

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 APRIL 2021

Present:

Councillor Owen (in the Chair)

Councillors

Baker	Hutton	O'Hara	Stansfield
Hugo	Jackson	Robertson BEM	

In Attendance:

Lennox Beattie, Executive and Regulatory Support Manager

Jenni Cook, Democratic Governance Senior Advisor

Ian Curtis, Legal Officer

Susan Parker, Head of Development Management

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 16 MARCH 2021

The Committee considered the minutes of the last meeting held on 16 March 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.

Resolved:

To note the update.

4 PLANNING APPLICATION 20/0541 BERYLDENE NURSERIES, NEW HALL AVENUE

The Planning Committee considered planning application 20/0541 for the use of land as a holiday caravan park for the siting of 12 touring caravan spaces with associated amenity building, landscaping and car parking.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 APRIL 2021

Miss Susan Parker, Head of Development Management, provided an overview of the application and explained that the site was ½ hectare in size with access from the corner of New Hall Avenue and backed onto Jubilee Lane. The site was of mixed character with residential properties, commercial properties and glass-houses surrounding. The site was within the Flood Zone 3 and the Marton Moss Strategic Site.

The application proposed 12 touring caravan spaces alongside the existing dwelling house, which would remain part of the site, a washroom would be erected close to the existing dwelling and the use of the site would be for holiday purposes only.

The application had not received any objections from statutory consultees, save for a late representation from the Marton Moss Neighbourhood Forum, and it was considered to comply with Policy CS26 of the Core Strategy, being outdoor recreational use appropriate to a rural area and Policy CS21, as an exceptional circumstance for niche tourism.

Miss Parker drew Members attention to the Update Report which noted that amended layout plans had been received, which removed the vehicle access between the application site and adjacent land with an amended location plan and required amendments to conditions 2, 8, 13 and 20 for accuracy. The Update Report also proposed changes to conditions 11 and 23 for a management plan and to restrict the number of days that a caravan or motorhome could be stationed on the application site.

Miss Parker stated that the application was considered to an acceptable use of the site and was recommended for approval, subject to the conditions outlined in the Committee Report and the Update Report.

Mr Pete Langley spoke in objection to the application on behalf of residents surrounding the application site and noted concerns regarding noise nuisance and how a proposed 10pm curfew would be managed. He stated that there were 10 caravan sites within a 1.5 mile radius of the site. Mr Langley raised concerns regarding flooding of the site if hardstanding was to be added to the ground and how this would impact on water run-off, particularly with regards to foul water and the impact on wildlife.

Mrs Amanda Wrigley, applicant, spoke on the application and stated that both she and her family lived on the site and could address any noise issues. She stated that plans had now been revised to remove the entry/exit point at Jubilee Lane. With regards to the concrete hard standing, she noted that they had been instructed to propose to use that material.

Miss Parker responded to the comments made by the objector and applicant and confirmed the amended plan had been received which clarified the access and would ensure landscaping continued along the eastern boundary to restrict vehicular access at Jubilee Lane. In respect of noise concerns, she stated that no congregational areas were planned for the site. Miss Parker noted that the Building Heritage Manager had not objected to the application.

Miss Parker advised Members that they could consider a restrictive condition to ensure the land to the east of the site could not be used to expand the caravan park, and a condition to impose a porous surface in respect of land drainage.

Members discussed the item and noted that this was a more acceptable use of the site than other developments, and it was clarified to them that a 10pm curfew was something that would be negotiated via the management plan for the site, which could prohibit any external amplified music. Members noted that the use of the surrounding land was a mix of residential and commercial use and of mixed building character.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 APRIL 2021

Resolved:

That planning application 20/0541 is approved subject to the conditions set out in the Agenda Report, the Update Report and additional conditions as set out below:

1. That a condition is added to ensure a porous/permeable hard standing is used.
2. That a condition is added to ensure the safe run off of 'grey water'.
3. That a restrictive condition is added to prevent the land to the east of the site to be used or developed in conjunction with the caravan site.

5 DATE OF NEXT MEETING

The Committee noted the date of the next meeting as 8 June 2021 (subject to approval at Full Council).

Chairman

(The meeting ended 6.42 pm)

Any queries regarding these minutes, please contact:
Lennox Beattie Executive and Regulatory Manager
Tel: (01253) 477157
E-mail: lennox.beattie@blackpool.gov.uk