

# Blackpool Council

11 March 2022

To: Councillors Baker, Farrell, Kirkland, O'Hara, Owen, Robertson BEM and Stansfield

The above members are requested to attend the:

## **PLANNING COMMITTEE**

Tuesday, 22 March 2022 at 6.00 pm  
Council Chamber, Town Hall, Blackpool FY1 1GB

## **A G E N D A**

### **1 DECLARATIONS OF INTEREST**

Members are asked to declare any interests in the items under consideration and in doing so state:

(1) the type of interest concerned either

- (a) personal interest
- (b) prejudicial interest
- (c) disclosable pecuniary interest (DPI)

and

(2) the nature of the interest concerned

If any member requires advice on declarations of interests, they are advised to contact the Head of Democratic Governance in advance of the meeting.

### **2 MINUTES OF THE MEETING HELD ON 25 JANUARY 2022** (Pages 1 - 6)

To agree the minutes of the last meeting held on 25 January 2022 as a true and correct record.

### **3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED** (Pages 7 - 10)

The Committee will be requested to note the planning/enforcement appeals lodged and determined.

**4 PLANNING ENFORCEMENT UPDATE REPORT** (Pages 11 - 14)

The Committee will be asked to note the outcomes of the cases and support the actions of the Service Manager, Public Protection.

**5 PLANNING APPLICATION 21/0968: STANLEY BUILDINGS, CHURCH STREET, BLACKPOOL**  
(Pages 15 - 54)

To consider planning application 21/0968 for refurbishment of the existing building and external alterations to all elevations and windows, installation of replacement shop fronts, creation of courtyard at ground floor level, provision of new roof terrace at second floor level and use of premises as altered for office, cafe and retail uses following the demolition of various structures within the courtyard area.

**6 DATE OF NEXT MEETING**

To note the date of the next meeting as 10 May 2022.

**Venue information:**

First floor meeting room (lift available), accessible toilets (ground floor), no-smoking building.

**Other information:**

For queries regarding this agenda please contact Jenni Cook, Democratic Governance Senior Adviser, Tel: (01253) 477212, e-mail [jennifer.cook@blackpool.gov.uk](mailto:jennifer.cook@blackpool.gov.uk)

Copies of agendas and minutes of Council and committee meetings are available on the Council's website at [www.blackpool.gov.uk](http://www.blackpool.gov.uk).

### **Present:**

Councillor Owen (in the Chair)

Councillors

|        |          |               |
|--------|----------|---------------|
| Baker  | Kirkland | Robertson BEM |
| Hunter | O'Hara   | R Scott       |

### **In Attendance:**

Lennox Beattie, Executive and Regulatory Support Manager

Jenni Cook

Clare Johnson, Assistant Planner

Clare Lord, Legal Officer

Susan Parker, Head of Development Management

Latif Patel, Network Planning and Projects Manager

### **1 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **2 MINUTES OF THE MEETING HELD ON 14 DECEMBER 2021**

**Resolved:** That the minutes of the Planning Committee held on 14 December 2021 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 since the last meeting. Two appeals had been lodged, one appeal had been allowed and one appeal had resulted in a split decision.

**Resolved:** To note the update.

### **4 PLANNING ENFORCEMENT UPDATE REPORT**

The Planning Committee considered a report on planning enforcement activity in Blackpool between 1 December 2021 and 31 December 2021. During that period 18 new cases had been registered for investigation in December 2021 and as at 31 December 2021, there were 446 "live" complaints outstanding.

**Resolved:** To note the update.

**5 PLANNING APPLICATION AND APPEALS PERFORMANCE**

The Planning Committee considered the report in relation to Government targets and performance in the third quarter of the 2021/22 financial year. In respect of major applications 100% had been determined within 13 weeks or an agreed extension of time and 90.2% of non-major applications had been determined within eight weeks or an agreed extension of time.

**Resolved:** To note the update.

**6 ARTICLE 4 DIRECTION: DWELLINGS (C3) TO SMALL HOUSES OF MULTIPLE OCCUPATION (HMO'S) (C4)**

The Planning Committee considered a report which sought approval to confirm the non-immediate Article 4 Direction made on 1 October 2021 to remove permitted development rights across the Blackpool borough for dwellings (Class C3 of the Town and Country Planning Use Classes Order) to be converted into small Houses of Multiple Occupation (HMOs) (Class C4 of the aforementioned Order) without the need for planning permission.

Miss Susan Parker, Head of Development Management, outlined the public consultation that had taken place and noted that the Article would not be applied retrospectively.

**Resolved:** To recommend that the Cabinet Member confirms the non-immediate Article 4 Direction to approve to prevent change of use from Class C3 (dwellings) to Class C4 (small HMOs) without planning permission.

**7 PLANNING APPLICATION 20/0794: LAND AT RYSCAR WAY, BLACKPOOL**

The Planning Committee considered application 20/0794 for the erection of 51 private dwelling houses with associated access, parking and landscaping at Ryscar Way, Blackpool.

Ms Clare Johnson, Principal Planning Officer, outlined the report and provided a summary of the application details, planning history and scale of the development. The application was a major housing proposal situated on Blackpool Council owned land and the boundary between Blackpool Council and Wyre Borough Council ran through the east of the site, with the access being off Faraday Way within the area covered by Wyre Borough Council. A corresponding application had been made to Wyre Borough Council.

The application had been deferred from the November 2021 Planning Committee to allow a traffic and speed survey to be carried out and for any necessary mitigation to be considered.

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 25 JANUARY 2022

Outline planning permission had been granted and the site was allocated for housing in the Emerging Local Plan Part 2 and the application was considered to be acceptable in principle. The application proposed 51 houses with 16 being affordable homes for rent situated in the south-east corner of the site, accessible off Ryscar Way. The remaining properties would be accessed via a new junction off Faraday Way. Ms Johnson noted that Emerging Policy DM1 of the Local Plan Part 2 stated that affordable housing should not be clustered. This application had been submitted before Part 2 had been published, and she further noted that Part 2 had not yet been adopted, meaning that little weight could be given to Policy DM1 with regards to this application. The application did, however, meet the affordable housing provision requirements of Core Strategy Policy CS14.

No issues with respect to flooding or drainage had been identified by responsible authorities, subject to the provision of a detailed drainage strategy. A loss of hedgerow along the north and west boundary of the site did weigh against the scheme, however a replacement planting scheme sufficiently mitigated this loss and further ecological enhancements could be secured by condition.

The applicant had agreed to enter into a Section 106 agreement to secure financial contributions of £57,000 towards off-site public open space and £19,000 towards an extension to St Paul's Surgery and reconfiguration of Moor Park Health Centre.

Ms Johnson provided the Committee with details of the speed survey that had been undertaken and published in December 2021. More detail on this would be provided by Mr Latif Patel, Network Planning and Project Manager, at the appropriate point of the meeting.

Since publication of the survey an objection had been received that the survey had not included vehicle speeds or safety issues at the roundabout on Ryscar Way. The Committee was informed that the appropriate methodology had been followed and if they were minded to grant approval then concerns could be addressed through condition and the Update Note contained proposals to provide two vehicle activated signs on Faraday Way along with amendments to the roundabout to reduce vehicle speeds.

The proposed development was considered to be constitute sustainable development and the Committee was recommended to approve the application subject to conditions and the signing of a Section 106 Agreement.

Mr Brian Holt spoke in objection to the application and raised road safety concerns regarding the blind bend to the mini-roundabout from Tennyson Drive onto Ryscar Way, high entry and exit speeds and concerns regarding vehicles moving on and off driveways. He stated that the mini-roundabout had not been included within the speed survey, which he had raised with officers that the speed monitor was in the wrong place and that in his view no consideration had been given to the road safety issues at the mini-roundabout that he had raised at the Planning Committee held on 16 November 2021. Speeding vehicles remained a concern, particularly for existing residents exiting their driveways should six more houses and their additional vehicles be placed in this exit area.

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 25 JANUARY 2022

Mr Holt was of the view that the Update Note had not provided clear information on the redesign of the mini-roundabout and that speed bumps were an effective way to limit speed and this would require consultation to be carried out. Parking spaces on the proposed development were also raised as a concern along with traffic flow from Kinncraig Road being forced onto the wrong side of the road on a busy road next to a blind bend, and he suggested that the houses be placed on a less busy road. Mr Holt concluded that the proposed development would seriously affect road safety on Ryscar Way and asked the Committee to refuse the application.

Mr Scott Williams, sharing the public speaking time with Mr Holt, also spoke in objection to the application and raised flooding concerns particularly with regard to the pond which also give rise to other issues such as stagnant water, smells, insects and vermin. Mr Williams noted that the flooding report had been carried out in September when no flooding was present and suggested that the report was revisited. He informed the Committee that the flooding around his property was severe and was approximately two to three feet deep for around six months of the year and his fencing had been piled into the ground to avoid collapse. Speeding on Faraday Way was also raised as a concern by Mr Williams.

The Chair invited Mr Latif Patel, Network Planning and Projects Manager, to comment on the issues raised by Mr Holt and Mr Williams. Mr Patel acknowledged the concerns raised by the objectors and noted that although both streets had been identified as having issues with speed, Ryscar Way was below the normal level for intervention. Faraday Way was within the level for intervention and the issues could be controlled by enforcement and temporary signage and addressed by the steps outlined by the Lancashire Road Safety Partnership. Further traffic calming measures would require addressing by statutory processes. Mr Patel outlined that the issues raised by local residents in their written objections and verbally during the Planning Committee meetings represented valid concerns, but stated that in his professional opinion these concerns would be addressed if the Committee approved the application, subject to the amended condition 19 as included in the Update Note, which included the following:

- Footway connection between Lowland Road and the site on the north side of Ryscar Way.
- Native hedge planting on the landscaping strip between the site and Faraday Way.
- Two vehicle-activated speed signs on Faraday Way.
- Alterations to the roundabout on Ryscar Way to reduce traffic speeds at that point in the highway.

Miss Susan Parker, Head of Development Management, addressed the flooding concerns that had been raised by Mr Williams. The Flood Risk Assessment had been carried out to assess the prevailing situation and the application included positive drainage measures to address the flooding issues on site, and conditions had been offered within the Committee Report.

Ms Johnson confirmed to the Committee that the data gathered in the speed survey had been published on 24 December 2021 and it was also appended to the application.

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 25 JANUARY 2022

Mr Andrew Booth, acting on behalf of Create Homes, spoke in support of the application and noted that the developer had been working with the planning officers and other statutory bodies to ensure that the scheme brought forward for consideration had taken measures to understand and address the concerns raised by residents. The previous outlined consent had granted permission for 47 dwellings to have Faraday Way as the main access, rather than the 16 currently proposed and the developer was committed to delivering suitable solutions. The proposed design was compliant with existing regulations, however the developer was happy to work with the Council to implement the measures proposed in condition 19 to include interactive speed signs on Faraday Way and additional works around the mini-roundabout.

The developer was aware of flood issues on the site, given the underlying ground conditions, and the proposed included detailed surface water drainage measures that had been approved by the relevant authorities. Mr Booth noted that additional concerns had been raised regarding the affordable housing offer in respect where the 16 affordable houses would be located. The house types, tenure and location had been influenced by the requirements and preferences of the registered provider partner, Great Places and the proposals were the basis upon which support had been obtained from the Council's Strategic Housing Service and Homes England. However, the developer was aware that the Council was planning to implement an updated emerging planning policy with regards to clustering of affordable homes and was prepared to work with the Council to mitigate these concerns. Planning officers had, that day, been supplied with examples of design changes that could be made to disperse the affordable units, to bring in line with the spirit of the emerging policy. Mr Booth asked the Committee to support the application in line with the recommendation.

Councillor Jo Farrell spoke on the application as the Ward Councillor and stated that she had intended to speak against the application on the basis of objecting to clustering of the affordable homes on the site. She welcomed the alternative proposals that the applicant had put forward and urged the Committee to ensure that the affordable houses were not clustered on one part of the site.

The Committee discussed the application and acknowledged the potential need for additional traffic calming measures as identified by the speed survey and that the additional condition proposed in the Update Note that would provide two vehicle activated signs on Faraday Way along with alterations to the roundabout on Ryscar Way. The Committee noted the developer's alternative proposals for locating the 16 affordable homes so that the application would accord with the Council's emerging policy.

A proposal was moved and seconded to approve the application.

Miss Parker shared the developer's proposals to disperse the affordable homes around the site and noted that if the Committee wanted to approve the application with these proposals, then the matter could be delegated to the Head of Development Management to resolve.

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 25 JANUARY 2022

After discussions on the Committee's preferred option and clarification on voting procedures from the Chair, an amendment was moved and seconded that alongside approving the application in principle with the conditions in the Committee Report and Update note, that the layout would be amended so that the affordable homes were not clustered in the south east corner. On that basis, Committee delegated authority to the Head of Development Management to issue planning permission once that matter had been resolved to her satisfaction in broad accordance with the illustrative drawings displayed at the Planning Committee on 25 January 2022.

Voting took place on the amendment which was successful and the amendment became the substantive motion. Voting took place on the substantive motion.

### **Resolved:**

That the application be approved subject to the Head of Development Management being satisfied as to the siting of the affordable houses, the Section 106 agreement and conditions in the Committee Report and the additional conditions proposed in the Update Note.

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

**Resolved:** To note the date of the next meeting as 22 March 2021.

### **Chairman**

(The meeting ended at 6.55 pm)

Any queries regarding these minutes, please contact:  
Jenni Cook Democratic Governance Senior Adviser  
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| <b>Report to:</b>        | <b>PLANNING COMMITTEE</b>                    |
| <b>Relevant Officer:</b> | Susan Parker, Head of Development Management |
| <b>Date of Meeting:</b>  | 22 March 2022                                |

## PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

### 1.0 Purpose of the report:

1.1 The Committee is requested to note the planning and enforcement appeals, lodged and determined.

### 2.0 Recommendation(s):

2.1 To note the report.

### 3.0 Reasons for recommendation(s):

3.1 To provide the Committee with a summary of planning appeals for information.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.3 Is the recommendation in accordance with the Council's approved budget? Yes

### 4.0 Other alternative options to be considered:

4.1 None, the report is for information only.

### 5.0 Council Priority:

5.1 The relevant Council priorities are both 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

### 6.0 Planning Appeals Lodged

6.1.1 21/0466 – 30 Anchorsholme Lane East, Blackpool, FY5 3QL - Erection of detached bungalow with associated parking and landscaping works following demolition of outbuildings (resubmission of application 20/0769)

An appeal has been lodged by Mr C Barlow against the Council's refusal of planning permission.

6.1.2 21/0567 - 1 Cumberland Avenue, Blackpool, FY1 5QL - Erection of first floor rear extension and use of premises as altered as 4 self contained permanent flats.

An appeal has been lodged by Mr McLoughlin against the Council's Refusal of planning permission.

6.1.3 21/0790 - Fylde Coast Radio Studios, Starr Gate, Blackpool, FY4 1RU - Display of 1 double sided internally illuminated digital LED advertising unit.

An appeal has been lodged by Mr D Keady against the Council's refusal of advertisement consent.

6.1.4 21/0790 - 115 Promenade, Blackpool, FY1 5AA - Display of a gable mounted 6.4m x 3.4m digital LED screen.

An appeal has been lodged by Mr G Hughes against the Council's refusal of advertisement consent.

6.1.5 21/0661 - Land to the rear of 199-201 Common Edge Road, Blackpool, FY5 5DJ - Erection of a detached dwelling house with balcony at first floor level and integral garage with associated access and landscaping works.

An appeal has been lodged by Mr Coatman against the Council's refusal of planning permission.

## **7.0 Planning/Enforcement Appeals Determined**

7.1 20-0033 – 7 – 11 Bond Street – Use of the land as a 40 space car park following demolition of the building

Appeal Dismissed.

The Inspector considered that there were two main issues:

- The effect on the character and appearance of the area
- Highway Safety

On the first issue, she considered that even though the building was a Locally Listed Building (LLB), demolition was the only viable option. Having said that, she went on to say that use as a surface car park on such a prominent site, dominated by two storey buildings, would be contrary to the strong sense of enclosure that characterises the area and would impact negatively on the setting of other LLB's in the locality. Furthermore, she was not convinced that a surface car park was the only viable use and considered that the site could potentially be developed in ways more consistent with the character of the area. As such, she considered that the development would cause adverse visual harm and would not respond to or enhance the character of the area.

On the second issue, and in the absence of contrary evidence, she agreed with the Council that the access point was too close to the junction with Bath Street and would be detrimental to highway safety as it would not provide safe and appropriate access to the highway network.

7.2 20-0790 – 20 Bairstow Street – Use of premises as 6 self-contained holiday flats

Appeal Allowed.

The Inspector agreed that Policies CS13 and HN5, the Council's New Homes from Old Places SPD, and the nationally described space standards were not necessarily limited to permanent residential use only and could apply to other forms of residence, such as those being used by visitors. The decision also acknowledged that the proposal for holiday flats would be a Sui Generis use.

However, the Inspector found that whilst the proposed holiday flats did not meet the minimum space standards for the relevant size of accommodation proposed or housing mix requirement, the nature of the accommodation proposed and how it would be utilised should be considered, concluding that the expectations of those residing in holiday flats would be different to those living in permanent residential accommodation. It was considered that whilst different to a hotel room, the flats would still be catering for short term visitors. The Inspector noted that during a site visit it was observed that the flats were already partially completed and finished to a high standard and provided usable and effective layouts despite their size. As such, it was considered that the overall size and quality of the holiday flats would provide satisfactory short-term accommodation for future occupiers.

The Inspector acknowledged the Council's concerns with future proofing, however found that the proposal sought to safeguard existing holiday accommodation and should be considered on its own merits. Similarly, concerns regarding use as a House of Multiple Occupation (HMO) were considered but it was determined that the application should be determined on its own merits.

The appellant also appealed for costs against the Council for unreasonable behaviour, however the Inspector found that the policies applied to the proposal by the Council were relevant to the proposal and the Council had set out an adequate level of reasoning to justify its decision. Additionally, the Council had considered the benefits of the proposal but were entitled to exercise planning judgement and attribute weight to different matters as it saw fit. Whilst the Inspector did not agree with the Council's decision, it was not considered that the Council acted unreasonably and the request for costs was refused.

7.3 The Planning Inspectorate decision letter can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/>

7.4 21-0455 – 153 Bispham Road, Blackpool, FY2 0NN – erection of a single storey detached rear extension

Appeal Allowed.

The main issue outlined by the Inspector was whether the proposed development was permitted development under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GDPO). The appeal property had a number of single-story extensions to the rear and side and the proposal was for a single-story rear extension, separated from a non-original side extension by 150mm.

The Inspector determined that whilst the gutter of the proposed extension would overlap the existing side extension, it would not in their view, alter the clear visual separation between the two extensions. Whilst they accepted the gap would be minimal it would be clear that the extensions were freestanding and not joined, connected or linked.

The Permitted Development Rights for Householders Technical Guidance 2019 refers to situations where there is more than one extension. It outlines that under paragraph J(a) of the GDPO, the size of the total enlargement (being the proposed extension together with the previous extension to which it will be joined) will be taken into account. In this case as the Inspector found the extensions would not be attached, the total enlargement would not be more than half the width of the original house. It is the Inspectors view that it would therefore accord with both paragraphs J(iii) and J(a) of the GDPO.

In their decision the Inspector also acknowledged that the provision of a gap may be seen to be a way to get round the limitations of the GDPO. Nevertheless, it is their view that the two structures are separate and so would meet the requirements of criteria j(iii) and j(a).

7.5 Does the information submitted include any exempt information? No

**8.0 List of Appendices**

8.1 None.

**9.0 Financial considerations:**

9.1 None.

**10.0 Legal considerations:**

10.1 None.

**11.0 Risk management considerations:**

11.1 None.

**12.0 Equalities considerations:**

12.1 None.

**13.0 Sustainability, climate change and environmental considerations:**

13.1 None.

**14.0 Internal/ External Consultation undertaken:**

14.1 None.

**15.0 Background papers:**

15.1 None.

|                          |   |
|--------------------------|---|
| <b>Report to:</b>        | <b>PLANNING COMMITTEE</b>                       |
| <b>Relevant Officer:</b> | Tim Coglan (Service Manager, Public Protection) |
| <b>Date of Meeting:</b>  | 22 March 2022                                   |

## PLANNING ENFORCEMENT UPDATE

### 1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of planning enforcement activity within Blackpool, between 1 February 2022 and 28 February 2022.

### 2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Service Manager, Public Protection Department, in authorising the notices set out below.

### 3.0 Reasons for recommendation(s):

3.1 The Committee is provided with a summary of planning enforcement activity for its information.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.3 Is the recommendation in accordance with the Council's approved budget? Yes

### 4.0 Other alternative options to be considered:

4.1 Not applicable.

### 5.0 Council priority:

5.1 The relevant Council priority is

- "The economy: Maximising growth and opportunity across Blackpool"
- "Communities: Creating stronger communities and increasing resilience"

### 6.0 Background information

6.1 Cases

#### New Cases

In total, 32 new cases were registered for investigation in February 2022.

As at 28<sup>th</sup> February 2022, there were 433 “live” complaints outstanding.

**Resolved cases**

In total, 10 cases were resolved by negotiation without recourse to formal action.

**Closed cases**

In total, 35 cases were closed. These cases include those where there was no breach of planning control found, no action was appropriate, or where it was considered not expedient to take action.

**Formal enforcement notices / s215 notices**

- No enforcement notices were authorised in February 2022;
- No s215 notices were authorised in February 2022;
- No enforcement notices were issued in February 2022;
- No s215 notices were issued in February 2022
- One Community Protection Warning issued in February 2022 in respect of empty properties.

6.2 Does the information submitted include any exempt information? No

**7.0 List of Appendices:**

7.1 None.

**8.0 Financial considerations:**

8.1 None.

**9.0 Legal considerations:**

9.1 None.

**10.0 Risk management considerations:**

10.1 None.

**11.0 Equalities considerations:**

11.1 None.

**12.0 Sustainability, climate change and environmental considerations:**

12.1 None.

**13.0 Internal/external consultation undertaken:**

13.1 None.

**14.0 Background papers:**

14.1 None.

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**Blackpool Council  
Development Management**

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**Officer Report to Committee**

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**Application ref:** 21/0968  
**Ward:** TALBOT  
**Application type:** FULL

**Location:** STANLEY BUILDINGS, CHURCH STREET, BLACKPOOL

**Proposal:** Refurbishment of the existing building and external alterations to all elevations and windows, installation of replacement shop fronts, creation of courtyard at ground floor level, provision of new roof terrace at second floor level and use of premises as altered for office, cafe and retail uses following the demolition of various structures within the courtyard area.

**Recommendation:** Approve

**Case officer:** Clare Johnson

**Case officer contact:** 01253 476224

**Meeting date:** 22/03/2022

**1.0 BLACKPOOL COUNCIL PLAN 2019-2024**

1.1 The Council Plan sets out two priorities. The first is 'the economy: maximising growth and opportunity across Blackpool', and the second is 'communities: creating stronger communities and increasing resilience.

1.2 This application accords with both priorities of the Plan as it would refurbish an existing locally listed building in the Town Centre Conservation Area and support the wider regeneration efforts. The proposal would bring redundant or underutilised space back into beneficial economic use and would support existing businesses which occupy the premises.

**2.0 SUMMARY OF RECOMMENDATION**

2.1 The application involves internal and external alterations to repair and refurbish a prominent, locally listed building in the Town Centre Conservation Area to provide good quality retail and office spaces. The application sets out that the alterations proposed are necessary to safeguard the building, which is currently underutilised and in a state of disrepair.

2.2 It is considered that the proposals are in accordance with national and local planning policies and that the alterations will preserve the most significant elements of the buildings façades and overall, would preserve and enhance the Town Centre Conservation Area.

2.3 Members are, therefore, respectfully recommended to grant planning permission subject to the conditions listed at the end of this report.

### **3.0 INTRODUCTION**

3.1 This application is before Members because this is a Council scheme for a locally listed building in the Town Centre Conservation Area which is of general public interest and has received objections from current retailers within the building.

### **4.0 SITE DESCRIPTION**

- 4.1 The site is within the Town Centre and the Town Centre Conservation Area and the application properties, known as the Stanley Buildings, are locally listed. The Stanley Buildings are located on a triangular plot with a central courtyard, bounded by Church Street, Counce Street and Cookson Street and have two distinct design elements.
- 4.2 The former Midland Bank building which faces toward St Johns Square, pre-dates the rest of the Stanley Buildings and has red brick elevations with stone plinths and detailing and a pitched and rounded slate roof. The former bank is currently in use as a hot food takeaway on the ground floor and basement, with residential use on the first floor and within the roofspace.
- 4.3 The rest of the Stanley Buildings replaced Stanley Terrace in around 1935 and were designed by the Borough architect J.C. Robinson, who designed many of Blackpool's municipal buildings from that era. The part two, part three-storey Art Deco flat roof buildings are of steel frame construction with decorative green mosaic tiled façades surrounding shopfronts at ground floor and buff faience façades on the upper floors to match the corporate colours of that time.
- 4.4 The upper floors remain largely intact, other than the insertion of some modern windows. Each elevation to Counce Street, Cookson Street and Church Street contains a number of regularly spaced, symmetrical and ordered bays with windows classically arranged within them. Each bay is defined by protruding and decorative faience detailing. Most of the windows on the Counce Street elevation appear to be original sash windows and there are also some sash windows on the Cookson Street elevation. No original windows survive on the Church Street elevation and the modern windows vary in design. The surviving sash windows appear to be in poor condition. The faience in many areas, particularly around the windows is suffering from spalling due to water ingress and corrosion of the steel frame and wall ties.
- 4.5 The ground floors fronting Church Street, Cookson Street and Counce Street are retail and office uses sat behind a variety of original and more modern shop frontages, some with external roller shutters or projecting canopies. The upper floors are a mix of retail, office and residential.
- 4.6 There is an internal courtyard which has gated pedestrian and vehicle access from Counce Street and Cookson Street. There are various extensions and stair cores within the courtyard leading to first floor terraces. The majority of the walls in the courtyard are red brick and are in poor condition. The courtyard is used for access, servicing and refuse storage.
- 4.7 Some of the ground floor units have internal access to basements and/or the upper floors. There is independent access to some first floor units from within the courtyard or via two entrances on Cookson Street and an entrance on Counce Street, which themselves are surrounded by decorative faience.

4.8 Immediately surrounding the application site is St Johns primary school, The Brew Room public house (locally listed), the Regent Cinema (Grade II listed) and further retail uses and residential properties, all between two and three storeys in scale. The streetscape has recently benefitted from Quality Corridors investment in terms of new pavement and road surfacing and tree planting.

4.9 The site is within the Town Centre Conservation Area, Flood Zone 1, the Defined Inner Area, an Air Quality Management Area and the Airport Safeguarding Zone. No other designations or constraints have been identified.

## **5.0 DETAILS OF PROPOSAL**

5.1 The proposal is for the refurbishment and reconfiguration of the existing buildings to provide a mix of retail, café and office space. The refurbishment will involve façade repairs, replacement windows and shopfronts with bronze anodised frames, removal of canopies, provision of a terrace at first and second floor, demolition of three modern extensions in the courtyard and alterations to the courtyard to provide access, refuse and bike storage and landscaping.

5.2 The application has been supported by:

- A Heritage Design and Access Statement.
- A Feasibility Report which sets out alternative proposals.

## **6.0 RELEVANT PLANNING HISTORY**

6.1 There is no planning history which is particularly relevant to this planning application.

## **7.0 MAIN PLANNING ISSUES**

7.1 The main planning issues are considered to be:

- The principle of development.
- Heritage and design/visual amenity.
- Residential and commercial amenity.
- Highway impact.

## **8.0 CONSULTATION RESPONSES**

### **8.1 Conservation Officer:**

8.1.1 No objection to the refurbishment and re-use of the building which will enhance the conservation area and ensure a sustainable future for the locally listed building. The proposal for the new window design for the main building has been reached following the assessment of a number of options. No objections raised in principle to the proposed option provided there is justification, as more of the original fabric will be removed than some of the other options.

8.1.2 The proposal would change the appearance from one of a strong horizontal rhythm by introducing more vertical emphasis. It would be useful, therefore, if more detail could be provided to support this option e.g. what is the condition of the blocks which are going to be removed, do they need to be removed to inspect and repair/protect the steel frame, do they

need to be removed to undertake repairs to the window sills and heads? The steel frame will likely need inspection and repair whichever option is chosen, so it would help to understand if these changes will provide a better long term outcome than option 3, which retains the faience between floor levels. The proposed remodelling of the former bank will also require the removal of original fabric and introduce glazing which appears almost to reach ground level. *(Additional details submitted confirming that the proposals are the most cost effective solution. Amended plans have been submitted which retain more of the historic building fabric in the former bank building).*

- 8.1.3 More building fabric will be removed than appears necessary and it is difficult to understand how the internal floors will be accommodated. This also applies to the main building. It would be useful if section drawings could be provided of the former bank through a glazed section, and of the main building through a central three storey section. *(Additional details submitted and plans amended).*
- 8.1.4 Samples of the opaque 'look alike' glazing and clear glazing will be required, but if the opaque glazing is going to be in an almost continuous band to hide the floor structure behind then it will be a unified appearance. It will also help us to know understand how successful it will be at hiding the floor so they can come up with something else such as an anodised panel, if necessary. *(Materials to be agreed by condition).*
- 8.1.5 No objection to the demolitions or the use of a breathable render in the courtyard area.
- 8.1.6 Following the submission of amended plans showing the retention of the brick and stone work between the windows on the former bank building, the Conservation officer confirmed that the amendments made the elevations of the former bank more legible.

## **8.2 Head of Highways and Traffic Management Services:**

- 8.2.1 No objections to the proposal. It was noted that the detail provided does not deal with servicing and queried how loading and unloading of goods would take place.
- 8.2.2 Refuse vehicles are too large to access the courtyard but it would be logical to present to refuse bins for collection on Counce Street as the access on Church Street is too close to traffic signals.
- 8.2.3 A loading bay long enough to accommodate a HGV will be required on Counce Street to avoid larger vehicles blocking a contra-flow cycle lane and risking head on collisions. These details should be agreed by condition. A swept path should also be submitted.
- 8.2.4 If the proposal is to be approved in some form, a Demolition/Construction Management Plan should be conditioned. *(To be agreed by condition.)*
- 8.2.5 Following the submission of amended plans showing a 'through route' through the courtyard between Cookson Street and Counce Street, the Head of Highways and Traffic Management has confirmed that the accesses would need to operate one way and enforced by signage internally and at the Cookson Street and Counce Street archways. *(To be agreed by condition.)*
- 8.2.6 The drawing shows open crossings with the kerbs returned. This is not acceptable and the existing dropped crossings should be retained.

**8.3 Environmental Protection:** Officers have suggested that the following hours of operation for demolition to be secured as part of a Demolition/Construction Management Plan through condition:

Monday - Friday - 8am - 6pm

Saturday - 9am - 1pm

No demolition Sundays or bank holidays.

**8.4 Blackpool Civic Trust:** No comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the Update Note.

**8.5 Head of Strategic Asset and Estates:** No comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the Update Note.

## **9.0 REPRESENTATIONS**

9.1 Site notice published: 24/11/2021.

9.2 Neighbours notified: 17/11/2021.

9.3 A letter of objection has been received and signed by four of the retailers who currently occupy units within the building:

- Mankind, 166 Church Street
- Hermosa Boutique, 168 Church Street
- Flute Hairdressing, 172 Church Street
- Lingerie Lounge, 174 Church Street

9.4 The letter confirms support for the repairs to the roof and the renovation of the mosaic tiles which face the building, but also raises the following issues:

- Retailers have invested in their shopfronts.
- Standardising the shopfronts is not in their best interests.
- Part of the attraction to their customers as an independent retailer, is individuality and uniqueness.
- Retailers have legal vehicular access to the rear of their properties for servicing, refuse storage and rubbish removal and the landscaping in the courtyard would compromise this.
- The landscaping could impede access for fire vehicles in an emergency.
- The landscaped area is a waste of money which will require maintenance and would not be used as it would receive no sunshine.

9.5 These issues are addressed in the Assessment section of this report.

## **10.0 RELEVANT PLANNING POLICY**

### **10.1 National Planning Policy Framework**

10.1.1 The National Planning Policy Framework was adopted in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 2 – Achieving sustainable development
- Section 6 – Building a strong, competitive economy
- Section 7 – Ensuring the vitality of town centres
- Section 8 - Promoting healthy and safe communities
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

## **10.2 National Planning Practice Guidance**

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

## **10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027**

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS1 Strategic Location of Development
- CS3 Economic Development and Employment
- CS4 Retail and Other Town Centre Uses
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management
- CS10 Sustainable Design and Renewable and Low Carbon Energy
- CS12 Sustainable Neighbourhoods
- CS17 Blackpool Town Centre

## **10.4 Blackpool Local Plan 2011-2016 (saved policies)**

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ4 Building Design
- LQ6 Landscape Design and Biodiversity
- LQ7 Strategic Views
- LQ9 Listed Buildings
- LQ10 Conservation Areas
- LQ11 Shopfronts
- LQ14 Extensions and Alterations
- BH3 Residential and Visitor Amenity
- AS1 General Development Requirements

## **10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)**

10.5.1 In December 2021, the Blackpool Local Plan Part 2 (Part 2) was the subject of independent examination. Part 2 has not yet been adopted so at this point in time the weight to be attached to various policies is limited and depends upon the extent to which they are subject to objection and the timing of the submission of a planning application. Nevertheless, the following emerging policies in Part 2 are most relevant to this application:

- DM17 Design Principles
- DM20 Extensions and Alterations
- DM21 Landscaping
- DM22 Shopfronts
- DM27 Conservation Areas
- DM28 Non-Designated Heritage Assets
- DM31 Surface Water Management
- DM35 Biodiversity
- DM41 Transport Requirements for New Development

## **10.6 Other Relevant Policy Guidance**

10.6.1 Town Centre Conservation Area Appraisal 2015.

10.3.2 Town Centre Strategy 2013.

## **11.0 ASSESSMENT**

### **11.1 Principle of Development**

11.1.1 The principle of a mix of retail, café and office space within the Town Centre is acceptable. Refurbishing the building and bringing some unused spaces back into beneficial economic use would have social and economic benefits in terms of potential job creation and encouraging more people into the Town Centre. It is anticipated that the refurbished office spaces on upper floors would support existing and new small businesses.

11.1.2 Refurbishing and reusing a building is generally far more sustainable than completely redeveloping a site and there is a presumption in favour of retaining, reusing and repairing heritage assets.

11.1.3 The main issue with this proposal is the impact of the external alterations on the appearance and significance of the building as a non-designated heritage asset and on the setting of the Town Centre Conservation Area and the Grade II listed Regent Cinema.

### **11.2 Heritage and design/visual amenity**

11.2.1 The Town Centre Conservation Area and the Regent Cinema are designated heritage assets and the locally listed Stanley Buildings are non-designated heritage assets.

11.2.2 The National Planning Policy Framework states that when determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to

sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In terms of non-designated heritage assets, the effect of an application on its significance should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset and any public benefits to the scheme.

- 11.2.3 Core Strategy Policy CS8 states that proposals will be supported that retain, reuse or convert, whilst conserving and enhancing the significance of designated and non-designated heritage assets and their setting, and that enhance the setting and views of heritage assets through appropriate design. Saved Policy LQ9 states that development that would adversely affect the character or appearance of a listed building or its setting will not be permitted.
- 11.2.4 Saved Policy LQ10 states that permission for the demolition of any building or structure that makes a positive contribution to the character or appearance of a Conservation Area will not be granted, other than in exceptional circumstances. Applications will be considered having regard to the following criteria: (i) the importance of the building or structure, its intrinsic architectural and historic interest and its contribution to the character and appearance of the Conservation Area (ii) the condition of the building or structure and the cost of repairing and maintaining it in relation to its importance (iii) the adequacy of efforts made to retain the building in use (iv) the contribution any replacement building makes to the character and appearance of the Conservation Area.
- 11.2.5 The application is accompanied by a Feasibility Report which sets out the various options that have been considered for the buildings, from full restoration to full demolition so that the site could be redeveloped. A breakdown of the costs involved for the various options explored in the Feasibility Report has not been provided. However, that report sets out that a full faience restoration would be too costly as the faience repair is a bespoke process and that areas of faience would have to be removed to repair the steel structure of the building.
- 11.2.6 The demolition of more modern extensions in the courtyard will have no impact on the character or appearance of the Conservation Area or nearby listed buildings and would have no impact on the significance of the Stanley Buildings as a non-designated heritage asset. It has been demonstrated that rendering the courtyard walls is necessary due to the poor condition of the brick work and again, this element of the scheme would not be readily visible in the streetscene and would have little impact on the significance of the building or the Conservation Area.
- 11.2.7 As built, the ground floor of the 1935 re-development comprised 26 distinct and ordered shop units and some of this order has been lost through the amalgamation of units and the display of long fascia signage which sits over the original green mosaic tiled pilasters. Some of the pilasters themselves have been tiled over or hidden behind signage although decorative golden tiles at the top of the pilasters are still evident. Some of the green mosaic tiles on the pilasters and cornices are damaged or missing.
- 11.2.8 Some of the existing shopfront replacements are unsympathetic and the inclusion of roller shutters over some units harms the setting, legibility and significance of the building and the Conservation Area. The proposal involves the replacement of all of the shopfronts with a

uniform design with anodised bronze frames around toughened glass and black aluminium stall-risers and fascias.

- 11.2.9 There are however, six original timber shopfronts remaining on Cookson Street and Caunce Street, including black and white decorative terrazzo flooring in front of recessed doorways. The loss of these six original shopfronts weighs against the scheme as original timber shopfronts and recessed doorways are generally considered to be positive character features on a building, particularly in a Conservation Area and their loss could be considered to cause harm to the significance of the Conservation Area. The applicant has agreed to retain decorative top lights over the entrances to the upper floors on Caunce Street and Cookson Street and that every effort will be made to retain the associated timber doors, subject to further condition surveys. The original terrazzo floor in the existing recessed doorways will also be retained internally wherever possible. On balance, it is considered that the public benefits of the comprehensive overhaul and refurbishment of the ground floor weighs more heavily in the planning balance than the retention of the original shopfronts in this instance.
- 11.2.10 The removal of over cladding and unsympathetic signage and the sensitive repair of the tiled pilasters and cornices along with the installation of sensitively and uniformly designed shopfronts would be a significant improvement to the appearance and legibility of the shopfronts in the streetscene and the Conservation Area. The replacement shopfronts would be well designed and along with the associated repair works, would conserve and enhance the appearance, character and significance of the shopping frontages as a whole, and the Conservation Area.
- 11.2.11 With regards to the proposals for the upper floors of the Art Deco parts of the building, these involve the removal of all of the windows and the faience clad spaces between the windows, within their defined bays and their replacement with a single glazing system with anodised bronze frames and fluted glazing details. The remaining faience surrounding the bays would be repaired/replaced as appropriate.
- 11.2.12 Following comments from the Conservation Officer requiring further justification for the loss of original fabric, the applicant has stated that these proposals balance out the amount of costly repairs to the faience, bring about a uniformity to the elevations whilst repairing and restoring the more intricate details of the faience cladding which define the bays. Removing some of the historic fabric is necessary to facilitate the repair of the failing steel frame which is causing the sills and heads to crack and drop as is evident around the building. The applicant has stated that the design of the new window bays follows the existing proportions of the openings at each floor with a 'lookalike' glazed spandrel panel between the head of the first floor and sill of the second floor. In terms of the vertical rhythm, the applicant argues that this emphasises the buildings steel structure and works in proportion with the newly proposed shop fronts which have been designed in response to the original shopfront proportions.
- 11.2.13 Clearly, the loss of so much original fabric including areas of faience and some original windows, will harm the significance of the building and will impact on the character and significance of the Conservation Area. However, the interventions proposed have been designed to harmonise with the vertical and horizontal rhythm of the building and subject to agreeing the materials, the harm caused is considered to be less than substantial (National Planning Policy Framework paragraph 202) and that the harm is outweighed by the public benefits of the proposal which would secure the long term optimum viable use of the

building. The proposals are not considered to cause harm to the significance of the Grade II Regent Cinema.

11.2.14 An outdoor courtyard is proposed at second floor, to the rear of the former bank and another at first floor which would overlook the main courtyard at ground floor. These would have no impact on heritage or visual amenity.

11.2.15 Regarding the proposals for the former bank, following concerns from Officers, the plans for the former bank elevations have been amended to retain more of the original fabric and more of the original window proportions. There are currently four modern doorways into the existing hot food takeaway, two on Cauce Street and two on Church Street. None of the windows or doors are original, apart from the double doors on Cauce Street which give access to the upper floors. As existing, the window positions and dimensions in the upper floor appear to be original, but the dimensions of the windows on the ground floor have been reduced at some point in the past, although the original dimensions are still legible, due to the decorative stone surrounds. The proposal would replace the first floor windows with bronze framed windows to match the rest of the refurbishment. On the ground floor, the window openings would be increased to their original height and would be extended down through the stone plinth, to almost reach floor level. Two new entrances would be provided in the two larger window openings on Church Street and Cauce Street. Again, the bronze frames would match the rest of the rest of the refurbishment. The positioning of the entrances as shown would result in the loss of two original mullions on each elevation, one of which is currently in a state of significant disrepair. The entrance to the upper floors of the former bank on Cauce Street would remain.

11.2.16 Non-original roof lights would be removed along with an internal flue which currently punches through the roof on the Cauce Street side of the building.

11.2.17 Again, the loss of original fabric is unfortunate (four mullions and areas of the stone plinth). However, the elements of the proposal which open up the full height of the original window openings and the removal of poor quality internally illuminated box signs would enhance the significance of the building and the Conservation Area. On balance, any harm caused by the loss of original fabric would be outweighed by the public benefits of the proposal.

### **11.3 Residential and commercial amenity**

11.3.1 Two residential flats would be lost as a result of the proposal. As the Council can comfortably demonstrate a five-year housing land supply at present, this does not weigh materially against the proposal. The floorspace would be taken up by a café at first floor and a function room in the roof space in the former bank building, and office space in the Art Deco building. The scale of the building would not change and the mix of uses proposed are appropriate in the Town Centre. Subject to the submission of a demolition and construction management plan which would manage issues such as working hours, noise and dust during the demolition and construction phase, no impact on residential amenity is anticipated.

11.3.2 In terms of the existing retail units at ground floor, they would have improved access to a more attractive and usable internal courtyard with defined areas for refuse storage and a landscaped seating area. The arrangement of the internal courtyard has been changed in response to the objections received and there is now vehicle access through the courtyard to improve the servicing of the site. The access points have never been large enough to accommodate a fire appliance and the access points would remain in their current form and dimensions.

11.3.3 Some of the retailers who have objected to the proposals have stated that standardising the shopfronts is not in their best interest, as part of the attraction to their customers as an independent retailer, is individuality and uniqueness. However, the building was designed to have uniformity and symmetry which has been lost due to the inclusion of modern roller shutters and unsympathetic signage on some units. The works proposed will improve the appearance of the building and the individual retail units.

11.3.4 Maintenance arrangements for a small piece of publically inaccessible landscaped area would be for the applicant to manage and is not a material planning consideration in this case. There is no reason to assume that the landscaped seating area would not be used, particularly with an increased provision of good quality office space within the buildings and the rendering of the courtyard walls, which would reflect more light into the courtyard.

#### **11.4 Highway impact**

11.4.1 Subject to the provision of a loading bay on Counce Street, and that the vehicle route through the courtyard operates on a one way basis, no highway safety impacts have been raised.

11.4.2 No on-site parking is provided, but this is an existing situation and the site is in a sustainable location and close to public transport routes. The proposals include cycle storage and showers in the basement which will encourage the use of sustainable transport and active modes of travel.

11.4.3 Subject to the submission and agreement of a swept path analysis, the provision of one way signage and the inclusion of a loading bay on Counce Street, the proposal would not have an unacceptable impact on highway considerations.

#### **11.5 Other issues**

11.5.1 The site has no known ecological value. As with most development proposals, there is an opportunity to provide ecological enhancements, although they would be limited on this site. Native species could be used in the landscaping scheme, and this would be agreed by condition. The site could accommodate bird and bat boxes in the court yard area and these too could be secured by condition.

11.5.2 In terms of flood risk, the site is within Flood Zone 1 and so there is no requirement for a Flood Risk Assessment. The site is currently completely sealed and so the introduction of soft landscaping would act as a soakaway and assist in reducing the amount of surface water runoff entering into the combined sewer.

11.5.3 The site is within the one Air Quality Management Area in Blackpool. However, subject to the agreement of a Demolition/Construction Management Plan, there is no reason to suppose that the scheme would have an unacceptable impact on air quality during either demolition/construction or operational phases.

11.5.4 Water quality would also be safeguarded during the demolition and construction phase through the agreement of Demolition/Construction Management Plan.

- 11.5.5 The re-use of a building is usually the most sustainable option, and no doubt the refurbishment of the building will improve its thermal performance and make it more energy efficient.
- 11.5.6 The application has been considered in the context of the Council's general duty in all its functions to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998 (as amended).
- 11.5.7 Under Article 8 and Article 1 of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. This application does not raise any specific human rights issues.
- 11.5.8 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

## **11.6 Sustainability and planning balance appraisal**

- 11.6.1 Sustainability comprises economic, environmental and social components.
- 11.6.2 Economically, the scheme would bring some underutilised floorspace in the building back into beneficial use as offices for small businesses. The proposals would support existing commercial tenants in providing external refurbishment and enhancements and improved facilities and servicing arrangements. The scheme would support the wider regeneration of the Town Centre and these benefits weigh in favour of the proposals.
- 11.6.3 Environmentally, environmental quality and biodiversity would not be materially affected. The scheme would result in the loss of original features including sash windows, some original shopfronts and the loss of some building fabric including areas of faience, some stone mullions and plinths and this does weigh against the scheme. However, on balance, the removal of other non-original features such as roller shutters, UPVC windows, modern shopfronts, canopies and unsympathetic signage, and the comprehensive nature of the scheme, using good quality materials and which respects the rhythm, flow and symmetry of the building, overall, it is considered that the benefits of the scheme outweigh the loss of some original features and building fabric.
- 11.6.4 Socially, the scheme would provide good quality retail and office spaces and ancillary uses which would support job retention and creation. The landscaping and outdoor terraces would facilitate social interaction and have mental health benefits by introducing greenery to a densely urban area. The site can be accessed safely and modern cycle facilities would be provided to encourage sustainable active travel.
- 11.6.5 In light of the above and on balance, the scheme is judged to constitute sustainable development and no other material planning considerations have been identified that would outweigh this view.

## **12.0 FINANCIAL CONSIDERATIONS**

- 12.1 The scheme could generate additional business rates income for the Council. However, this is not a planning consideration and carries no weight in the planning balance.

## **13.0 CONCLUSION**

- 13.1 The proposal overall will re-introduce balance and symmetry to the elevations which has been lost through unsympathetic replacement windows, shopfronts, intrusive high level signage. Roller shutters, canopies and long fascia signs. Whilst the loss of historic fabric would cause harm to the significance of the building and the Conservation Area, that harm is weighed against the public benefits of the scheme.

## **14.0 RECOMMENDATION**

- 14.1 Members are respectfully recommended to planning permission subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans and information:

- 9310-L01 Location Plan
- 9310-D01 P1 Demolition Plan
- 9310-D02 P1 Demolition Plan
- 9310-P01A Proposed Site Plan
- 9310-P02 A Proposed Roof Plan
- 9310-P03 C Proposed Basement and Ground Floor Plan
- 9310-P04 B Proposed First Floor Plan
- 9310-P05 B Proposed Second Floor Plan
- 9310-P06 A Proposed Office Layout Plan
- 9310-P07 B Proposed Street Elevation
- 9310-P08 A Proposed Street Elevation Extract
- 9310-P09 C Proposed Courtyard Elevations
- 9310-P13 P1 Typical Window Detail at 3 Storey Block

The development shall thereafter be retained and maintained in accordance with these approved details.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

- 3 No development shall take place until a Demolition/Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The

Demolition/Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the demolition/construction period
- control of noise emanating from the site during the demolition/construction period
- hours and days of demolition/construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition/construction period
- arrangements during the demolition/construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- measures to prevent contamination of surface and sub-surface water bodies during the demolition/construction period
- routing of construction traffic

The demolition/construction of the development shall then proceed in full accordance with the approved Demolition/Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Saved Policies LQ1, LQ10 and BH3 of the Blackpool Local Plan 2001-2016.

- 4 Prior to the commencement of development a scheme of off-site highway improvement works shall be submitted to and agreed in writing by the Local Planning Authority, and this agreed scheme shall be implemented in full and in full accordance with the approved details before any of the development hereby approved is first occupied. For the purpose of this condition, this scheme shall include:

- The provision of a loading bay on Counce Street.

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016. This scheme must be agreed prior to the commencement of works on site in order to ensure that the building can be appropriately serviced.

- 5 The materials to be used for the windows, fluted glazing, opaque spandrel panels and frames to be used on the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the character and significance of this locally listed building and the Town Centre Conservation Area in accordance with Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, LQ4, LQ10 and LQ14 of the Blackpool Local Plan 2001-2016.

- 6 The surfacing materials to be used in the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the laying down of any final

surfacing and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the character and significance of this locally listed building and the Town Centre Conservation Area in accordance with Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, LQ4, LQ10 and LQ14 of the Blackpool Local Plan 2001-2016.

7 Prior to the internal courtyard seating area being first brought into use as such;

(a) A landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a full planting schedule detailing plant species and initial plant sizes, numbers and densities;

(b) The landscaping scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details; and

(c) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 7 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity, to improve biodiversity on the site and to ensure there are areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policies CS6, CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

8 Prior to the commencement of the rendering of the internal courtyard elevations, a scheme of ecological enhancement shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with this approved scheme. For the purpose of this condition, the scheme of ecological enhancement shall include:

- Provision of bird and bat boxes

Reason: In order to safeguard and enhance biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

9 Details of the size, appearance and placement of "one way" signage shall be submitted to and agreed in writing with the Local Planning Authority. The signage shall be displayed in accordance with the approved details prior to bringing the vehicle access through the courtyard into use and shall thereafter be retained.

Reason: In order to ensure safe access to and egress from the site is available in the interests of highway safety in accordance with the provisions of Policies CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Saved Policy AS1 of the Blackpool Local Plan 2001-2016.

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Location plan



Existing basement and ground floor layout demolition plan



# Existing first and second floor layout demolition plan



| DEMOLITION KEY:   |                  |
|---|------------------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> | DEMOLISH         |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span>                          | DEMOLISHED BELOW |



| PLANNING DATA   |            |           |        |
|---|------------|-----------|--------|
| <b>BLACKPOOL COUNCIL</b>  |            |           |        |
| <b>STANLEY BUILDINGS REDEVELOPMENT</b>  |            |           |        |
| <b>PROPOSED DEMOLITION PLANS_02</b>   |            |           |        |
| Area No.  | SP         | Location  | Rev    |
| 9310  | PLANNING   |           | MAR 20 |
| Area  | Scale      | Height    | Rev    |
|   | 1:200      |           |        |
| <b>9310</b>   | <b>D02</b> | <b>P1</b> |        |
|   |            |           |        |
| <small>Architectural &amp; Planning Services &amp; Town-Planning</small><br><small>100-102, Market Street, Blackpool, Lancashire, PO1 1SE</small><br><small>Tel: 01752 238 238 Fax: 01752 238 239</small> |            |           |        |

# Existing elevations



|   |          |            |         |
|---|----------|------------|---------|
| PLANNING SCALE                                  |          | WINDING    |         |
| BLACKPOOL COUNCIL                               |          |            |         |
| STANLEY BUILDINGS REDEVELOPMENT                 |          |            |         |
| EXISTING STREET ELEVATIONS                      |          |            |         |
| Drawn by  | SP       | Checked by | Date    |
| 9310  | PLANNING | E05        | MAR '20 |
| Scale   | 1:200    | Drawn by   | 1:200   |
| Cassidy+Ashton                                  |          |            |         |
| Architects + Building Surveying + Town Planning |          |            |         |
| 1 East Cliff, Preston, Lancashire, PR1 2AE      |          |            |         |
| 01772 258 258                                   |          |            |         |
| 01772 258 258                                   |          |            |         |

## EXISTING BUILDING DETAIL & MATERIALS PHOTOGRAPHS



# Proposed elevations



**DESIGN STRATEGY:**

- GROUP UPPER FLOOR OPENINGS INTO NEW BAYS BRINGING UNIFORMITY ACROSS ALL ELEVATIONS AND ADDRESSING THE FAILINGS OF THE FAIENCE WINDOW SILLS AND HEADS.
- REPLACE AND BRING UNIFORMITY TO GROUND FLOOR SHOP OFFICE FRONTS WHILST PAYING HOMAGE TO THE BUILDING HISTORY AND HERITAGE.
- REPAIR AND REPLACE THE GREEN MOSAIC DETAILING TO THE GROUND FLOOR LEVEL WHICH GIVES THE BUILDING MUCH OF ITS CHARACTER.
- REGENERATE THE FORMER BANK BUILDING PROVIDING A MORE WELCOMING, LANDMARK BUILDING TO KINGS SQ. THROUGH NEW GLAZED OPENING PROVIDING TRANSPARENCY AND CONNECTION.

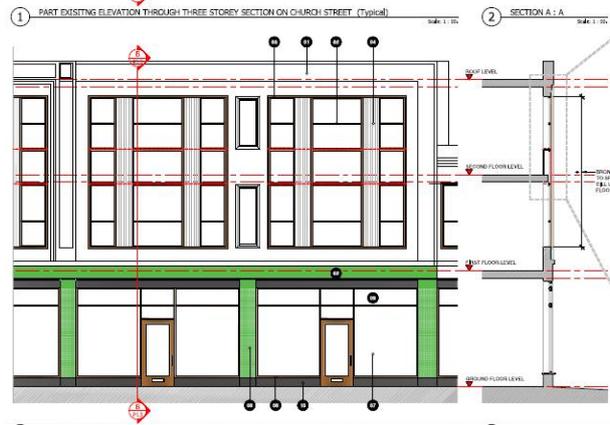
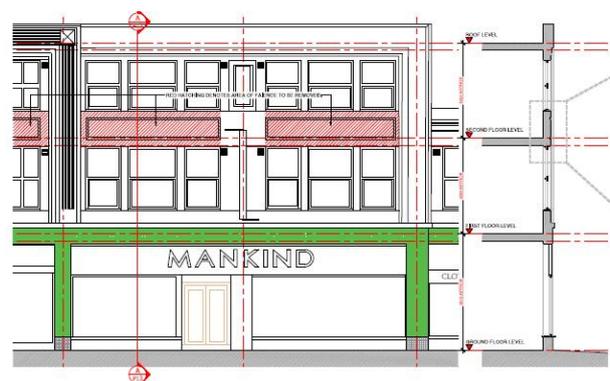
|   |          |            |          |
|---|----------|------------|----------|
| PLANNING SCALE                                  |          | WINDING    |          |
| BLACKPOOL CCOUNCIL                              |          |            |          |
| STANLEY BUILDINGS REDEVELOPMENT                 |          |            |          |
| PROPOSED STREET ELEVATIONS                      |          |            |          |
| Drawn by  | SP       | Checked by | Date     |
| 9310  | PLANNING | P07        | SEPT '21 |
| Scale   | 1:200    | Drawn by   | 1:200    |
| Cassidy+Ashton                                  |          |            |          |
| Architects + Building Surveying + Town Planning |          |            |          |
| 1 East Cliff, Preston, Lancashire, PR1 2AE      |          |            |          |
| 01772 258 258                                   |          |            |          |
| 01772 258 258                                   |          |            |          |

Proposed street elevation extract and cross section



|   |                   |                     |               |
|---|-------------------|---------------------|---------------|
| BLACKPOOL COUNCIL                                 |                   |                     |               |
| Project: STANLEY BUILDINGS REDEVELOPMENT          |                   |                     |               |
| Drawing Title: PROPOSED STREET ELEVATION EXTRACT  |                   |                     |               |
| Date: 03/03/20                                    | Drawn by: SP      | Checked by: [blank] | Date: MAR '20 |
| Scale: 1:200                                      | Project: PLANNING | Sheet: 01 of 01     | 1:200         |
| 9310  | P08               | A                   |               |
| Cassidy+Ashton                                    |                   |                     |               |
| Architectural • Building Services • Town Planning |                   |                     |               |
| 1 East Cliff, Preston, Lancashire, PR1 3LR        |                   |                     |               |
| Tel: 01775 238 238                                |                   |                     |               |
| Fax: 01775 238 232                                |                   |                     |               |

- MATERIALS:**
- 01. EXISTING FACIANCE TO BE REPAIRED AND REPLACED AS REQUIRED
  - 02. BRONZE ANODISED WINDOW FRAMES
  - 03. PROTRUDING BRONZE ANODISED WINDOW SURROUNDS
  - 04. FLUTED GLAZING DETAIL IN RESPONSE TO FACIANCE DETAILING
  - 05. GLAZING UNITS - SOME UNITS TO BE LOOKALIKE GLASS SUBJECT TO INTERNAL LAYOUT
  - 06. BRONZE ANODISED SHOPFRONT FRAMES
  - 07. SHOP FRONT GLAZING - TOUGHENED GLASS
  - 08. EXISTING MOSAIC DETAILING TO BE REPAIRED/ REPLACED AS NECESSARY
  - 09. PROPOSED SHOP FRONT SIGNAGE ZONE
  - 10. FINISH TO MATCH FACIA ABOVE SIGNAGE ZONE BLACK ALUMINIUM OR SIMILAR



- 01. METAL FINISH TO BE REPAIRED AND REPLACED AS REQUIRED
- 02. BRONZE ANODISED WINDOW FRAME
- 03. PROTRUDING BRONZE ANODISED WINDOW FRAME SURROUNDS
- 04. FLUTED GLAZING DETAIL IN RESPONSE TO FACIANCE DETAILING
- 05. GLAZING UNITS - SOME UNITS TO BE OPAQUE LOOKALIKE GLASS
- 06. BRONZE ANODISED SHOP FRONT WINDOW (DOOR) FRAMES
- 07. SHOP FRONT GLAZING - TOUGHENED GLASS
- 08. EXISTING MOSAIC TO BE REPAIRED/REPLACED AS REQUIRED
- 09. PROPOSED SHOP FRONT SIGNAGE ZONE
- 10. FINISH TO MATCH FACIA ABOVE SIGNAGE ZONE BLACK ALUMINIUM OR SIMILAR

|  |                   |                     |                |
|--|-------------------|---------------------|----------------|
| Blackpool Council                                    |                   |                     |                |
| Proposed Redevelopment, Stanley Buildings Blackpool. |                   |                     |                |
| Existing & Proposed TYPICAL WINDOW SECTION           |                   |                     |                |
| Date: 03/03/20                                       | Drawn by: SP      | Checked by: [blank] | Date: 03/03/20 |
| Scale: 1:200   | Project: PLANNING | Sheet: 01 of 01     | 1:200          |
| 9310   | P13               | P1                  |                |
| Cassidy+Ashton                                       |                   |                     |                |
| Architectural • Building Services • Town Planning    |                   |                     |                |
| 1 East Cliff, Preston, Lancashire, PR1 3LR           |                   |                     |                |
| Tel: 01775 238 238                                   |                   |                     |                |
| Fax: 01775 238 232                                   |                   |                     |                |

## Existing courtyard elevations

ELEVATION/PHOTO KEY:



EXISTING: REAR CHURCH ST.



EXISTING: REAR COOKSON ST.



EXISTING: REAR CAUNCE ST.



EXISTING BUILDING DETAIL & MATERIALS PHOTOGRAPHS



|  |                 |               |
|--|-----------------|---------------|
| PLANNING ISSUE   |                 | DATE          |
| BLACKPOOL COUNCIL  |                 |               |
| Project: STANLEY BUILDINGS REDEVELOPMENT                     |                 |               |
| Drawing No: EXISTING COURTYARD ELEVATIONS                    |                 |               |
| Date: 20   | SP              | Issue: MAR 20 |
| Scale: PLANNING  | Sheet: (2 of 2) | Size: 1:200   |
| 9310   | E06             | P1            |
| Cassidy+Ashton   |                 |               |
| Architects + Building Surveyors + Town Planning              |                 |               |
| 1 East Cliff, Preston, Lancashire, PR1 2JG 01773 288 200     |                 |               |
| 21 Newark Walk, Canal Street, Chorley, PR6 4BB 01254 402 820 |                 |               |

## Proposed courtyard elevations

PROPOSED: REAR CHURCH ST.



PROPOSED: REAR CAUNCE ST.



PROPOSED: REAR COOKSON ST.

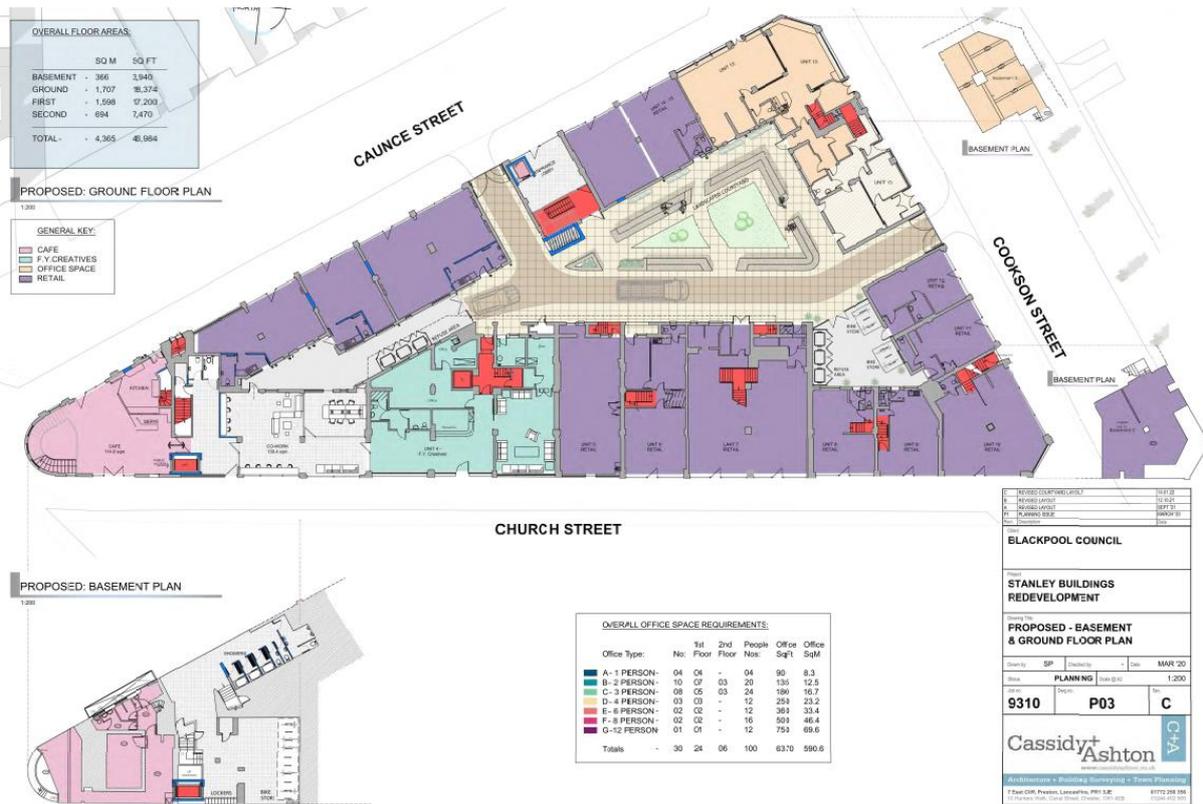


- DESIGN STRATEGY:**
- TO REGENERATE THE EXISTING COURTYARD AREA INTO A LIGHT, USABLE AND WELCOMING EXTERNAL SPACE FOR FUTURE OCCUPANTS OF THE BUILDING
  - DEMOLISH CERTAIN FLAT ROOFED OUTBUILDINGS WHICH ARE IN A STATE OF DISREPAIR
  - REPAIR AND RENDER THE EXISTING BRICK FACADES WHICH ARE CURRENTLY IN A POOR STATE AND FAILING
  - ADDRESS THE WINDOWS AND OPENINGS WHICH ARE CURRENTLY IN A POOR STATE OF REPAIR AND REPLACE WITH NEW UNITS BRINGING UNIFORMITY ACROSS THE COURTYARD ELEVATIONS
  - EXISTING RAINWATER PIPES AND SOIL STACKS OMITTED AND SUBJECT TO FURTHER TECHNICAL DESIGN.

- NOTE:**
- SUBJECT TO FURTHER DISCUSSION DURING TECHNICAL DESIGN, IT HAS BEEN SUGGESTED THAT RENDERING ALL FACES OF THE INTERNAL COURTYARD IS THE REQUIRED PROCESS DUE TO A WASTE EXPOSURE OF FAILING BRICKWORK, CILLS AND HEADS.
  - APPLICATION OF A BREATHABLE, LINE BASED RENDER WILL PROVIDE UNIFORMITY AND LONGEVITY TO THE FACADES.
  - RENDER COLOUR AND DESIGN TO BE DEVELOPED FURTHER AND AGREED.

|  |                 |               |
|--|-----------------|---------------|
| PLANNING ISSUE   |                 | DATE          |
| BLACKPOOL COUNCIL  |                 |               |
| Project: STANLEY BUILDINGS REDEVELOPMENT                     |                 |               |
| Drawing No: PROPOSED COURTYARD ELEVATIONS                    |                 |               |
| Date: 20   | SP              | Issue: MAR 20 |
| Scale: PLANNING  | Sheet: (2 of 2) | Size: 1:200   |
| 9310   | P09             | C             |
| Cassidy+Ashton   |                 |               |
| Architects + Building Surveyors + Town Planning              |                 |               |
| 1 East Cliff, Preston, Lancashire, PR1 2JG 01773 288 200     |                 |               |
| 21 Newark Walk, Canal Street, Chorley, PR6 4BB 01254 402 820 |                 |               |

# Proposed basement and ground floor layout



# Proposed first floor layout



# Proposed second floor layout

**OVERALL FLOOR AREAS:**

|              | SQ M         | SQ FT         |
|--------------|--------------|---------------|
| BASEMENT     | 396          | 3,940         |
| GROUND       | 1,707        | 18,374        |
| FIRST        | 1,556        | 17,200        |
| SECOND       | 694          | 7,470         |
| <b>TOTAL</b> | <b>4,355</b> | <b>46,984</b> |

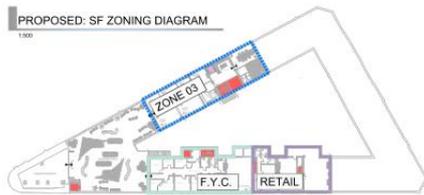
**PROPOSED: SECOND FLOOR PLAN**

**GENERAL KEY:**

- CAFE
- F.Y.CREATIVES
- OFFICE SPACE
- RETAIL



**PROPOSED: SF ZONING DIAGRAM**



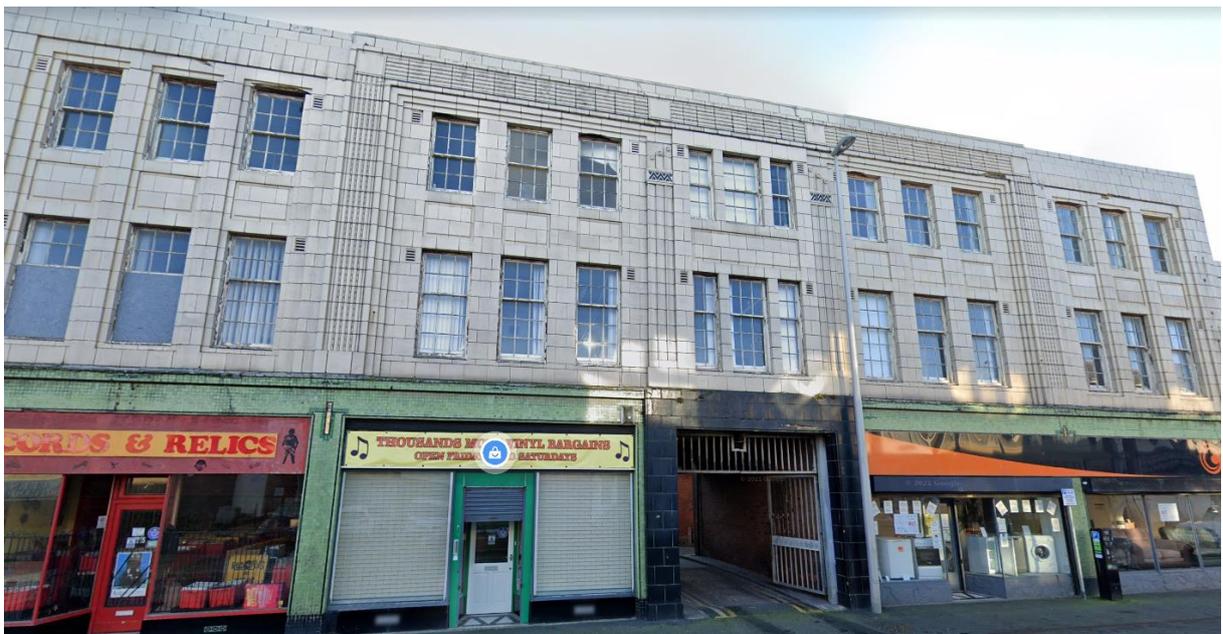
**OVERALL OFFICE SPACE REQUIREMENTS:**

| Office Type:  | No:       | 1st Floor | 2nd Floor | People     | Office SqFt | Office SqM   |
|---------------|-----------|-----------|-----------|------------|-------------|--------------|
| A - 1 PERSON  | 04        | 04        | -         | 04         | 90          | 8.3          |
| B - 2 PERSON  | 10        | 07        | 03        | 20         | 135         | 12.5         |
| C - 3 PERSON  | 08        | 05        | 03        | 24         | 180         | 16.7         |
| D - 4 PERSON  | 03        | 03        | -         | 12         | 250         | 23.2         |
| E - 6 PERSON  | 02        | 02        | -         | 12         | 350         | 32.4         |
| F - 8 PERSON  | 02        | 02        | -         | 16         | 500         | 46.4         |
| G - 12 PERSON | 01        | 01        | -         | 12         | 700         | 64.6         |
| <b>Totals</b> | <b>30</b> | <b>24</b> | <b>06</b> | <b>100</b> | <b>6370</b> | <b>590.6</b> |

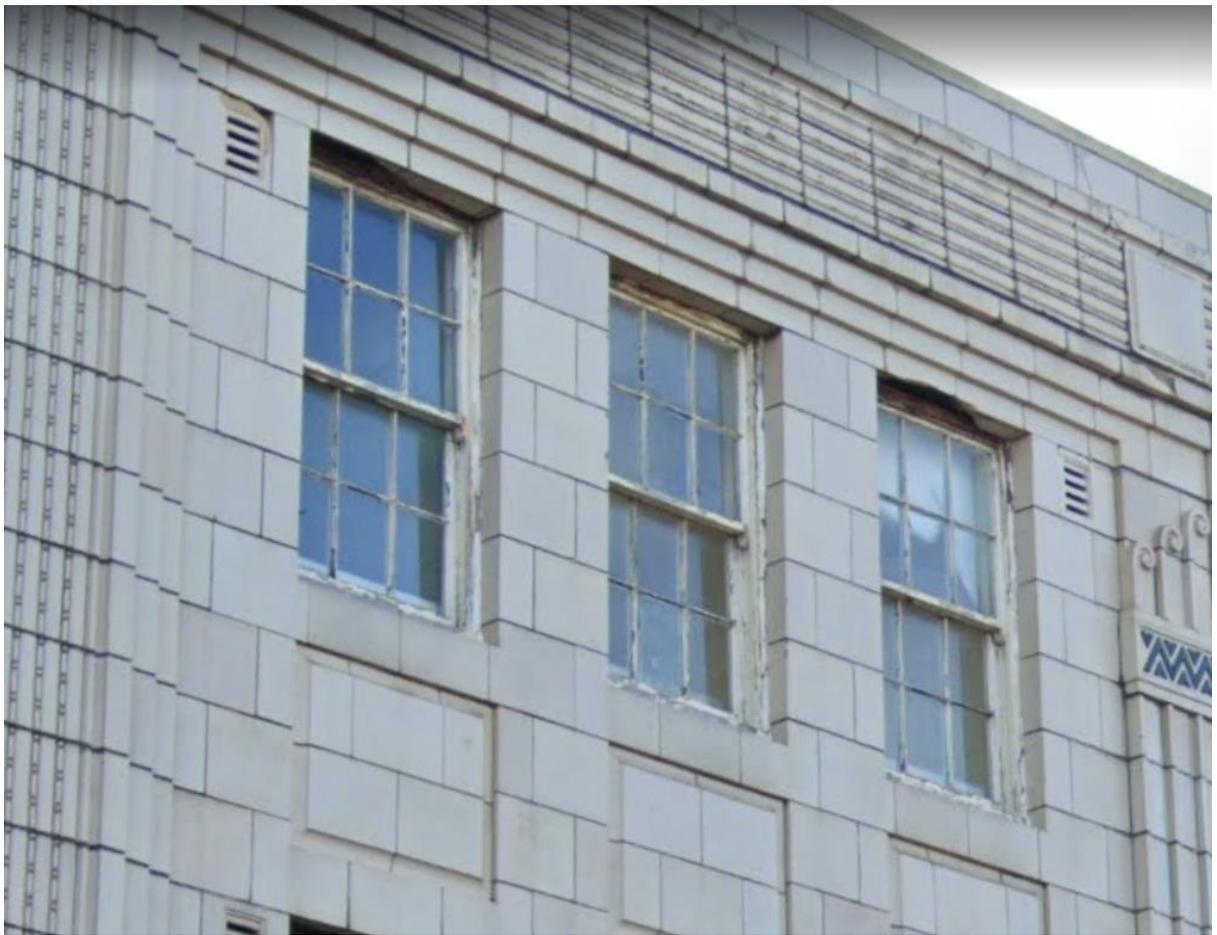
|   |                            |
|---|----------------------------|
| REVISION LOG  | DATE                       |
| 1. INITIAL ISSUE  | 18/03/20                   |
| 2. PLANNING ISSUE   | 18/03/20                   |
| 3. APPROVAL   | 18/03/20                   |
| <b>BLACKPOOL COUNCIL</b>  |                            |
| <b>STANLEY BUILDINGS REDEVELOPMENT</b>  |                            |
| Drawing No: <b>PROPOSED SECOND FLOOR PLAN</b>   |                            |
| Drawn by: SP  | Checked by: - Date: MAR 20 |
| Scale: <b>PLANNING</b> (Scale 1:1)  | Rev: 1,200                 |
| <b>9310</b>   | <b>P05</b> <b>B</b>        |
|   |                            |
| Architecture • Building Surveying • Planning • Furniture<br>7 East Cote, Preston, Lancashire, PR1 3JG 01773 298 556<br>20 Waterloo Way, Caxton Street, Chester, CH1 2BB 01244 802 900 |                            |

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Counce Street



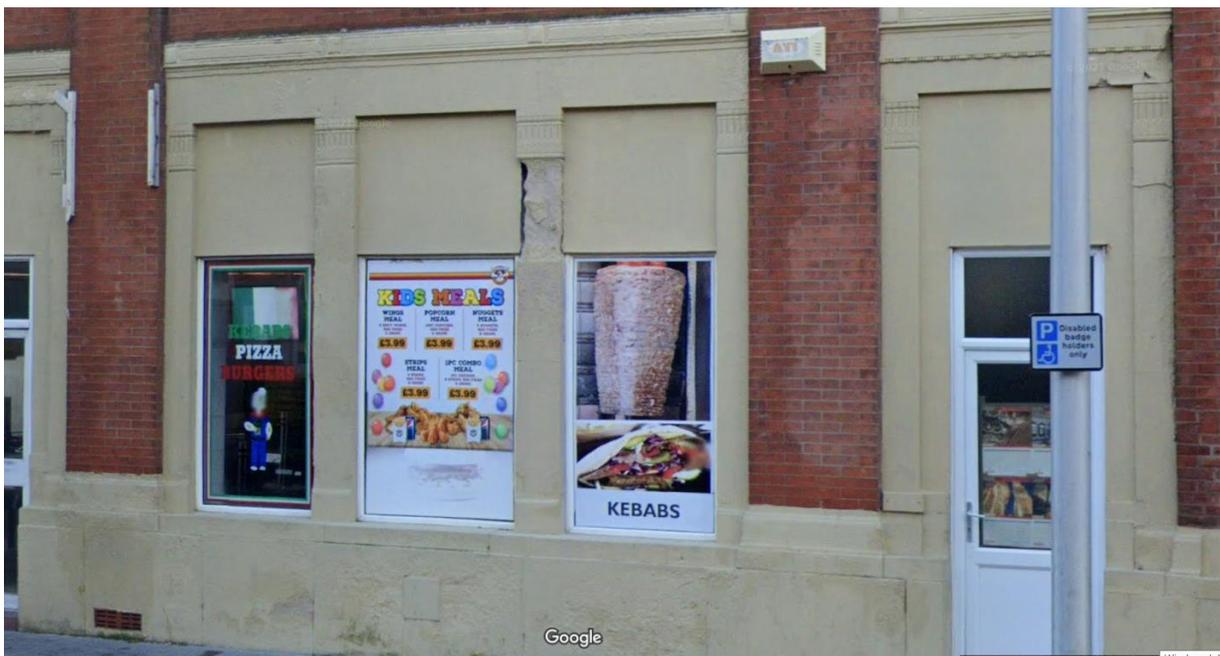








Church Street





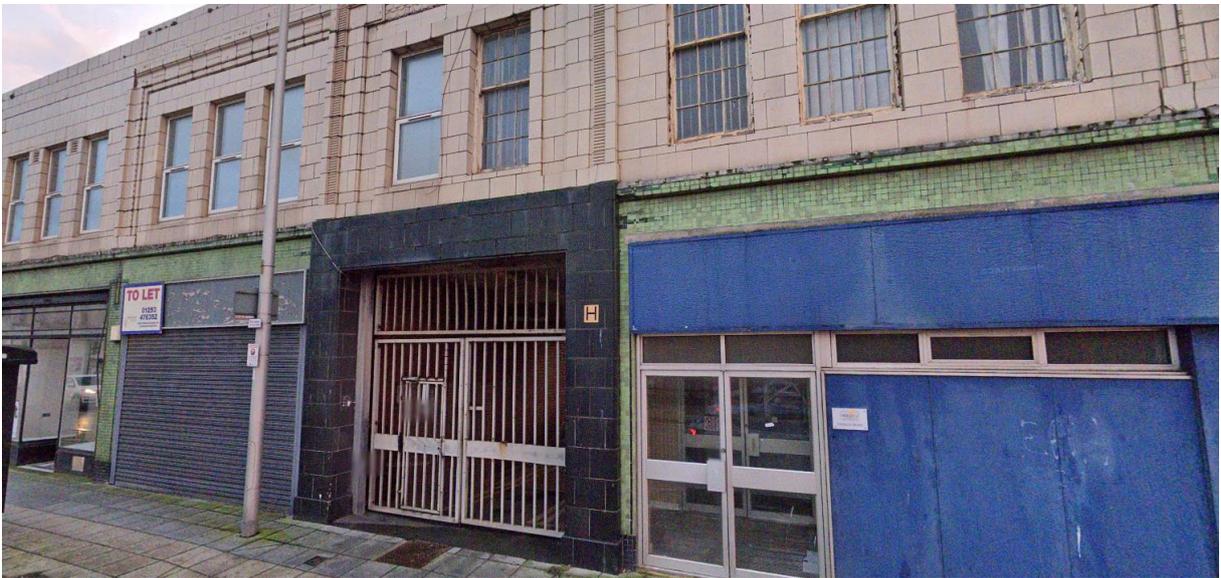








Cookson Street









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