

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 8 JUNE 2021

Present:

Councillor Owen (in the Chair)

Councillors

Farrell	O'Hara	Stansfield
Kirkland	D Scott	

In Attendance:

Carl Carrington, Head of Planning, Quality and Control
Susan Parker, Head of Development Management
Lennox Beattie, Executive and Regulatory Support Manager
Clare Johnson, Principal Planning Officer
Clare Lord, Legal Officer
Jenni Cook, Democratic Governance Senior Adviser
Latif Patel, Network Planning and Projects Manager
Keith Allen, Highways and Traffic Development and Control Officer

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 13 APRIL 2021

The Committee considered the minutes of the last meeting held on 13 April 2021.

Resolved:

That the minutes of the Planning Committee be approved and signed by the Chair as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

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

Resolved:

To note the update.

4 PLANNING ENFORCEMENT UPDATE REPORT MARCH 2021

The Planning Committee considered a report on planning enforcement activity within Blackpool, between 1 March 2021 and 31 March 2021.

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Resolved:

To note the update.

5 PLANNING ENFORCEMENT REPORT APRIL 2021

The Planning Committee considered a report on planning enforcement activity within Blackpool between 1 April 2021 and 30 April 2021.

Resolved:

To note the update.

6 PLANNING APPLICATION AND APPEALS PERFORMANCE

The Planning Committee considered a report on the Council's performance in relation to Government targets and performance in the fourth quarter of the 2020/2021 financial year.

The Chair noted that the Planning Department had vastly surpassed Government targets for both major and non-major planning applications and the Committee wished to place their appreciation to the Planning Team on record.

Resolved:

To note the update and to formally record the Committee's appreciation to the Planning Team.

7 PLANNING APPLICATION 20/0564 LAND TO NORTH OF DIVISION LANE, BLACKPOOL

The Planning Committee considered planning application 20/0564 for the erection of a single-storey building to provide changing facilities and social room for use in conjunction with sports pitches; provision of 3G sports pitch; provision of grass pitch; provision of training area; reconfiguration and extension to existing car park; provision of associated hard-standing, fencing and landscaping; improvement works to the access from Common Edge Road/Queensway including the creation of a new footway and cycleway.

Ms Clare Johnson, Principal Planning Officer, provided an overview of the application and outlined the relevant planning history of the site. The application site was currently designated as both green belt and public open space, although these designations were not proposed to be carried forward when the Blackpool Local Plan, Part 2: Site Allocations and Development Management Policies (Part 2) is adopted. Part 2 allocates this site within the Enterprise Zone, flood zone 1 and fell within the designated airport safeguarding zone. The site was within the impact zone of the Ribble and Alt Estuaries Special Protection Area and straddled the Fylde Borough Council boundary, with the site also accessed from the Fylde. Land to the north of the application site was intended for employment use under a third phase planning application.

Ms Johnson outlined the requirements of Paragraph 97 of the National Planning Policy Framework and the criteria under which existing open space, sports and recreational

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buildings could be built upon. Concerns had been raised by Blackpool Rugby Club/Blackpool Scorpions, who were based at the adjacent South Shore Cricket and Squash Club, regarding the application. The scheme had been amended to slightly re-position the main pitch to accommodate the new footpath and cycleway on the southern boundary.

Sport England had initially objected to the application, however that application had now been withdrawn subject to clarification from the Council as to the status of the current Playing Pitch Strategy and written confirmation from the Rugby Football League that the artificial grass pitch did not need to be rugby compliant. In addition, Sport England had requested conditions relating to pitch specification, technical design and construction of the artificial grass pitch, a Management and Maintenance Plan and a Community Use Agreement. Ms Johnson confirmed that Sport England had been sent the adopted Planning Pitch Strategy and that the Rugby Football League had confirmed that the artificial grass pitch at the Enterprise Zone was required for football only. Written confirmation of this had been requested and the conditions, should the application be approved, had been amended accordingly.

Ms Johnson outlined the responses from statutory consultees. Natural England had removed its objection to the application, following submission of further information and subject to appropriate mitigation to be set out in a Flood Risk and Drainage Strategy, to be secured by condition. Lancashire County Council had made further comments and suggested a number of amended or additional conditions. In terms of parking, the application would provide 194 marked spaces with accessible spaces, coach spaces and cycle stores. To mitigate and discourage ad-hoc parking on the site, an interim policy had been agreed in principle and a Car Parking Management Strategy would be required.

In terms of water management, the site was not served by a foul sewer and the Environment Agency had offered no comment on the proposed surface water drainage system. United Utilities had agreed that foul water could be treated and drained on site until such time that the facilities to connect to a foul sewer, as the site to the north is developed. United Utilities had requested that this be mitigated by a condition requesting submission of a final sustainable drainage scheme. This condition had been incorporated into the report at proposed condition three.

Ms Johnson outlined other objections that had been received which raised concerns regarding litter and increased hire charges; however these were not material planning considerations and a Community Use Agreement would be secured by condition, as requested by Sport England.

The application was recommended for approval. As the Rugby Football League had not yet confirmed the 3G pitch issue in writing, it was recommended that the Planning Committee resolved to support the application and delegate the Head of Development Management to grant planning permission and if planning permission were granted, this would be subject to the conditions and amended conditions as set out in the committee report and update report.

Ms Claire Parker, who was the applicant's agent, spoke on the application and stated that this was a significant step forward in the development of the Blackpool Enterprise Zone and would enable the replacement of existing sports pitches. She noted that although

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the land was on green belt and public open space, this was not proposed to be carried forward on adoption of the Blackpool Local Plan Part 2. The concerns of objectors were noted and Miss Parker stated that work had been undertaken to mitigate these issues. Extended discussions had taken place with Lancashire County Council Highways and revised drawings had been submitted with regards to drainage. She stated that the Enterprise Zone Team were keen to push ahead with the proposal to provide new sports facilities to support the future development of the area.

Members discussed the item and noted that concerns regarding congestion on Common Edge Road would be mitigated by the provision of a detailed Car Park Management Strategy.

Resolved:

That planning application 20/064 is approved in principle, subject to written confirmation from the Rugby Football League regarding the 3G pitch, and that the Head of Development Management is delegated to grant planning permission subject to the conditions and amended conditions set out in the committee report and update report.

8 PLANNING APPLICATION 20/0633 LAND BOUND BY ADELAIDE STREET, LEOPOLD GROVE AND ALFRED STREET, BLACKPOOL

The Planning Committee considered application 20/0633 for the erection of a five-storey hotel to provide up to 160 bedrooms and two-storey car park for a minimum of 94 vehicles access from Adelaide Street and Alfred Street. This was an outline application for scale, layout and access located at land bound by Adelaide Street, Leopold Grove and Alfred Street, Blackpool.

Ms Clare Johnson, Principal Planning Officer, provided an overview of the application and noted that it was situated within the Town Centre Conservation Area and formed part of the setting of the Winter Gardens, a Grade 2* listed building. The planning history of the site was outlined, along with previous approvals for a hotel in 2010 and 2016. Two thirds of the current application site was operating as a temporary 80 space public pay and display car park. The proposed application would provide 94 spaces for use by the hotel, with a better hotel bedroom to car park ratio than previously approved, along with a vehicle drop-off point. It was reiterated that this was an outline application for scale, layout and access. It was noted that the principle of the hotel development had already been established with the granting of previous planning permissions and accorded with national and local policy.

Ms Johnson noted that the application made reference to a potential bridge link at second floor level which would connect to the conference centre of Leopold Grove, however the bridge did not form part of the application and was indicative only. The proposed hotel would be approximately 19 metres tall at its highest point to the south fronting Adelaide Street and approximately 16 metres tall to the north adjacent to properties fronting Church Street. This was around 5 metres taller than a previously approved scheme.

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Ms Johnson outlined the impact on amenity, in particular the apartments at 115 Church Street where the south elevation facing the hotel contained windows to a study in the basement, 1 bedroom on the ground floor (a second bedroom) and an en-suite bathroom at first floor. However it was noted that a study is not considered a habitable room and there was no requirement for a bathroom to have natural light. Conditions to protect neighbour amenity were proposed, should the Committee approve the application.

The proposed hotel was considered to have a positive impact on the setting of the Winter Gardens and the Town Centre Conservation Area. The hotel lounge/café would face the rear of the Winter Gardens and Conference Centre and would provide an active frontage. The Design and Access Statement alluded to the use of good quality materials and that the designed would be influenced by Blackpool's art deco heritage. The landscaping was an opportunity to soften the appearance of the building and enhance the setting of the heritage assets, with the possibility of a green roof to be incorporated.

Ms Johnson outlined the impact on highways and the resulting loss of 80 public parking spaces and five spaces on Alfred Street, however it was not thought that the development itself would increase parking pressure and the proposed parking was considered sufficient. To provide vehicle access drop-off points on Adelaide Street and Alfred Street, works would be required to alter the footpaths to provide access and dropped crossings and resurfacing. A Traffic Regulation Order and Stopping Up Order would be required and agreed by the Highway Authority.

Ms Johnson highlighted that the site was largely hard surfaced, with no habitat features for protected species. The applicant had demonstrated that the site can be adequately drained subject to further detailed design which would be agreed by condition. The proposed scheme was considered to be sustainable and would provide economic benefits and employment opportunities in the form of a major investment from the hotel industry. The outline application was recommended for approval.

Mr Ian White, a member of the public, spoke on the application and asked that, if the scheme was approved, that the ratio of car park spaces to rooms be controlled by condition and noted increased parking pressures around the medical centre and South King Street and Alfred Street. He requested that the car parking ratio was not downsized when the full planning application came forward to mitigate any negative impact on existing hotel and bed and breakfast stock.

Miss Parker responded to Mr White's comments and clarified that the access layout and scale was agreed at this outline stage and a reserved matters application would not alter or affect the parking ratio.

The Committee discussed the application and it was clarified that the car park would be for sole use by the hotel. The front entrance sign, cladding, windows and green roof were for illustrative purposes only and would be agreed via reserved matters.

Resolved:

That outline planning application 20/0633 is approved subject to the conditions in the committee report.

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9 PLANNING APPLICATION 20/0674 LAND AT SQUIRES GATE INDUSTRIAL ESTATE, SQUIRES GATE LANE

The Planning Committee considered planning application 20/0674 for the use of land as a contractor's depot, incorporating land levelling, vehicle storage for up to 67 waggons, staff and customer parking, erection of workshop, concrete batching plant and aggregate bays at land at Squires Gate Industrial Estate, Squires Gate Lane. This was a retrospective application and was recommended for refusal.

Miss Susan Parker, Head of Development Management, outlined the report and the planning history of the site. The proposal would compromise the aims of the Enterprise Zone and was in close proximity to residential accommodation and sports facilities.

Miss Parker outlined the objections to the application and noted that the Environment Agency had made a significant objection with regards to foul drainage facilities and treatment of waste, alongside operational concerns. The Environment Agency noted that the applicant had sought to use the existence of an environmental permit as evidence that the impact of the waste operations was acceptable; however the Environment Agency had clarified that applications for permits could not be refused on amenity grounds. The Council's Environmental Protection Team had raised concerns in relation to noise and the need for acoustic screening and restrictions on operating hours. The applicant had indicated that these restrictions were not suitable for their operating.

Miss Parker outlined the objections from the Lead Local Flood Authority with regards to site discharges and the Enterprise Zone Manager's objections and concerns were also noted. Objections had been received from 42 properties which raised concerns regarding light, noise, environmental quality, traffic and impact on the Enterprise Zone.

Miss Parker informed the Committee that the proposal would compromise the aims of the Enterprise Zone to attract new, modern, hi-tech companies into the area, would cause significant issues for local residents and have an adverse social and environmental impact, which were considered to outweigh the potential economic benefits. The proposal was, therefore recommended for refusal.

Members discussed the application and it was noted that there had been high levels of community objection and that Miss Parker had clearly laid out grounds for refusal.

Resolved:

That planning application 20/0674 is refused for the following reasons:

1. The proposal does not constitute redevelopment to modern business/industrial facilities supporting the Blackpool Business Park/Enterprise Zone. As such it has a detrimental impact on the area's potential to attract modern, hi-tech industries, due to noise and dust pollution generated on site. The proposal is thereby contrary to Policy CS24 of the Blackpool Local Plan Part 1: Core Strategy 2021-2027 and Policy DE2 of the Blackpool Local Plan 2001-2016.
2. The proposal would have a significant adverse impact on residential amenity in terms of noise (HGV engines, concrete crusher etc) air (dust, diesel fumes)

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particularly at unsociable times – late evening and early morning. As such the proposal would be contrary to Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

3. The proposal would result in off-site pollution of the water environment and increased risk of flooding, to the detriment of the environment and residential amenity. As such, the proposal would be contrary to Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 and BH4 of the Blackpool Local Plan 2001-2016.

10 DATE OF NEXT MEETING

Resolved:

To note the date of the next meeting at 6 July 2021.

Chair

(The meeting ended at 6.49 pm)

Any queries regarding these minutes, please contact:
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