan is also in place.

The applicant has confirmed that, despite the increase in size of the proposed expanded site and facilities, this will in fact reduce the amount of commercial vehicles visiting the site due to the increased freezer capacity allowing the business to keep more stock on site at any given time. The location of the new vehicle waiting bays will also reduce the amount of vehicular and staff activity at the bottom of the existing site nearest to the residential properties on Pendle Close and so will also help to reduce noise levels in this location (currently vehicles are shunted around the yard, especially at night and due to space restrictions, movement of vehicles is more frequent). Additionally, with the main bulk of the activity being around the new premises, the staff numbers around the rear of the yard, will reduce as less staff will be working in that area.

The three refrigeration compressors would be located to the rear of the building, contained within a 2.4 m high, solid metal, acoustic compound and are not considered to be a noise issue.

In terms of lighting, the Council has previously requested the applicant to provide hoods to a number of external lights to help to reduce light spill affecting residents on Pendle Close which they have undertaken to the Council's satisfaction. Again, the company would be happy to do this to other existing external lights and to any new external lights as required.

Design

The building would be part single storey at the front (offices), part two storey towards the rear. It would have a footprint of approximately 57 m long x 18.3 m wide in total, with the largest part being the two storey element (40 metres long). With regard to the height, it would be 10.5m to the ridge over the cold store and 5.5m to ridge above the offices. The overall scale of the building has been reduced by excavating the extended site to lower the ground level by approximately 2 metres. This has reduced the visual impact to the residents of Pendle Close. The site is also located on the Mowbray Drive industrial estate which houses a multitude of large industrial buildings, so the scale of the proposals are in keeping with this and should not affect the visual amenity of local residents.

The materials would be typical industrial metal cladding. The use of darker colours for the cladding was intended to give company identity and help reduce the sense of scale of the building and its visual impact. However, in response to concerns with regard to the visual impact, the applicant has agreed to use a paler grey which would be less visible to the residential neighbours than the strong dark grey originally proposed. Also, the Alaska Grey (RAL 7000) is the only grey available in a matt finish, which the company intend to use to help reduce glare off the cladding and which it is thought would be of benefit to the residents on Pendle Close. This is a significantly lighter shade of grey than the Anthracite Grey (RAL 7016) initially proposed with the comparative light reflectance values being 24 compared to only 5.

The office accommodation has been designed to be similar, but smaller scale to the existing warehouse building. The use of glazing and the company's signature blue as a feature colour identifies the smaller front part of the building as the office accommodation and new main staff and public entrance; and would provide an improved modern public identity for the business.

The size of the new freezer cold store has been determined by the current and estimated future increased demand for frozen produce. The dimensions of the cold store would reflect the most efficient racking arrangement within the dimensions provided by the cold store manufacturer.

The boundary treatment would be a modern 2 m high paladin mesh style perimeter fence, which is less aggressive in appearance than the normal industrial fences. No soft landscaping is proposed, other than the existing area of grass to the front of the current premises.

Highway/Traffic/Parking

The business's expansion will include the addition of four new office based staff and three new warehouse based staff located in the new freezer cold store. The additional 15 spaces provided by the new car park will provide car parking for these additional staff as well as providing additional car parking for existing staff and visitors (the existing car park accommodated 21 vehicles).

A new one-way system will be introduced as well as waiting bays for eight delivery vehicles. The location of the new freezer cold store has been positioned to enable a new one-way system for delivery vehicles to be introduced on the expanded site to help resolve the current access and egress issues and congestion on Chorley Road. Locating the building centrally on the new piece of land allows a two lane access system to be created around the perimeter of the building. This system will include waiting bays for eight delivery vehicles which will also alleviate the current congestion problems experienced on Chorley Road. This will not only benefit Trevors Foodservice but will ease access and egress for all neighbouring businesses.

The car park has been amended to provide a higher proportion of Disability Discrimination Act compliant spaces, together with secure, under cover cycle storage. The Head of Highways and Traffic Management has suggested that the traffic arrangements are amended but he is content with the current proposed arrangement as long as management ensure that there is no overspill onto the highway.

A Travel Plan has also been submitted, to encourage the use of more sustainable modes of transport such as the bus and train.

Other Issues

A contaminated land assessment was carried out on a previous application and the results showed that there was no need for a Phase 2 intrusive investigation.

CONCLUSION

The noise assessment, together with measures implemented by the company, its willingness to consider other measures and the experience of the new site manager are sufficient to address the Head of Environmental Protection's concerns. The light spill can be addressed by cowling and a condition can be imposed to such effect. There is also an issue with traffic congestion on Chorley Road which should be alleviated by the introduction of a one-way system, the rationalisation of deliveries into fewer (albeit larger) wagons and the introduction of additional staff parking spaces within the site. In the circumstances, and in accordance with paragraph 19 of the NPPF where significant weight should be placed on the need to support economic growth through the planning system, the recommendation is for approval.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

Not Applicable

FINANCIAL BENEFITS

Not Applicable

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 17/0505 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 24th July 2017; drawings numbered 16-28 PL03 Rev A, 16-28 PL04, 16-28 PL05 Rev D, 16-28 PL06 Rev A, 16-28 PL10 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. The building hereby approved shall not be occupied until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site including loading and unloading shall take place from within the loading/unloading bays shown.

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.

4. Prior to the development hereby approved being first brought into use the servicing, car parking and secure under cover cycle 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.

5. No development shall be commenced until the following highway works have been carried out:

- installation of the new vehicular ingress
- alterations to the existing vehicular ingress/egress.

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

6. Foul and surface water shall be drained on separate systems.

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.

7. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage

system either directly or indirectly. The development shall be completed in accordance with the approved details.

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.

8. Prior to the installation of any external flood lighting on the site, a scheme detailing the location and specification of any luminaires and their cowlings shall be submitted to and approved by the Local Planning Authority. The scheme must accord with the guidelines set out in the Institute of Lighting Engineers publication "Guidance Notes for the Reduction of Obtrusive Light". The scheme shall be implemented as approved and thereafter retained.

Reason: To safeguard the living conditions of the occupants of neighbouring 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.

9. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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.

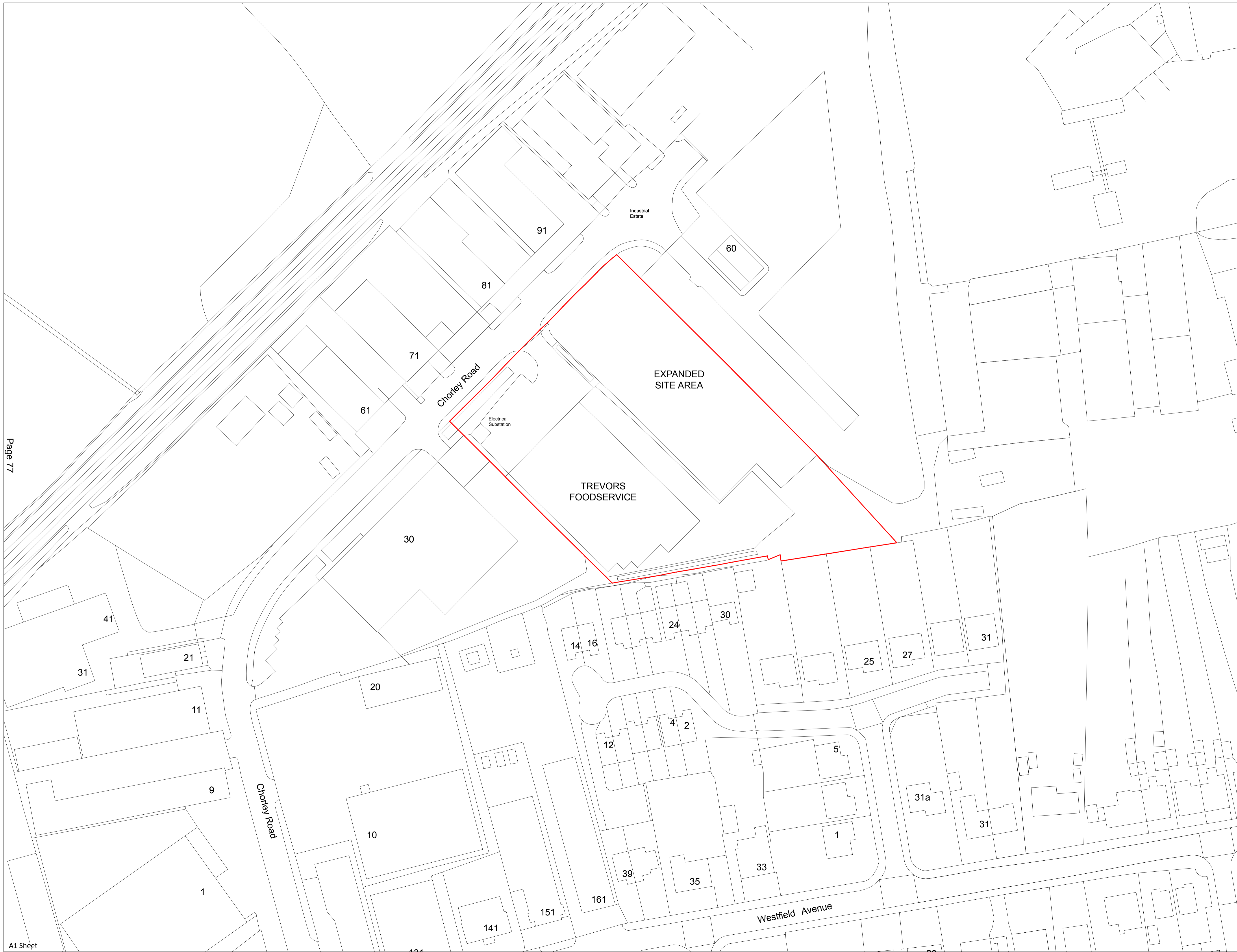
The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

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.

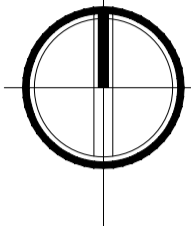
Advice Notes to Developer

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 need 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.
2. The grant of planning permission will require the developer to enter into an appropriate Legal Agreement with Blackpool Borough Council acting as Highway Authority. The Highway Authority may also wish to implement their right to design all works within the highway relating to this proposal. The applicant is advised to contact the Council's Built Environment Department, Layton Depot, Depot Road, Blackpool, FY3 7HW (Tel 01253 477477) in the first instance to ascertain the details of such an agreement and the information provided.
3. For the avoidance of doubt, the existing cold store is still subject to condition 3 on 11/0927 "Deliveries to the cold store hereby approved shall not take place between 18:00 hours and 08.30 hours on the following day Monday to Saturdays inclusive and not at all on Sundays....."

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Rev	Date	Details of Revision



NOTES:



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 solid + paper architecture
 www.creativesparc.com
 email: info@creativesparc.com
 tel: 01253 708803
 78-118 Park Street, Lytham, FY8 5LU
 Company No. 8324081

DRAWING STATUS		
PLANNING		

Drawn	Date	Scale(s)
AW	30/05/17	1:500

PROJECT
**TREVORS FOODSERVICE
 SITE REDEVELOPMENT & EXPANSION**

DRAWING TITLE
SITE LOCATION PLAN

DRAWING No. 16-28 PL 01	Rev
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