

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 26 JULY 2022

Present:

Councillor Owen (in the Chair)

Councillors

Baker	Farrell	O'Hara	Stansfield
G Coleman	Kirkland	Robertson BEM	

In Attendance:

Keith Allen, Highways and Traffic Development and Control Officer

Lennox Beattie, Executive and Regulatory Support Manager

Ian Curtis, Legal Advisor

Clare Johnson, Principal Planning Officer

Susan Parker, Head of Development Management

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 14 JUNE 2022

The Committee considered the minutes of the last meeting held on the 14 June 2022.

Resolved:

That the minutes of the last meeting of the Committee held on 14 June 2022 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee considered a report on Planning/Enforcement appeals lodged and determined since the last meeting. There had been 3 appeals against the refusal of planning application, one against the refusal of advertising consent and one appeal against the issuing of an enforcement notice submitted and details were included in the reports. No appeals had been determined in the same period.

Resolved:

To note the update.

4 PLANNING ENFORCEMENT UPDATE REPORT - MAY 2022

The Planning Committee considered an update on enforcement activity in Blackpool from 1 May 2022 to 31 May 2022.

In total 41 new cases had been registered for investigation in June 2022 and as at 31 May 2022, there were 452 "live" complaints outstanding. A total of 21 cases had been closed

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during the month and 3 formal enforcement notices issued on the terms and for the reasons outlined in the report.

Resolved:

To note the update.

5 PLANNING ENFORCEMENT UPDATE REPORT - JUNE 2022

The Planning Committee considered an update on enforcement activity in Blackpool from 1 June 2022 to 30 June 2022.

In total 65 new cases had been registered for investigation in June 2022 and as at 30 June 2022, there were 459 "live" complaints outstanding. A total of 38 cases had been closed during the month and 5 formal enforcement notices issued on the terms and for the reasons outlined in the report.

Resolved:

To note the update.

6 PLANNING APPLICATION AND APPEALS PERFORMANCE - QUARTER 4 2021/2022

The Committee received an update report on the Council's performance in relation to Government targets in dealing with planning applications and appeals on performance in the fourth quarter of the 2021/2022 financial year, January 2022 to March 2022.

The Committee noted that the performance reported with 94.7% of non.-major applications determined within the target of 8 weeks had been significantly higher than the statutory target of 70% for such applications. There had been no major applications determined in the period. The Committee considered that this reflected well on the performance of the Development Management Team as a whole.

Resolved:

To note the report.

7 PLANNING APPLICATIONS AND APPEALS PERFORMANCE - QUARTER ONE 2022/2023

The Committee received an update report on the Council's performance in relation to Government targets in dealing with planning applications and appeals on performance in the fourth quarter of the 2022/2022 financial year, April 2022 to June 2022.

The Committee noted that 100% of major applications had been determined within 13 week against the statutory target of 60% for such applications. The Committee also noted that the performance in respect of non-major applications with 95/4% determined within 8 weeks which had been again significantly higher than the statutory target of 70% for such applications. The Committee considered that as with Item 6's update this reflected well on the performance of the Development Management Team as a whole.

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Resolved:

To note the report.

8 PLANNING APPLICATION 22/0019: ODEON CINEMA, FESTIVAL LEISURE PARK, RIGBY ROAD, BLACKPOOL

The Planning Committee considered application 22/0019 for external alterations including the installation of glazed shopfronts, cladding, render and additional glazing and use of premises as altered as indoor sport, recreation or fitness use (Use Class E(d)) with two food and drink units (Use Class E(b)) to front ground floor at the Odeon Cinema, Festival Leisure Park.

Ms Clare Johnson, Principal Planning Officer, presented the report to the Planning Committee. Ms Johnson highlighted that the applicant had now demonstrated that there were no sequentially preferable sites and that the leisure use would not undermine the resort core nor conflict with other planned investment including the Blackpool Central site. Ms Johnson explained that since the application had first been submitted, the applicant had worked with Planning Officers to address concerns about a potential failure to conform to the sequential test and regarding the design of the façade. The applicant had worked with officers to provide design improvement and additional sequential and impact arguments which had now been accepted.

Mr David Smith, WSP, Applicant's Agent, spoke in support of the application. Mr Smith emphasised that the sequential test had been met with evidence produced to support that fact. Mr Smith highlighted that the development represented the repurposing of an existing leisure use and emphasised the landowner's intention to invest and further develop the site.

The Committee considered carefully the application, representations and the officer's report. It noted that the statutory consultation period would only expire on 2 August 2022. The Committee however concluded that the application was suitable in planning terms given the evidence submitted that it met the sequential test for development and that development would not have an unacceptable impact on the health of the town centre, district or local centres or any planned development such as the Blackpool Central site. The Committee concluded that the application should be granted in principle subject to the conditions in the officer's report and on the expiry of the consultation period unless significant objections raising new points were received.

Resolved:

To grant planning permission in principle subject to the conditions 1 to 12 listed in the Committee Report, and to delegate authority to the Head of Development Management to issue the decision notice, once the statutory 21 day consultation period expires on the 2 August 2022.

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9 PLANNING APPLICATION 22/0195: UNIT 1 CLIFTON RETAIL PARK, CLIFTON ROAD, BLACKPOOL

The Planning Committee considered planning application 22/0195 for the erection of a two storey side extension and alterations to front elevation of existing building at Unit 1 Clifton Retail Park, Clifton Road.

Ms Susan Parker, Head of Development Manager, presented the report to the Planning Committee. Ms Parker highlighted that a sequential assessment had been undertaken with no sequentially preferable sites on which the development could be located. It was not considered that the development would have any material impact on any existing development particularly on the sustainability of the town centre. The extension had been proposed for the sale of bulky goods and this would not detract from the viability and vitality of the town centre and therefore be in accordance with National Planning Framework, Policies CS1 and CS4 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM15 of the emerging Blackpool Local Plan Part 2: Site Allocations and Development Management Policies.

Ms Parker highlighted the amendments to the proposed conditions outlined in the Update Note circulated to members on the 25 July 2022. Ms Parker explained that the initial proposal had been to restrict the sale of bulky goods to the new extension but following discussions with the applicant it had become clear that this would unnecessarily restrict the potential operation of the unit in a way that would be unworkable. It had therefore be agreed that the sale of bulky goods would be restricted to an area equivalent to the floorspace of the extension, a total of 895 square metres. Further amended conditions had also been included in the Update Note regarding the sale of kitchens and kitchen furniture which had been omitted from the original application but were considered a reasonable addition as they fell under the bulky good criteria. There were also some minor amendments to conditions on the use of the development and on the sale of food and drink so that the use of premises by a franchisee or a small ancillary café would not breach the planning permission. Ms Parker explained that these amended conditions were considered reasonable amendments to reflect the actual operation of the development.

Mr Kevin Keigher from the Applicant Next and Mr Roddy MacLeod, Applicant's Agent both spoke in support of the application. They highlighted their view that the application would not undermine the viability of the town centre and that it represented a complimentary offer under the same branding but specialising in bulky goods to the store in the town centre. Mr Keigher emphasised the economic benefits of the scheme to the town and highlighted that such a development would retain spending within the Blackpool area with shoppers typically choosing to travel further to purchase such goods.

The Committee considered the application it noted the sequential assessment had been submitted and that it had been clearly evidenced that no sequentially preferable sites could be identified. The application was considered acceptable with conditions as outlined in the report and as amended in the Update Note. The Committee concluded that it would provide new economic development without detriment to the existing hierarchy of retail centres.

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Resolved:

That the application be approved subject to the conditions 1,2,3,5,6,9 and 10 outlined in the report and amended conditions 4, 7, 8 and 11 in the update note.

10 PLANNING APPLICATION 22/0498: 58-60 HORNBY ROAD, BLACKPOOL

The Planning Committee considered application 22/0498 for the erection of a front terrace and installation of bi-fold doors at ground floor (resubmission of application 22/0243) at the Barrons Hotel 58-60 Hornby Road.

Ms Susan Parker, Head of Development Management, presented the application to the Planning Committee. The application was for the installation of two sets of folding doors of the front elevation and the erection of decking to occupy the forecourt of the hotel with steps in the centre of the decking and access ramps to either side. The 1m gap between the boundary with the highway would be filled with planters and the decking would have a 1.1m high balustrade around its edges. The proposed decking would be used as external seating for the hotel. Ms Parker noted that proposal would result in the loss of informal car parking but noted that the Head of Highways and Traffic Management had not objected and considered that the loss of parking would not be noticeable. Ms Parker emphasised the removal of these spaces would not require planning permission in any case and neither would any informal use as a seated areas. In summary Ms Parker emphasised the relatively modest nature of the application and that some objections raised concerns about the operation of the hotel that would require to be addressed by other means.

Ms Parker explained that any use of the hotel restaurant as an independent entity separate to the hotel use would require planning permission and would be a matter to be investigated by the Council's Planning Enforcement team. As no such change of use was proposed, the potential for this situation to develop could not be afforded weight and could not be used as a reason for refusal. Concerns had also been raised as to the outdoor seating increasing the potential of noise nuisance and anti-social behaviour but on balance it was not felt that this could justify a refusal of planning permission given the area could currently be used and that conditions which mitigated these concerns be restricting the use of area after a certain time had been recommended.

Mr Ian White, Public Objector, spoke in objection to the application. Mr White expressed his concerns and that of Stay Blackpool the organisation of which he was a member. Mr White expressed concern about the potential for increased noise nuisance for neighbouring properties through increased use of the outdoor space, concerns about lack of supervision of the outside area, concerns of the operation of the premises as a restaurant/bar rather than a hotel and the potential health and safety risks of a poorly maintained or lit outside area.

Councillor Mark Smith, Ward Councillor for Talbot ward, spoke in objection to the application. He confirmed his support of Mr White's objections and expressed concerns about the potential of the application to add to noise nuisance. Councillor Smith also suggested that there should be more consideration given to lighting and canopies to ensure the outdoor space represented a safe area.

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The Committee considered carefully the application, representation received and observations from the Planning Officer. While noting the relatively modest scope of the application, the Committee also noted the significant concerns of local residents regarding noise nuisance and the need for landscaping to be suitable for the site and both mitigate noise and facilitate monitoring of the site. It also concluded that the outside area should close at 9pm to avoid adding to the nuisance already experienced in the area.

The Committee therefore concluded The Committee concluded that the application should be granted in principle subject to the conditions in the officer's report and on the expiry of the consultation period unless significant objections raising new points were received with the following amendments to conditions:

- i. That the external terrace should not be used outside the hours of 9.00 to 21.00.
- ii. That the landscaping scheme be extended across the whole width of the terrace with no access direct from Hornby Road onto the terrace. Instead access to be obtained from the side of the terrace or from within the building.
- iii. That details of any lighting scheme be submitted and approved by the Head of Development Management prior to the outside area being brought into use and maintained to the satisfaction of the Head of Development Management. The use of floodlighting would not be considered acceptable but low level security lighting and decorative festoon lighting would be appropriate.

Resolved:

To grant planning permission in principle subject to the conditions listed in the Committee Report and above, and to delegate authority to the Head of Development Management to issue the decision notice, once the statutory 21 day consultation period expires on the 2 August 2022.

PLANNING APPLICATION 21/1062- LAND AT 8 NORBRECK ROAD

The Planning Committee considered application 21/01062 for the erection of a party 4 storey part 5 storey building comprising 35 assisted living flats (affordable housing for rent) with shared residential areas and associated landscaping, car parking and external amenity space at Land at 8 Nobreck Road.

Ms Clare Johnson, Principal Planning Officer, presented the application to the Committee. Ms Johnson highlighted that the application concerned the former's Mariners Public House site, where the public house had been demolished in 2008, the site had been empty since that date. The site was located close to the junction with Queens Promenade on Norbreck Road. The principal of development of the site for housing had been well established with applications for apartments approved in 2008 and 2020 and the site being allocated for housing within the emerging Local Plan (site reference HSA1.1).

Ms Johnson explained that the application had been recommended for approval as it would provide affordable, assisting living homes for those over the age of 55, which meet an identified local need and this consideration along with the regeneration of site which

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had lain vacant for sometime weighed heavily in favour of the application. While normally Council Policy CS13 would require more than 70% or more of the accommodation to have two or more bedrooms this would be outweighed by the need for this specialist accommodation. The NHS Clinical Commissioning Group (CCG) had requested a financial contribution towards the reconfiguration of Moor Park Health Centre but officers had accepted the viability arguments on this long vacant site. As such, the CCG were objecting to the proposal. Ms Johnson set out that the CCG assumed a population increase from new housing development, but in this case, the accommodation proposed was to meet an identified local need which should not directly result in an increase in the population. Ms Johnson confirmed that the benefits of the scheme outweighed the lack of planning obligations and recommended that the Committee grant planning permission, without requiring the applicant to enter into a Section 106 agreement to make financial contributions towards health infrastructure or public open space.

Mr David Morse, JMP Northwest, Applicant's Agent, spoke in support of the application. Mr Morse highlighted that the application would meet an identified housing need and it was proposed that allocations would be through the Council's Choice Based Lettings system. Mr Morse emphasised the applicant's track record in delivering such schemes across the UK.

The Committee considered carefully the application, the representations and the presentation by officers. While some members of the Committee expressed concern about the housing mix in terms of the number of one bedroom flats and the limited amount of car parking on site, the Committee balanced these concerns with the requirement to address an identified housing need and the accessible nature of the site close to bus and tram links.

Resolved:

That the application be approved subject to conditions 1 to 20 in planning report and condition 21 in the Update Note.

12 DATE OF NEXT MEETING

The Committee noted the date of the next meeting as 6 September 2022

Chairman

(The meeting ended at 7.10 pm)

Any queries regarding these minutes, please contact:
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