

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 11 FEBRUARY 2020

Present:

Councillor Owen (in the Chair)

Councillors

Baker	Hobson	O'Hara	Stansfield
D Coleman	Hugo	Robertson BEM	L Williams

In Attendance:

Lennox Beattie, Executive and Regulatory Support Manager

Carl Carrington, Head of Planning, Quality and Control

Ian Curtis, Legal Officer

Susan Parker, Head of Development Management

Latif Patel, Network Planning and Projects Manager

Councillor Critchley, Ward Councillor Hawes Side Ward

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 22 JANUARY 2020

The Committee considered the minutes of the meeting held on 22 January 2020.

Resolved:

That the minutes of the meeting held on the 22 January 2020 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee received a report on the planning appeals lodged and determined since the last meeting. The report noted two appeals determined and that no appeals had been lodged since the last meeting.

The report confirmed that an appeal against the Council's decision to refuse planning permission for the erection of a single storey side-extension at 2 Moss Way had been dismissed by the Planning Inspectorate.

The report also confirmed that an appeal against the Council's decision to refuse planning permission for the erection of a single storey side-extension at 39 Melbourne Avenue had been upheld by the Planning Inspectorate. The Committee noted however that there were no learning outcomes for the Committee in terms of decision-making.

Resolved: To note the report.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 11 FEBRUARY 2020

4 PLANNING APPLICATION 19/0477 - LAND TO REAR OF 1-7 WREN GROVE AND 23-25 ROYAL BANK ROAD, BLACKPOOL

The Planning Committee considered planning application 19/0477 for the erection of three, two-storey terraced houses with associated parking and landscaping and vehicular access from Wren Grove and Royal Bank Road at land to rear of 1-7 Wren Grove and 23-25 Royal Bank Road.

Miss Susan Parker, Head of Development Management, presented the application to the Committee and in doing so she highlighted that the loss of the existing, redundant industrial use would be considered to be acceptable and its replacement with residential housing the most appropriate solution. It was outlined in the report that the accommodation proposed would be of a satisfactory standard of design and amenity and would not have any unacceptable impacts upon surrounding neighbours or the highway network. Miss Parker reminded members that the application had been deferred at 1 October 2019's Committee meeting to enable further discussion with the applicant as to whether the scheme could be reduced in size to two dwellings to overcome the Committee's concerns regarding the over-intensive development of the site. The applicant had not been able to agree to such a reduction as this would in their view render the scheme unviable and had submitted a supporting viability assessment, which had been verified by officers. Miss Parker further emphasised the view that on balance the application should be approved as it would remove an unsuitable existing use and bring the land back into a more suitable use.

In response to questions from the Committee, Mr Latif Patel, Highway Network and Project Manager responded that while noting the concerns of the Committee regarding vehicular access that the proposed access would be suitable in highways terms. He reminded the Committee that the five car parking spaces were part of the existing approved warehouse use and any return to that use would potentially lead to more vehicle movements and certainly additional deliveries using heavy goods vehicles.

The Committee considered the application and noted that there were concerns regarding the potential reuse of the site as a warehouse under the existing planning permission. The Committee expressed serious concerns regarding the over-intensive development of the site and that dwellings would not have a good level of amenity. The Committee noted the viability assessment but concluded that on balance that this did not outweigh the identified potential problems with the development.

Resolved:

That the application be refused for the reasons set out in the decision notice.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 11 FEBRUARY 2020

5 PLANNING APPLICATION 19 0781 - LAND AT NEW HALL AVENUE, BLACKPOOL

The Committee considered application 19/0781 for the use of land as a holiday caravan park for the siting of 10 touring caravans or motor homes at land at New Hall Avenue.

Miss Susan Parker, Head of Development Management, presented the application and explained that the application had been brought to Committee as it represented a departure from the Development Plan. The application presented some degree of conflict with Policy CS21 of the Core Strategy which seeks direct visitor accommodation to the defined holiday areas, and Policy CS26 which seeks to limit development on Marton Moss. However, Miss Parker explained that the application's position as an extension to an existing site combined with it representing a niche type of tourism which would be unlikely to be able to be accommodated in the defined holiday areas, meant that the application had been considered by officers to represent an exceptional one where a departure from policy would be justified.

Resolved:

That the application be approved for the reasons and subject to the conditions as set out in the decision notice.

6 PLANNING APPLICATION 19 0619 - SITE OF 83 POWELL AVENUE AND LAND TO THE REAR OF 91-103 POWELL AVENUE

The Planning Committee considered application 19/0619 for the erection of 36 lock up garages with associated landscaping, boundary treatment and access following demolition of 83 Powell Avenue at site of 83 Powell Avenue and land to the rear of 81-103 Powell Avenue.

Miss Parker, Head of Development Management introduced the application and highlighted that the application represented a suitable and appropriate use of an overgrown backland site. The application had initially raised concerns from the Head of Highways and Transportation however these had been overcome by the submission of satisfactory amended plans. The planning permission would also be conditioned to forbid any commercial use of the garages limiting their use to the parking of cars and domestic storage. Miss Parker also explained that while site photographs may indicate to members the presence of significant trees on the site, a visit by officers had indicated that these were of limited value and mostly were overgrown shrubs in any case the proposal would include a tree planting landscaping scheme.

Mr Darren Holt, applicant, spoke in support of the application and in response to questions explained that CCTV would be installed and the garages would be gated.

Councillor Kim Critchley, Ward Councillor for Hawes Side ward, spoke in objection to the application. Councillor Critchley highlighted local residents' concerns about access to the site, potential disruption and anti-social behaviour on the site.

The Committee considered the application and the representations received. The

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 11 FEBRUARY 2020

Committee concluded that concerns raised could be addressed through the imposition of conditions especially regarding drainage and fencing.

Resolved:

That the application be approved for the reasons and subject to the conditions as set out in the decision notice.

7 DATE OF NEXT MEETING