

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 15 DECEMBER 2020

### Present:

Councillor Owen (in the Chair)

Councillors

Baker	Farrell	Jackson	Robertson BEM
D Coleman	Hugo	O'Hara	Stansfield

### In Attendance:

Keith Allen, Highways and Traffic Development and Control Officer

Lennox Beattie, Executive and Regulatory Support Manager

Carl Carrington, Head of Planning, Quality and Control

Clare Johnson, Senior Planning Officer

Clare Lord, Legal Officer

Susan Parker, Head of Development Management

### 1 DECLARATIONS OF INTEREST

Councillor D Coleman declared a prejudicial interest in Agenda Item 5, Planning Application 19/0679 - Land to the rear of Ma Kelly's Showboat 44-46 Queen's Promenade. The nature of the interest being that she was a personal friend of the applicants.

Councillor Hugo declared a personal interest in Agenda Item 7, Planning Application 20/0664- erection of Mermaid Statue outside 10 Talbot Square. The nature of the interest being that service users of her employer, Streetlife, had been consulted on the proposed design although this had not involved herself.

### 2 MINUTES OF THE MEETING HELD ON 17 NOVEMBER 2020

The Planning Committee considered the minutes of the last meeting held on 17 November 2020.

### Resolved:

That the minutes of the meeting held on 17 November 2020 be approved and signed by the Chairman as a correct record.

### 3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee considered a report on the planning appeals lodged and determined since the last meeting.

The Committee noted that two appeals had been lodged against the decision of the Council in respect of the following planning applications:

1. Application 20/0287 that sought permission for the use of 37 Hodder Avenue, Blackpool as a residential care home for one young person aged 11 - 17 (Use Class

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- C2). An appeal had been lodged by Creative Living Care Limited against the imposition of conditions.
2. Application 20/0425 that sought removal of condition 1 (Temporary Permission) attached to planning permission 20/0096 for 7 Alwood Avenue, Blackpool, to operate no later than 1 year from the date of permission. An appeal had been lodged by Cherish Children's Care Ltd against refusal of planning permission.

The report also stated that an appeal against the Council's refusal to grant planning permission for a single storey side/rear extension to 23 Winsford Crescent, Blackpool, had been dismissed by the Planning Inspectorate.

**Resolved:** To note the report.

### 4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered the summary of planning enforcement activity within Blackpool between 1 November 2020 and 30 November 2020.

The report stated that 26 new cases had been registered for investigation with 516 complaints outstanding. A total of seven cases had been resolved by negotiation without recourse to formal action and 28 cases had been closed as there was either no breach of planning control found, no action was appropriate or it had not been considered expedient to take action.

The report also stated that two enforcement notices and two Section 215 notices had been authorised in November 2020. In the same period one enforcement notice, one Section 215 notice and two Community Protection Notices had been issued.

**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.

### 5 PLANNING APPLICATION 19/0679 LAND TO THE REAR OF MA KELLY'S SHOWBOAT 44-46 QUEENS PROMENADE

The Planning Committee considered application 19/0679 for the erection of a four storey building of 20 apartments with basement plant, associated access and egress from Knowle Avenue and car parking for 26 vehicles, turning area, landscaping and boundary treatment, and provision of revised access and car parking layout to Ma Kelly's Showboat (Re-submission of application 18/0471).

Miss Susan Parker, Head of Development Management, reported to the Committee that the revised application had been significantly amended with the building height reduced by approximately four metres and the number of apartments decreased from 30 to 20. Additional car parking was also proposed and she considered that on balance the revised scheme had overcome the previous reasons for refusal following extensive negotiations and numerous plan revisions with the applicant's agent.

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Miss Parker advised that seven representations had been received, the details of which had been summarised to Members in the report. She referred to the Update Note which proposed an additional condition should permission be granted and requested the Committee support the proposal subject to that condition and delegate approval of the application to the Head of Development Management to grant permission on completion of a Section 106 legal agreement to secure the necessary planning obligations.

Ms Lindsay Clarke, objector, was in attendance and spoke on behalf of herself and her neighbours to express their concerns with the application. She highlighted existing problems with the lack of parking in what she described as a predominantly residential area and suggested that there were an inadequate number of parking spaces for the proposed development. Ms Clarke made reference to the height of the development and remarked to the Committee that no other buildings in the area were above 3 storeys high. Concerns were raised about a lack of light this would cause to properties on Knowle Avenue that was not raised in the report and that a precedent would be set if the development was allowed.

In response, Miss Parker outlined that she noted the residents' parking concerns but advised the Committee that the Council's adopted parking standards were maximum standards and stated her opinion that the scheme could not reasonably be resisted on parking grounds. She conveyed to Members that she believed the path of the sun would mean that the building would not have a significant effect on properties on Knowle Avenue.

The Committee considered the application and praised the efforts made by the applicant to amend their proposals by reducing the scale of the development. The objectors' concerns in respect of parking were noted, but on balance the Members believed the proposal to be a suitable development and agreed to support the application in principle.

### **Resolved:**

To support the application in principle and delegate to the Head of Development Management to grant planning permission subject to conditions upon completion of a Section 106 legal agreement to secure the necessary planning obligations

**NOTE:** Councillor D Coleman, having declared a prejudicial interest, left the meeting and took no part in the discussion or voting on this item.

### **6 PLANNING APPLICATION 20/4075 23 COOKSON STREET**

The Planning Committee considered application 20/0475 for external alterations and use of premises as a massage parlour at 23 Cookson Street.

Miss Susan Parker, Head of Development Management, provided an overview of the application and explained to the Committee that the unit had previously traded as a takeaway but had recently been vacant. She advised Members that use of the premises for the provision of massage treatments was appropriate for a town centre location and confirmed that no objections had been received. Miss Parker drew Members' attention to the Update Note which recommended that an additional condition in relation to external elevations be attached to any permission granted. Members were reminded that any

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intelligence that the premises were being used for illegal activities was a matter for the Police or the Council's Community Safety Team and would be outside the remit of the Planning Committee.

Following consideration of the application, the Committee agreed to grant the application. The Committee considered that the use was one suitable for a town centre location and would bring back into use an empty shop unit.

### **Resolved:**

That the application be granted subject to the conditions outlined in the decision notice.

### **7 PLANNING APPLICATION 20/0664- FOOTWAY OUTSIDE 10 TALBOT SQUARE**

The Planning Committee considered application 20/0664 for the erection of a mermaid statue on northern footway outside 10 Talbot Square (Counting House).

Miss Susan Parker, Head of Development Management, was in attendance and outlined to the Committee that the artwork had been designed in consultation with local community groups and college students. She advised that the location of the proposed sculpture was considered to be acceptable in land use planning terms. Miss Parker explained that objections had been received from the Council's Conservation Officer and a number of members of the public, but advised the Committee that any objections on artistic merit or use of public money was not a planning consideration when determining the application.

Members indicated a positive view in general terms for the design of the artwork but also expressed some concerns in respect of the location and maintenance of the statue's distinctive blue colour. Members suggested that the Promenade could be a more suitable location with concerns raised that the proposed site would cause an obstruction to pedestrians close to the busy Talbot Square junction.

Mr Keith Allen, Highways and Traffic Development and Control Officer, informed the Committee that the proposed location would be between six and seven metres away from the kerb and that in his opinion there was therefore no risk to pedestrians stepping into the roadway to avoid it.

Some members raised concerns about the impact on nearby listed buildings, while other members highlighted in contrast the benefit of public art as part of continued improvements to the town centre.

In regards to the maintenance of the statue, Miss Parker suggested that a condition was added in respect of an agreed finish to the construction material and a maintenance management plan should the application be granted.

Following consideration of the application, the Committee agreed that the application be approved subject to an additional condition that details of the finish of the statue and a maintenance programme be approved by the Head of Development Management before the statue be erected.

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### **Resolved:**

To approve the application subject to the conditions and for the reasons outlined in the decision notice.

### **8 DATE OF NEXT MEETING**

The Committee noted the date of the next meeting as Wednesday 20 January 2021.

### **Chairman**

(The meeting ended at 6.47 pm)

Any queries regarding these minutes, please contact:  
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