

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 16 MARCH 2021

Present:

Councillor Owen (in the Chair)

Councillors

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

In Attendance:

Lennox Beattie, Executive and Regulatory Support Manager

Nick Gerrard, Programme Director

Clare Lord, Legal Officer

Susan Parker, Head of Development Management

Latif Patel, Network Planning and Projects Manager

1 DECLARATIONS OF INTEREST

Councillor D Coleman declared a prejudicial interest in agenda item 6; the nature of the interest being that she worked within the industry.

Councillor Hugo declared a Disclosable Pecuniary Interest in agenda item 8; the nature of the interest being that she worked for Streetlife who were the applicant.

Councillor Stansfield declared a Disclosable Pecuniary Interest in agenda item 8; the nature of the interest being that he worked for Streetlife who were the applicant.

2 MINUTES OF THE MEETING HELD ON 9 FEBRUARY 2021

The Committee considered the minutes of the last meeting held on 9 February 2021.

Resolved:

That the minutes of the Planning Committee 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 the Council has successfully defended appeals and this would be helpful in terms of the Council's approach to children's accommodation.

Resolved:

To note the update.

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4 PLANNING ENFORCEMENT UPDATE REPORT- JANUARY 2021

The Committee considered the summary of planning enforcement activity within Blackpool between 1 January 2021 and 31 January 2021.

Resolved:

To note the update.

5 PLANNING ENFORCEMENT UPDATE REPORT- FEBRUARY 2021

The Committee considered the summary of planning enforcement activity within Blackpool between 1 February 2021 and 28 February 2021.

Resolved:

To note the update.

6 PLANNING APPLICATION 20/0407- 7 HOLMFIELD ROAD

The Planning Committee considered planning application 20/0407 for the use of premises as a semi-independent supported living accommodation facility for four young persons aged 16 – 17 with non-resident carers at 7 Holmfield Road. This was a retrospective application which had been deferred from the last meeting, to enable additional information to be circulated.

Miss Susan Parker, Head of Development Management, provided an overview of the application and explained that the property had been in use as a semi-independent supported-living facility for the least three years and the applicant sought to regularise the use of the premises. Miss Parker explained that the premises was within 400m of an existing facility and the outcome of this application could have an impact on any potential enforcement action against the unauthorised use of the neighbouring property as a semi-independent supported-living facility.

Miss Parker explained that the potential impact of a refusal on vulnerable young residents had been examined and clarified that this and the potential loss of jobs was a material planning consideration. Information submitted in the Update Report indicated that the premises would not be financially viable if enforcement action were to be held in abeyance until the last residents had left the property. The applicant had offered to enter into a Section 106 agreement which would give priority to Blackpool children, in consultation with the Children's Services Department.

Miss Parker stated that the application was contrary to Policy BH24 of the Blackpool Local Plan 2000 – 2016 and the recommendation was to refuse the application.

Mr Patrick Meehan, applicant, spoke in support and acknowledged Policy BH24. The Home was a family-run business in the applicants own former family home. He considered that he had a positive relationship with the Children's Services Team and had

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offered to enter into a Section 106 Agreement to give priority to Blackpool children. He stated that he had been informed that he did not require planning permission or a HMO licence.

A colleague of the applicant, spoke and highlighted paragraph 13.2 of the agenda report. He stated that their provision differed dramatically to the nearby provider. He informed the Committee of the home's successful outcomes and that they fully engaged with nearby residents.

In response to this, Miss Parker explained that in planning terms, the nearby premises within 400m of the application property was still a children's home and that, if permission were granted, the home could revert to a different type of children's/young person's home without the need for planning permission in the future.

Members discussed the item and noted the negative impact of relocating children in care and also the positive relationship with Children's Services. The needs of the children in relating to the planning policy were noted. Members also noted the fact that the home was operational for a significant period before the Council's current understanding and general approach were developed, and before the relevant advice note was produced or published. It was observed that, when the premises opened, the issues now raised may not have been identified.

The Committee concluded that it would be acceptable to approve the application, contrary to the officer's recommendation, as closing the home would be detrimental to the operators and vulnerable children.

Resolved:

1. To approve in principle planning application 20/0407 notwithstanding the officer's recommendation for the reason that closing the home would be detrimental to the operators and children, when weighed up against Policy BH24 and should be treated as an exception to such.
2. To delegate approval to the Head of Development Management subject to a Section 106 agreement which would give priority to Blackpool children with approval from Children's Services.

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

7 PLANNING APPLICATION 20/0751- LAND BOUNDED BY EAST TOPPING STREET, COOKSON STREET, KING STREET AND DEANSGATE

The Planning Committee considered planning application 20/0751, a hybrid application for the Land bounded by East Topping Street, Cookson Street, King Street and Deansgate, comprising:

(a) Outline Application with all matters reserved for the erection of a detached building up to 7 storeys in height to provide offices (Use Class E(g)) and medical centre (Use Class E(e)) with associated surface level car park, infrastructure and public realm works following demolition of existing buildings and partial demolition of the locally-listed The

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Hop Public House.

(b) Full Planning Application for external alterations to The Hop and change of use of the part-retained building to a dental practice within Use Class E(e).

Miss Susan Parker, Head of Development Management, introduced the item and provided members with an overview of the application, which sought outline permission for the majority of the site, with full permission sought for the external alterations to The Hop. Miss Parker explained the planning history of the site and clarified how the application accorded with the Blackpool Council Plan 2019 – 2024.

Miss Parker outlined the application details and the application was for a large scale modern building which would provide office accommodation. There would be a visual impact on heritage assets and the view of Blackpool Tower would be obscured from some locations. However, a high-quality design of the building would mitigate the impact. A multi-stage condition had been developed with regards to car parking and it was anticipated that the office alone could provide around 1700 jobs and establish Talbot Gateway as an anchor to the town centre. It was noted that there had been one objection from a resident. The Update Report was noted and there were suggested revisions to planning conditions, should the application be approved.

Mr Mike Horner, applicant, spoke in support and stated that Muse was the Council's development partner and had a track record of delivering successful projects for the Council including Sainsburys and Bickerstaff Square. The scheme would deliver almost 2000 jobs and bring investment into the town centre.

Mr Ed Harvey, applicant's agent, spoke in support and stated that the application accorded with the ambitious regeneration plans for the town centre and would bring significant economic benefits. The Hop would be converted sensitively and there had been no statutory objections.

Mr Nick Gerrard, Growth and Prosperity Programme Director, had been invited to assist the Committee and clarified that the multiversity site had not yet been identified, and assurances had been sought as to the viability of office space. There was a non-disclosure agreement in place with regards to the intended users of the building, however it was clarified that it was intended to create 2500 jobs, with 1700 of these being desk-based. Mr Gerrard assured members that development would be built in line with the Car Parking Strategy for the town centre approved in February 2019.

Resolved:

To approve planning application 20/0751 subject to the conditions in the agenda report and the update report.

8 PLANNING APPLICATION 20/0767- 3 SHERBOURNE ROAD

The Planning Committee considered planning application 20/0767 for the use of a premises as a single private dwelling house at 3 Sherbourne Road.

Miss Susan Parker, Head of Development Management, introduced the item and gave members an overview of the application. The application sought to change the use class

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from C2 to a C3 dwelling. The premises would provide a family dwelling with six bedrooms and two en-suites. The premises would be occupied by staff working for Streetlife and living together as a single household, and would not be used to house homeless persons. The application was recommended for approval with a recommended condition to remove permitted development rights that would allow future conversion to a C4 HMO.

Resolved:

That Planning application 20/0767 is approved subject to the conditions set out in the agenda report.

Note: Councillors Hugo and Stansfield, having declared a Disclosable Pecuniary Interest in this item, left the meeting and took no part in the discussion or voting on this item.

9 DATE OF NEXT MEETING

The Committee noted the date of the next meeting as 13 April 2021.

Chairman

(The meeting ended 7.00 pm)

Any queries regarding these minutes, please contact:
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