

# Blackpool Council

13 January 2023

To: Councillors Baker, G Coleman, Farrell, Hunter, Kirkland, O'Hara, Sloman and Stansfield

The above members are requested to attend the:

## **PLANNING COMMITTEE**

Tuesday, 24 January 2023 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 13 DECEMBER 2022** (Pages 1 - 4)

To agree the minutes of the last meeting held on 13 December 2022 as a true and correct record.

### **3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED** (Pages 5 - 8)

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

**4 PLANNING ENFORCEMENT UPDATE REPORT- NOVEMBER 2022** (Pages 9 - 12)

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

**5 PLANNING ENFORCEMENT UPDATE REPORT - DECEMBER 2022** (Pages 13 - 16)

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

**6 APPLICATION NUMBER: 22/0042 LAND BOUNDED BY CHERRY TREE ROAD, CHERRY TREE ROAD NORTH AND NEWHOUSE ROAD, BLACKPOOL, FY4 4PF** (Pages 17 - 46)

To consider planning application 22/0042 for the erection of 11 single private dwelling houses with associated parking and landscaping and access from Cherry Tree Road following demolition of 74 Cherry Tree Road.

**7 APPLICATION NUMBER: 22/0583 - 50 GLOUCESTER AVENUE, BLACKPOOK, FY1 4EJ** (Pages 47 - 58)

To consider planning application 22/0583 for the erection of a single storey rear extension following demolition of conservatory, alterations to fenestration, installation of 1.8 metre high fencing and landscaping to the rear, renewed driveway and use as altered as 2no. self-contained supported living flats with staff accommodation at first floor.

**8 APPLICATION NUMBER: 22/0859 - LAND TO THE NORTH OF BLACKPOOL FOOTBALL CLUB, BETWEEN SEASIDERS WAY AND CENTRAL DRIVE TO THE SOUTH OF RIGBY ROAD, BLACKPOOL, FY1 5HZ** (Pages 59 - 92)

To consider application number 22/0859 for the Provision of 1no. full size 11 a-side artificial grass pitch and 1no. 5 a-side artificial grass pitch with associated floodlighting, erection of a single storey changing pavilion and storage building, vehicular access off Seaside Way, parking, public realm, landscaping and associated works following demolition of an industrial building off Field Street.

**9 DATE OF NEXT MEETING**

To note the date of the next meeting as 7 March 2023.

**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)

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# Public Document Pack Agenda Item 2

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 DECEMBER 2022

## **Present:**

Councillor O'Hara (in the Chair)

Councillors

Baker	Jackson	R Scott
Farrell	O'Hara	Sloman

## **In Attendance:**

Keith Allen, Highways and Traffic Development and Control Officer  
Jenni Cook, Democratic Governance Senior Adviser  
Ian Curtis, Legal Adviser  
Susan Parker, Head of Development Management

## **Apologies:**

Apologies had been received from Councillor Hunter who was engaged on other official Council business in his capacity as Deputy Mayor.

## **1 DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **2 MINUTES OF THE MEETING HELD ON 15 NOVEMBER 2022**

The Committee considered the minutes of the last meeting held on 15 November 2022.

### **Resolved:**

That the minutes of the last meeting held on 15 November 2022 be approved and signed by the Vice-Chairman as a correct record.

## **3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED**

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

### **Resolved:**

To note the update.

## **4 APPLICATION NUMBER: 22/0042 LAND BOUNDED BY CHERRY TREE ROAD, CHERRY TREE ROAD NORTH AND NEWHOUSE ROAD, BLACKPOOL, FY4 4PF**

The Committee considered application number 22/0042 for the erection of 11 single private dwelling houses with associated parking and landscaping and access from Cherry Tree Road following demolition of 74 Cherry Tree Road.

Ms Susan Parker, Head of Development Management provided the Committee with an overview of the proposed development, the site and location and the planning history on

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 DECEMBER 2022

the site. In relation to the site's planning history, the Committee was advised that planning permission had been granted in 2009 for the erection of a block of 12 flats and 3 terraced houses.

The Committee was informed that the site was considered to be a backland site which was classified as greenfield land and that the proposed demolition of number 74 Cherry Tree Road would provide a two-way access directly off Cherry Tree Road.

Ms Parker advised that whilst there had been no update note, a further representation by a resident had been circulated to the Committee prior to the meeting. In relation to representations against the application, Ms Parker noted that these were contained within the Committee report. The site was not allocated or safeguarded for any alternative use and the proposed dwellings would contribute modestly to the Borough's housing supply. It was acknowledged that whilst the third bedrooms fell short of minimum space standards, it was considered that overall the properties would provide an acceptable level of accommodation for future occupiers.

Ms Parker outlined the consideration that had been given to the impact of the proposed properties on the existing neighbours and in order to mitigate this impact, some of the properties would be dormer bungalows with lower ridge levels. The properties would be separated from existing properties to avoid overlooking and the site spacing was considered to be acceptable. In order to create a more engaging sense of arrival, the property on plot 6 would face towards the access road.

The Committee was advised that the Council's Highways Officer had assessed the proposed access arrangements and had considered them to be acceptable. Similarly the drainage proposals had been considered by United Utilities and the Council's Drainage Officer and had also been considered to be acceptable as the site drained to the existing combined sewer and no unacceptable impact on flood risk was anticipated. Ms Parker acknowledged the comments submitted by residents in relation to the dyke on the site, however this was not considered to constitute a drainage asset due to its state of disrepair.

In respect of biodiversity, the Committee was informed that the site had already been cleared, however the development should provide ecological enhancement which could be secured through condition and that no material impact on environmental quality was anticipated. Although Japanese Knotweed had been found on the site, the management of this could also be controlled by condition.

The Committee was asked to resolve to support the scheme subject to the conditions listed in the Committee Report and to delegate approval to Ms Parker as the Head of Development Management, to secure the necessary planning obligations subject to the signing of a Section 106 Agreement.

Ms Christine Jones and Mr Brian Milton, with the permission of the Chairman, shared the public speaking time and spoke in objection to the application on behalf of local residents. They raised concerns regarding drainage, the dyke and potential for flooding should be development proceed. They advised the Committee that the developer had cleared trees on the site, which had historically helped to mitigate flooding risk. Ms Jones stated that a local meeting had been held and that there were concerns from many residents about the

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 DECEMBER 2022

development. They raised safety concerns regarding traffic, air quality, the proposed access road and demolition of number 74, particularly in view of the nearby school and the safety of pedestrians and children.

Councillor Hutton spoke in his capacity as a Ward Councillor for Clifton Ward and expressed disappointment that the applicant was not in attendance. He queried the status of the land that was marked with a blue line on the site map in the Committee Report and advised the Committee that he had been told the applicant intended to place site cabins and containers there. Concerns were raised that the site had been cleared, fences taken down, trees removed and that 18 inches of topsoil had been removed with hardcore placed down instead. Councillor Hutton advised that residents were concerned about the access road, lack of parking and how refuse vehicles would access the site. In respect of neighbour amenity the proposed houses would overlook the gardens of existing properties. He advised that if the Committee was minded to grant the application then strong conditions should be put in place to control the days and hours of site activity.

Councillor Burdess also spoke in her capacity as a Ward Councillor for Clifton Ward and raised concerns regarding boundary issues and lack of positive engagement with residents of Cherry Tree Road. She reiterated the drainage concerns raised by the residents and Councillor Hutton and advised that the dyke had been blocked on several occasions which could exacerbate flooding. She advised the Committee that in her view the applicant's clearing of the site had caused ecological and aboriginal damage to the area. Councillor Burdess stated that no specific details of mitigation against climate change had been included by the applicant and that the Committee had a duty and obligation to protect the rights of the current residents, some of whom were vulnerable.

Ms Parker addressed the points raised by the objectors and Ward Councillors. In relation to clearance of the site, the Committee was advised that none of the trees on the site were protected by a Tree Preservation Order and that the landowner had therefore been entitled to remove them. However, the suggested conditions included a requirement for submission and agreement of an Ecological Enhancement Plan. In relation to the land marked with a blue line, Ms Parker advised that permitted development rights allowed the use of the land for cabins/containers as long as the land was returned to its original condition.

In addition, Ms Parker advised the Committee that the suggested conditions included a requirement for submission and agreement of a Demolition/Construction Management Plan and that plan would be expected to include arrangements for clearing the land marked blue of any site compounds and temporary structures. Breaches of requirements contained in a plan agreed as a result of a condition could be enforced against as breaches of condition.

The Committee was reminded that any boundary issues were a private legal matter and were not material planning considerations that the Committee could consider. In relation to highway safety concerns, Ms Parker advised that she had not been contacted by any Highways Officers or Senior Officers to express concerns regarding the development site.

Mr K Allen, Highways and Traffic Development and Control Officer, advised the Committee that the access road was 4 metres in width which was considered to be

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 DECEMBER 2022

acceptable and that, if the Committee was minded to approve, then this could be widened further by reducing the width of the footway.

The Committee expressed its view that it would have been beneficial had the applicant attended to speak to the application. Mr I Curtis, Legal Adviser, informed the Committee that while it could defer the application to a future meeting, and invite the applicant to attend, it could not compel attendance. The Committee's task was to determine the application as placed before them, rather than to press the applicant to justify it. An application had to be decided on the basis of relevant planning considerations, which did not include the identity or character of the applicant or their willingness to attend a meeting of the Committee.

A motion was moved and seconded to defer the application to allow the Head of Development Management to contact the applicant to clarify matters of concern to the Committee and to encourage the applicant to attend the Planning Committee. The matters to be clarified were identified as:

- Clarification regarding access/egress.
- Highways and access road width.
- Questions regarding drainage and clearance of the dyke.

### **Resolved:**

To defer the application to a future Planning Committee in order to allow the Head of Development Management to clarify matters with the applicant.

## **5 DATE OF NEXT MEETING**

### **Resolved:**

To note the date of the next meeting as 24 January 2023.

### **Chairman**

(The meeting ended at 6.51 pm)

Any queries regarding these minutes, please contact:  
Jenni Cook Democratic Governance Senior Adviser  
Tel: (01253) 477212  
E-mail: [jennifer.cook@blackpool.gov.uk](mailto:jennifer.cook@blackpool.gov.uk)

<b>Report to:</b>	<b>PLANNING COMMITTEE</b>
<b>Relevant Officer:</b>	Susan Parker, Head of Development Management
<b>Date of Meeting:</b>	24 January 2023

## 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 22/0102 – Holy Trinity Church, Dean Street, Blackpool, FY4 1BP - Installation of 3 antennas to church tower and associated ancillary works.

An appeal has been lodged by NET on behalf of Cornerstone against Blackpool Council's refusal of planning permission

- 6.2 22/0250 – 58 Dean Street, Blackpool, FY4 1BP - Use of premises as a self-contained holiday let.

An appeal has been lodged by Mr Wooley against Blackpool Council's refusal of planning permission

- 6.3 22/0432 – 23 Ackroyd Place, Blackpool FY4 4ZD – Installation of window to front elevation and use of garage as ancillary living accommodation.

An Appeal has been lodged by Mrs C McKnight against Blackpool Council's refusal of planning permission.

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

- 7.1 21/1073 6A – 10A Dickson Road, Blackpool - Retention of an automated teller machine (ATM) and 21/1074 6A-10A Dickson Road, Blackpool- Retention of internally illuminated automated teller machine surround and internally illuminated "logo" panel.

### Appeal Dismissed

The Inspector considered that the main issues are whether the proposal preserves or enhances the character or appearance of the Town Centre Conservation Area; and the effect of the proposal on community safety, having regard to crime, together with the effect of the proposed advertisement on the visual amenity of the area.

The Inspector stated that the site is highly visible in the immediate area and the installation is a noticeable feature in the streetscene. In addition, the vinyl materials of the panel serves to highlight the prominence of the ATM in the vicinity. Similarly, due to its location the proposed signage is also readily experienced in the surrounds. Its illumination is a conspicuous element in the immediate setting that serves to further signal its presence.

He also said the introduction of the proposals, both individually and in combination, contribute to a busy and visually disruptive shopfront. They protrude from the property and fail to match the flat, matte signage prevalent at the site, appearing visually jarring. In addition, while the black panel surrounding the ATM would reflect the colour scheme of the unit, viewed with the already covered windows it would result in an overall oppressive frontage. This would be at odds with the generally more constrained nature of shopfront signage and advertisements within this section of the Conservation Area.

He acknowledged that the ATM offers a public benefit by providing cash to the community and services to those that do not have access to online banking. He also noted its accessible design. However, other ATMs are within short walking distance. As such, there is little evidence that the proposal would result in any significant benefit to the local economy

He concluded that that the proposal would not have a significant adverse effect on community safety, having regard to crime, and the proposals neither preserve nor enhance the character or appearance of the Conservation Area and that the advertisements would have a harmful impact on the visual amenity of the area.

7.2 22/0169 93-101 Promenade, Blackpool - Retention of ATM to front elevation

Appeal Dismissed

The Inspector considered that the main issues are whether the proposal affects the character and appearance of the area and the locally listed building and the effect of the proposal on community safety, having regard to crime.

He stated that The Huntsman building is a prominent feature in the vicinity. While it is surrounded by a variety of development styles and characters, its corner plot location allows the traditional upper floors to be experienced in their own right, positively contributing to the surrounds. Located close to the junction, the appeal site is a highly visible section of the building within the immediate area.

He thought that the ATM and surrounding panel pill the space of a full height window, such that they form a noticeable feature further highlighted within the area by the incongruous vinyl material of the panel. He acknowledged that the installation of glazing would alter the shopfront and widen the pane, it remains that in replacing a significant element of glazing with black vinyl, and the proposal reduces the active and open frontage of the unit so as to appear jarring. Even acknowledging that the proposal would remove the wording on the current white panel, the ATM would contribute to an overall busy and disruptive shopfront. He said in combination with the wide variety of signage and shop front fascia present it would create a sense of visual clutter along the street level of the building. As the only installation of this nature within the wider building, the installation appears incongruous and fails to successfully integrate with the street level commercial frontage and detracts from the historic floors above.

He acknowledged that the ATM offers a public benefit by providing cash to the community and services to those that do not have access to online banking, aiding the local economy. He also noted its accessible design. However, other ATMs are

within short walking distance. As such, even acknowledging that it has been well-used, there is little evidence that the proposal would result in any significant benefit.

He concluded that the proposal would have a significant adverse effect on the character and appearance of the area and the non-designated heritage asset but would not have a significant adverse effect on community safety.

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

7.4 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 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.



<b>Report to:</b>	<b>PLANNING COMMITTEE</b>
<b>Relevant Officer:</b>	Jennifer Clayton, Acting Head of Public Protection and Enforcement
<b>Date of Meeting:</b>	24 January 2023

## PLANNING ENFORCEMENT UPDATE – NOVEMBER 2022

### 1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of Planning Enforcement activity within Blackpool, between 1 November 2022 and 30 November 2022.

### 2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Acting Head of Public Protection and Enforcement 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, 39 new cases were registered for investigation in November 2022.

As at 30 November 2022, there were 419 “live” complaints outstanding.

#### Resolved cases

In total, 17 cases were resolved by negotiation without recourse to formal action.

#### Closed cases

In total, 27 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

- One Enforcement Notice was authorised in November 2022;
- No s215 notices were authorised in November 2022;
- One Enforcement Notice was issued in November 2022;
- Three s215s notice were issued in November 2022.

#### Notices authorised

Ref	Address	Case	Dates
21/814 6	65-67 Red Bank Road (FY2 9HX)	Unauthorised construction of an outdoor seating area not in accordance with planning permissions 20/0687 and 21/0785	Enforcement Notice authorised 14/11/2022

## **Notices issued**

<b>Ref</b>	<b>Address</b>	<b>Case</b>	<b>Dates</b>
20/817 5	29 Hurstmere Avenue (FY4 3EJ)	Unauthorised erection of a rear extension not in accordance with 'Prior Approval' reference 19/0412	Enforcement Notice issued 24/11/2022. Appeal lodged 23/12/2022, awaiting start date from PINS
22/814 7	11 Woodfield Road (FY1 6AX)	Poor external condition	S215 Notice issued 07/11/2022. Compliance due by 19/04/2023
22/814 6	9 Woodfield Road (FY1 6AX)	Poor external condition	S215 Notice issued 07/11/2022. Compliance due by 19/04/2023
22/812 5	27 Newcastle Avenue (FY3 9DP)	Poor external condition	S215 Notice issued 25/11/2022. Compliance due by 28/02/2023

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 Sustainability, climate change and environmental considerations:**

11.1 None.

**12.0 Internal/external consultation undertaken:**

12.1 None.

**13.0 Background papers:**

13.1 None.

<b>Report to:</b>	<b>PLANNING COMMITTEE</b>
<b>Relevant Officer:</b>	Jennifer Clayton, Acting Head of Public Protection and Enforcement
<b>Date of Meeting:</b>	24 January 2023

## PLANNING ENFORCEMENT UPDATE – DECEMBER 2022

### 1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of Planning Enforcement activity within Blackpool, between 1 December 2022 and 31 December 2022.

### 2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Acting Head of Public Protection and Enforcement 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, 19 new cases were registered for investigation in December 2022.

As at 31 December 2022, there were 420 “live” complaints outstanding.

#### Resolved cases

In total, 3 cases were resolved by negotiation without recourse to formal action.

#### Closed cases

In total, 14 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 December 2022;
- One s215 notice was authorised in December 2022;
- One Enforcement Notice was issued in December 2022;
- No s215 notices were issued in December 2022.

#### Notices authorised

Ref	Address	Case	Dates
21/848 6	4 Quernmore Avenue (FY3 9SU)	Poor external condition	S215 Notice authorised 07/12/2022

#### Notices issued

Ref	Address	Case	Dates
21/814 6	65-67 Red Bank Road (FY2 9HX)	Unauthorised construction of an outdoor seating area not in accordance with planning permissions 20/0687 and 21/0785	Enforcement Notice issued 01/12/2022. Compliance due by 09/04/2023 unless an appeal lodged at PINS by 09/01/2023.

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 Sustainability, climate change and environmental considerations:**

11.1 None.

**12.0 Internal/external consultation undertaken:**

12.1 None.

**13.0 Background papers:**

13.1 None.

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**Blackpool Council  
Development Management**

**Officer Report to Committee**

<b>Application ref:</b>	22/0042
<b>Ward:</b>	Clifton
<b>Application type:</b>	Full
<b>Location:</b>	Land bounded by Cherry Tree Road, Cherry Tree Road North and Newhouse Road, Blackpool, FY4 4PF
<b>Proposal:</b>	Erection of 11 single private dwelling houses with associated parking and landscaping and access from Cherry Tree Road following demolition of 74 Cherry Tree Road.
<b>Recommendation:</b>	Approve subject to conditions and a s106 agreement
<b>Recommendation Summary:</b>	The scheme is considered to represent sustainable development and the housing proposed would make a contribution towards meeting the borough's housing needs. The recommendation is therefore that the Committee resolves to support the application and grant planning permission subject to the signing of a Section 106 legal agreement relating to a financial contribution towards off site public open space and towards an extension at The Harris Medical Centre.
<b>Meeting date:</b>	24 January 2023
<b>Reason for bringing to Committee:</b>	The application is being brought to the committee due to the amount of public interest in the application and because it was deferred from the meeting held on 13 December 2022 in order to allow the Head of Development Management to clarify matters with the applicant.
<b>Case officer:</b>	Caron Taylor
<b>Case officer contact:</b>	01253 476221

## 1.0 SITE DESCRIPTION

1.1 The application site is a greenfield site surrounded on all sides by the rear of the residential properties on Cherry Tree Road, Cherry Tree Road North, Newhouse Road, Coral Close and Kinross Crescent. Access to the site is currently from a gate adjacent to number. 48 Cherry Tree Road North.

1.2 The site is not subject to any constraints.

## 2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of 11 dwellings. Access to the site would be from Cherry Tree Road following the demolition of number 74 and they would be general market homes. All the properties would have three bedrooms, arranged as one pair of semi-detached bungalows and three terraces of three properties. Each property

would have an enclosed rear garden and parking would be provided in parking courts to the front of the properties with the equivalent of two spaces per property.

2.2 The front and rear elevations of all the properties would be orientated east-west and accessed via a turning head from a new access road created between numbers 72 and 76 Cherry Tree Road following the demolition of number 74. A pedestrian footway would run the full length of the access drive into the development on its east side.

2.3 An area of the site to the west was originally shown to be public open space, accessed via a narrow pathway between the side of proposed Plot 3 and the rear boundary of 82 and 84 Cherry Tree Road. This area has now been removed from the application boundary.

2.2 The application has been supported by:

- Drainage Strategy
- Planning Statement
- Ecological Appraisal
- Arboricultural Report
- Ground Investigation Report
- Walkover Survey and Desk Study
- Site sections and levels

### **3.0 RELEVANT PLANNING HISTORY**

3.1 01/0764 - Erection of residential development with associated access. Refused, Appeal Dismissed. This application proposed to access the land by demolishing number 213 Newhouse Road. The appeal was dismissed on the grounds that the access would be narrow and cramped and out of character with the area and also the impact the access would have on the living conditions of the properties on Newhouse Road and the narrowness of the access resulting in reversing manoeuvres out into Newhouse Road by future occupiers being a hazard and inconvenient. Also the inability of service vehicles to gain access.

3.2 08/0284 - Erection of two three-storey blocks comprising 20 self-contained permanent flats with associated access and car parking. (Outline Application). Application withdrawn.

3.3 08/1325 – Erection of three storey block of 12 permanent flats and a part two / part three storey block of 3 terraced houses with associated car parking facilities and access between 72 and 76 Cherry Tree Road. Granted.

### **4.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION**

#### **4.1 National Planning Policy Framework**

4.1.1 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 5 – Delivering a Sufficient Supply of Homes
- Section 6 – Building a Strong, Competitive Economy
- Section 8 - Promoting healthy and safe communities
- Section 9 – Promoting Sustainable Transport
- 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

#### **4.2 National Planning Practice Guidance**

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

#### **4.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (Core Strategy)**

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

- CS2 Housing Provision
- CS7 Quality of Design
- CS9 Water Management
- CS11 Planning Obligations
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Standards, and Density
- CS14 Affordable Housing
- CS15 Health and Education

#### **4.4 Blackpool Local Plan 2001-2016 (Local Plan)**

- 4.4.1 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 adopted. The following saved policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ3 Layout and Streets and Spaces
- LQ4 Building Design
- LQ5 Public Realm Design
- LQ6 Landscape Design and Biodiversity
- HN4 Windfall Sites
- BH3 Residential and Visitor Amenity
- BH10 Open Space in New Housing Developments
- NE6 Protected Species
- AS1 General Development Requirements (Access and Transport)
- AS5 Traffic Management
- AS7 Aerodrome Safeguarding

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

- 4.5.1 The Blackpool Local Plan Part 2 (Part 2) was the subject of independent Examination in Public in December 2021. The Inspector issued his comments in March and the Council has recently consulted on minor modifications and published the results. It is anticipated that Part 2 will be adopted in spring 2023. As such, significant weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the National Planning

Policy Framework. However, it is acknowledged that this application was submitted in January 2022 at a time when more limited weight could be accorded to the emerging policies. Nevertheless, the following emerging policies in Part 2 are most relevant to this application:

- DM1 Design Requirements for New Build Housing Developments
- DM17 Design Principles
- DM31 Surface Water Management
- DM35 Biodiversity
- DM41 Transport Requirements for New Development
- DM42 Aerodrome Safeguarding

#### **4.6 Other Relevant documents, guidance and legislation**

- 4.6.1 New Homes from Old Places Supplementary Planning Document – this document was adopted in March 2011 and sets out the Council’s minimum design and amenity standards for new homes created through conversion.
- 4.6.2 Department for Community and Local Government National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council’s New Homes from Old Places Supplementary Planning Document guidance.
- 4.6.3 Blackpool Council declared a Climate Change Emergency in June 2019 and is committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.
- 4.6.4 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:
- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
  - Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
  - Connect and Link GBI i.e. making the links, improving connectivity and accessibility of GBI
  - Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.
- 4.6.5 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.
- 4.6.6 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community and its ability to address the environmental issues affecting climate.
- 4.6.7 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government’s clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.

## 5.0 CONSULTEE RESPONSES

- 5.1 **United Utilities** - States that following their review of the submitted Drainage Strategy and the subsequent assessment of the dyke, it can confirm the proposals are acceptable in principle to them and therefore should planning permission be granted it requests a condition that the drainage for the development shall be carried out in accordance with principles set out in the submitted Site Drainage drawing in the Drainage strategy report and that surface water must drain at the restricted rate of 5 litres per second.
- 5.2 **NHS** - Request a contribution of £5,706 towards an extension at Harris medical Centre for additional clinical capacity.
- 5.3 **Greater Manchester Ecology Unit (GMEU)**
- 5.3.1 The ecology report makes reference to Natural England's Sites of Special Scientific Interest Impact Risk Zones but does not identify that any are present. This may be due to the fact that in 2019 none were in operation at this site's location. However, the application site does now fall within Natural England's Site of Special Scientific Interest Impact Risk Zones. However, given the nature of the site the Council's ecological advisor states the proposal is likely to have no significant impact/effect on them.
- 5.3.2 In relation to bats however, the 2019 report included an assessment of the property to be demolished and concluded that whilst the structure supported potential roost features the building was, in 2019, of negligible value to bats. Our ecologist states that the condition of buildings can change over time. The previous survey identified potential roost features in the property and therefore there is a likelihood that the usage of the building by bats may have changed since 2019. Therefore an updated bat survey is required prior to determination of the application.
- 5.3.3 The updated report has been received and is discussed in the relevant section of the report below.
- 5.4 **Environmental Protection** - A phase 1 report has been submitted as part of the application which shows there to be no significant likelihood of significant harm from the development. Therefore no further information is required with regards to the ground conditions.
- 5.5 **Local Highway Authority** - Has reviewed the latest amended plans and states they are acceptable. The details at the front and the adoptable areas will be the subject of formal agreements so they do not need any more detail at this stage. They request a condition for a scheme of off-site highway works to cover the area from the existing front gardens to Cherry Tree Road. They advise that swept path analysis might slightly reduce the turning head area at the final detail stage but not a great deal. The "T" is acceptable as it is at the width shown.
- 5.6 **Parks Development Manager** - The ecology report highlights the need for retaining some of the trees for nesting purposes, which is not shown on the plans unless this is what was originally proposed as a public open space (in line with the Natural Environment and Rural Communities Act). The removal of vegetation has not been mitigated and therefore, they would expect to see some tree planting within the new layout with a minimum size of heavy standard trees throughout. The ecology report also found Japanese Knotweed and therefore, a management plan is needed (Wildlife and Countryside Act) to highlight its removal and how it will be managed.

5.7 **Local Education Authority** - Based on the forecast availability of school places across Blackpool in the coming years, no developer contribution towards school places is requested for this scheme

5.8 **Lead Local Flood Authority** - In terms of the watercourse (dyke), it is privately owned and is not proposed to be used by the developer, the pictures in the ecology report show that this watercourse has not been maintained by any of the adjacent land owners and has likely not been functional for some time. The developer is proposing to provide a storage tank (crates) below the road surface and discharge into the combined sewer at 5 litres per second and be maintained by a management company. They have no objections to the drainage strategy.

## 6.0 **REPRESENTATIONS**

6.1 Press notice published: 01/03/2022.

6.2 Site notice published: 11/02/2022.

6.3 Neighbours notified: 03/02/2022 and of amended plans 13/10/2022.

6.4 Councillor Paula Burdess has objected to the application on the following grounds:

- 1) Increased risk of flooding and negative impact on water table and levels of damp and/or subsidence to neighbouring properties.
- 2) Density of dwellings at the rear of the properties and increased traffic volumes and significant increase in demands on parking availability.
- 3) Significant encroachment on privacy - one of the residents is bed-bound with osteoarthritis and lives downstairs, the new development would reduce her privacy significantly and she is also partially sighted so the loss of light would cause significant detriment.

Myself and Councillor Adrian Hutton cannot see how this proposed development could be good for the area when there is an unresolved drainage/flooding issue with the dyke and there are already significant traffic volume problems around Newhouse Road leading to Preston Old Road which are likely to become worse unless the road layout and traffic control is completely redesigned and the signalling reprogrammed.

6.5 12 objections have been received from the following properties:

- 6 Ribchester Ave (owner of 76 Cherry Tree Road)
- 83, 197, 207, 209, 211, 213 Newhouse Road
- 44, 54, 82, 94 Cherry Tree Road
- 10 Coral Place

6.6 These objections raise the following issues:

Principle:

- It has always been understood by residents that this land should not and would not be built upon.

#### Amenity:

- Where will bins be stored.
- There would be noise, disturbance and safety issues during construction.
- Noise and disturbance from vehicles coming and going from the development once completed.
- It will reduce privacy to surrounding properties.
- Loss of sunlight to the rear gardens on Newhouse Road.
- Concern about overlooking to Newhouse Road.
- Concern about lighting to the properties impacting on them. Surrounding properties would be more at risk to people accessing them from the back.

#### Highways:

- the layout means the in order to exit from number 76 it would necessitate reversing out into oncoming traffic coming into the new development, then having to turn around within the new development to exit Cherry Tree Road in a forward gear which is not very safe or satisfactory.
- There would need to be some kind of kerb design or division to the access road from the driveway with number 76 to provide a degree of safety to all parties.
- Large vehicles would be needed to demolish number 74, there is not space to park them on Cherry Tree Road.
- The traffic on Cherry Tree Road is dreadful.
- Cherry Tree Road is one of the busiest in Blackpool and a new entrance for vehicles via the slip road (lay-by) is dangerous for residents. The slip road is already difficult to exit as it gets blocked regularly from traffic waiting to turn at the traffic lights, especially at peak times.
- The access into the development does not look wide enough.
- Concern about the safe entry and exit of contractors' vehicles back on to Cherry Tree Road, particularly at peak times.
- Concern about the close proximity of two bus stops and traffic lights to the site exit.
- Increase in the number of vehicles exiting onto Cherry Tree Road with the volume of traffic, bus stops and traffic lights nearby.
- The proposal will result in a decrease in parking spaces in the lay-by.
- How will emergency services and large refuse wagons drive in and out safely?

#### Drainage:

- There is a dyke on the land which is there for a purpose, though their garden and access flood now and the development will make it worse.
- Concern about the capacity of the dyke to contain surface water drainage.
- The land and dyke are higher than Coral Place so any overspill has the potential to flood rear gardens and houses of Coral Place.
- The back gardens of Newhouse Road and the pathway for taking bins out flood badly and the land is currently like a mud bath and will undoubtedly be far worse with so many homes built on it, with possible future ingress of water to houses bounding the site.

#### Environment:

- Wildlife will disappear.
- There would be environmental damage. Large vehicles for a long period of time could affect their back garden and cause more flooding.
- Who will upkeep the proposed public open space.
- Since the area has been cleared rubbish is being dumped there, the area has also

flooded more frequently and Japanese Knot Weed has started to grow.

- The vehicles accessing the properties will omit pollution to the detriment of nearby residents.
- The area had trees, ditches and greenery to absorb to waters and it kept everyone private. It has all been cut down.

Other:

- Two thirds of the passageway belongs to number 76 Cherry Tree Road.
- It would be difficult to erect scaffolding without encroaching on the boundary on number 76 to demolish number 74.
- Will the properties be privately owner or rented? Rented properties attract a high turnover of residents and do not look after them as well.
- The site has been cleared.
- Is the land suitable to build on or could there be 'movement' of the properties;
- Who will be responsible for the upkeep of the area?
- The revised plans do no overcome the original issues.

6.7 One letter of no objection has been received from 235 Newhouse Road making the following comments:

- At the moment the ground that will house the new properties is an absolute disgrace. It's just been a dumping ground for unused material. It is a real eyesore for all residents on Newhouse Road and front of Cherry Tree Road.

6.8 The Committee is respectfully reminded that issues relating to loss of view and potential impact on property prices are not valid planning considerations. In addition, the proposed tenure of market properties is not a material planning consideration.

## **7.0 ASSESSMENT**

### **7.1 Principle**

7.1.1 Outline planning permission was granted on the site in 2009 (reference 08/1325) for the erection of a three storey block of 12 permanent flats and a part two/part three storey block of 3 terraced houses with associated car parking facilities and access between 72 and 76 Cherry Tree Road following the demolition of no. 74.

7.1.2 The principle of dwellings on the site has therefore been accepted in the past, however this application needs to be assessed against the current Development Plan policies.

7.1.3 The site is not allocated for housing in the Development Plan and therefore falls to be a windfall site. The National Planning Policy Framework defines windfall sites as 'sites not specifically identified in the development plan'.

7.1.4 Policy CS2 of the Core Strategy states that provision will be made for the delivery of 4200 (net) new homes in Blackpool between 2012 and 2027. It sets out where these new homes will be located and this includes on windfall sites. The proposal is therefore acceptable under this policy.

7.1.5 Under the current saved policies of the Blackpool Local Plan 2001-2016 windfall sites are covered by Policy HN4. This states that housing development will be permitted on derelict, vacant, underused and previously developed land within the urban area, providing:



- (a) the land is not needed to maintain amenity or correct deficiencies in the character or amenities of an identified priority neighbourhood; and
- (b) the land is not identified as being safeguarded for another use in the Local Plan and the need for that safeguarding still exists.

- 7.1.6 Neither of these criteria apply to the site. Developing the site for housing is therefore in accordance with policies of the Development Plan and is acceptable in principle.
- 7.1.7 The scheme would make a modest quantitative contribution towards the borough's housing supply but, as the Council can currently identify a five-year housing land supply, this carries limited weight in the planning balance.
- 7.1.8 The proposal would make effective use of a site which, whilst not brownfield, would represent infill development within the urban area. As such it would accord with the objectives of section 11 of the National Planning Policy Framework.
- 7.1.9 In terms of planning obligations, the scheme is required to make a contribution towards public open space of £11,352 and a contribution of £5,706 towards extension of Harris medical Centre for additional clinical capacity. A S106 agreement will be need to secure these. No contribution is required towards the provision of local education. Policy CS14 stipulates that affordable housing contributions for schemes of 3-14 dwellings will be calculated in accordance with an Affordable Housing Supplementary Planning Document. As no such Supplementary Planning Document is currently in place, no affordable housing contributions are sought.

## **7.2 Impact on residential amenity**

- 7.2.1 The scheme is for 11 dwellings either in the form of dormer bungalows or one and a half-storey properties with front and rear gables set within the eaves. Each of the properties would have one double bedroom and two single bedrooms. The ground floors of the properties would meet the Council's standards and the National Technical Housing Standards in terms of the floor areas and room sizes. Upstairs the main bedroom would slightly exceed the standards. The third single bedroom would fall short of the space standards and the second single bedroom would be slightly narrow but at 9m<sup>2</sup> would be larger than the 7.5m<sup>2</sup> standard for a single bedroom. It must be acknowledged that the Council does not currently have adopted standards for new-build properties. The emerging policy, which carried limited weight at the time this application was submitted, requires 20% of properties to meet national standards. Overall it is considered that the properties would provide an acceptable level of accommodation for future occupiers
- 7.2.2 The application site is a back land site and therefore surrounded by the existing properties on Cherry Tree Road, Cherry Tree Road North and Newhouse Road. The front and rear elevations of the properties would be orientated east-west, so there would be no windows to habitable rooms facing towards the back of properties to the north or south, other than plot 6 that has its main elevation facing south down the access road, but this elevation has a good offset with the rear of properties on Cherry Tree Road.
- 7.2.3 The rear elevations of the properties to the east on Cherry Tree Road North would back onto the site and face the rear elevations of Plots 7 -11. Of these plots 8-11 would have at least 10.5 metres between their first floor windows and their rear boundaries with the properties on Cherry Tree Road North which demonstrates an acceptable level of separation between proposed windows and gardens. While Plot 7 would fall slightly short, having a distance of

approximately 9.4 metres, the properties with which it would share a rear boundary have garages on the other side of the boundary, so this relationship is considered acceptable. In terms of facing rear windows at first floor all the windows across the site would meet the requirement of 21 metres to neighbouring properties.

- 7.2.4 The properties on Newhouse Road would back onto the side of plots 1, 4 and 7 and are due north of them. These plots have all been designed to be dormer bungalows with roofs hipped away from the existing neighbouring properties to the north and as a result the relationship between them is considered acceptable.
- 7.2.5 Plots 1 and 2 would back on to land that would remain open. There would be 10.5 metres from the rear windows of these properties to the boundary with the land to the west, thereby avoiding sterilisation of any future development that may occur on that land.
- 7.2.6 Plot 3 would have a small garden to the rear and would have views over the end of the garden of number 84 Cherry Tree Road. However, the garden of this property is particularly long, being approximately 30 metres in length at its shortest point and 42 metres at its longest point. The end of the garden is not the most private area close to the house where it would be expected to enjoy a reasonable level of privacy and this relationship is therefore considered acceptable.
- 7.2.7 The properties on Cherry Tree Road backing on to the site have reasonably generous gardens. Other than Plot 1 the proposed properties would be separated from these properties by the internal turning head. Plot 1 would be closest to numbers 60 and 62 but there is a good separation of over 14 metres between the rear windows of these properties and the side elevation of the property on Plot 1 and, in addition, plot 1 is due north of these properties.
- 7.2.8 Internally the layout meets the Council's separation standards between facing windows and from windows to boundaries with neighbouring gardens, so will provide an acceptable level of amenity for future occupiers.
- 7.2.9 Subject to a condition securing acceptable boundary treatments the proposal is considered acceptable in relation to neighbour amenity. Given the back land nature of the site surrounded by existing properties and that the proposed properties have been designed to minimise their impact on existing residents (e.g. with lowered eaves, bungalows on plots close to boundaries etc.) a condition is also proposed removing the Permitted Development Rights of the proposed properties. This will mean that future extensions to the properties will need planning permission, so that their impact on surrounding properties can be assessed.
- 7.2.10 Whilst the adopted elements of the highway would be lit to standard specifications, the site layout plan shows the internal access roads to be lit by illuminated bollards and bulkhead lighting. The Council would need to be satisfied that lighting of the site would be sufficient for residents without causing undue nuisance to surrounding properties, particularly as so many existing properties back on to the site. Therefore a condition is proposed requiring lighting details outside of what would be adopted highway to be submitted prior to installation.
- 7.2.11 Although some noise and disturbance is inevitable to nearby properties when new dwellings are built close by, a Demolition/Construction Management Plan condition would be agreed through condition to minimise this.

### **7.3 Visual impact**

- 7.3.1 When the application was initially submitted the house types were all identical bungalows with large flat roof dormers on both the front and rear, dominating the roof slopes. Amended plans have been submitted which introduce three different house types to provide more variety of design across the site. With each group of properties having a mixture of these properties in.
- 7.3.2 One of the house types remains a bungalow with pitched roof dormers, while the others are houses but with lowered eaves to reduce their overall height and therefore impact, with small front and rear gables set within the eaves. Small pitched roof canopies have been added over the front doors to add visual interest to the front elevations and the properties on plots 4-6 have been repositioned so that the property on Plot 6 would now be almost straight ahead at the head of the vista as the site is entered. Plot 6 has also been amended so that the front elevation is now on what was the side elevation to create visual interest and avoid a blank elevation at the head of the access road. As such, it would present a more engaging prospect to those entering the site compared with a view of rear gardens and the back of houses as originally proposed.
- 7.3.3 Each property would have access to the rear for bin storage meaning that refuse would not be stored at the front of properties.
- 7.3.4 Paragraph 131 of the National Planning Policy Framework stresses the importance of trees to the character and quality of the urban environment, and expects new streets to be tree-lined. In this case, the development would form more of a driveway than a street. Nevertheless, through the formation of parking courts, the frontages of the properties would be dominated by car parking with no landscaping other than on either side of the entrance driveway to the south of the turning head. Here, four trees are proposed. Trees are also proposed in the rear gardens of plots 4-6 which would soften the streetscene for the occupants of numbers 7-11. On balance, whilst the development is intensive, the driveway-like nature of the layout and the back-land position of the site prevents the lack of trees and dominance of car parking from having an unacceptable impact upon the character or quality of the area.
- 7.3.5 Being a back land site the development will not be highly visible in the wider streetscene. With the amendments made to the design and layout of the scheme, on balance the proposal is considered acceptable.

### **7.4 Access, highway safety and parking**

- 7.4.1 The access road into the site would be created by demolishing number 74 Cherry Tree Road north, the end property of a row of four two-storey houses. The Council's Highway Engineer considers the scheme as amended to be acceptable. The highway works to Cherry Tree Road and any areas to be adopted within the site would need to be the subject of formal highway agreements but the details provided to date are sufficient. A condition should, however, be imposed requiring a scheme of off-site highway works to be agreed.
- 7.4.2 Each of the properties would have three bedrooms and would benefit from two parking spaces which are arranged in courts across the frontage of the properties. This accords with the Council's parking standards. The rear gardens would be large enough to accommodate the storage of cycles if desired by residents.

## **7.5 Drainage and flood risk**

- 7.5.1 The site lies within Flood Zone 1 and under 1ha in size and therefore a site specific Flood Risk Assessment is not required. The existing site is a Greenfield site with 100% permeability and the proposal will greatly reduce this. A Drainage Strategy has been submitted with the application.
- 7.5.2 The National Planning Practice Guidance states the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
1. into the ground (infiltration);
  2. to a surface water body;
  3. to a surface water sewer, highway drain, or another drainage system;
  4. to a combined sewer.
- 7.5.3 Initially United Utilities objected to the scheme because it had not seen robust evidence that the drainage hierarchy had been thoroughly investigated and the proposals were not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. United Utilities advised that the HR Wallingford run-off tool assumes a soil type 1 which would allow for infiltration, but noted that the subsoil is described as stiff clay and there is high water table. United Utilities therefore requested a ground investigation report to confirm this. However a drillers log had been submitted with the application demonstrating the ground conditions that United Utilities had missed. On reviewing the log United Utilities agree that the use of infiltration on the site is ruled out due to ground conditions.
- 7.5.4 United Utilities has also noted the ditch on the southern boundary of the site and asked for confirmation that it has no flow and cannot convey water through a site investigation before the second level of the drainage hierarchy can be ruled out.
- 7.5.5 Following this an investigation of the ditch has been undertaken to establish if it could be utilised for drainage of the site. This reports, along with photographs, that the ditch has an inconsistent profile varying in depth from ground level to approximately 600 millimetres at its western end. It was not possible to determine where the ditch outfalls beyond the western boundary, but it is understood that flooding occurs in winter indicating it has no outfall. In addition the depth of the ditch, even at its deepest point is insufficient to provide any meaningful outfall for the site drainage which would have an invert length at approximately 1.5 metres below ground level. It concludes that the ditch is not a drainage asset and at best is considered to be a land drain that which has fallen into disrepair and been blocked up lower downstream.
- 7.5.6 All drainage in the immediate local area is via combined sewers therefore it is not possible to use the third point on the drainage hierarchy and surface water must drain to the combined sewer. However, the Drainage Strategy submitted shows run-off will be restricted to the existing greenfield run-off rate and storage will be provided up to and including the 1 in 100yr storm event plus an allowance of 30% increase for climate change. Flows would be restricted limiting discharge to 5 litres per second, the current greenfield rate. The drainage is therefore considered to be in accordance with policy.
- 7.5.7 United Utilities has reviewed the assessment of the dyke and along with the Drainage Strategy confirms the proposals are now acceptable. United Utilities requests a condition is imposed on any permission that the development is undertaken in accordance with the

submitted information and that surface water must drain at the restricted rate of 5 litres per second.

- 7.5.8 Foul drainage will be drain to the main combined sewer, the only option in the area.

## **7.6 Biodiversity impact**

- 7.6.1 The proposal involves the demolition of number 74 Cherry Tree Road. The initially submitted ecology report was dated 2019 and the Council's ecology adviser requested an updated report due to its age, as the report makes reference to Natural England's Sites of Special Scientific Interest Impact Risk Zones but did not identify that any are present, as in 2019 none were in operation at this site's location. However, the application site does now fall within Natural England's Sites of Special Scientific Interest Impact Risk Zones. However, given the nature of the site the Council's ecological advisor states the proposal is likely to have no significant impact/effect on them.
- 7.6.2 In relation to bats, the 2019 report included an assessment of the property to be demolished and concluded that whilst the structure supported potential roost features the building was, in 2019, of negligible value to bats. However the Council's ecologist advised that the condition of buildings can change over time and as the previous survey identified potential roost features in the property there is a likelihood that the usage of the building by bats may have changed since 2019. Therefore they stated an updated bat survey is required prior to determination of the application.
- 7.6.3 An Ecological Appraisal Update Report has been submitted. This now correctly identifies the site is in the Sites of Special Scientific Interest Impact Risk Zone but concludes that the development does not fall within any of the potential risk categories and therefore does not require further consideration. This is consistent with the Council's own advice and the development is therefore considered acceptable in relation to this aspect.
- 7.6.4 An updated bat survey was also included in the Ecology Update Report. This concluded that there was a negligible risk of bats being present as there are limited areas which could provide potential roost features and no physical evidence of bat activity was found combined with the highly urbanised location.
- 7.6.5 It is therefore considered, in terms of bats the development is acceptable and no Natural England Licence will be necessary.
- 7.6.6 Trees and bushes have been removed and the site cleared as noted by the Parks Development Manager (this would not have needed any consent as they were not subject to a Tree Preservation Order nor is the site in a Conservation Area). However, national and local policy requires development to secure net gains in biodiversity therefore it is considered necessary to impose a landscaping condition as well as a condition securing biodiversity enhancement measures such as bird boxes as are requested by the Parks Development Manager. The application was submitted before the adoption of the Greening Blackpool Supplementary Planning Document so it is not considered appropriate to impose the requirements of that document.
- 7.6.7 Although the site has been cleared, any planning permission granted remains extant for three years from issuing, so if the site is not developed immediately there is the possibility of the site being recolonised by shrubs etc. In addition number 74 Cherry Tree Road is proposed to be demolished. Therefore a precautionary condition regarding demolition and

site clearance work being carried out outside the bird breeding season (March to August inclusive) is proposed, unless the absence of nesting birds has been confirmed by a suitably qualified ecologist.

- 7.6.8 Japanese Knotweed, an invasive species, is present on the site. It is an offence to plant or allow it to spread into the wild. A condition is proposed to ensure the containment and management of Japanese Knotweed.

## **7.7 Environmental impact**

- 7.7.1 A Ground Investigation Report has been submitted as part of the application. The assessment based on soil samples tests indicates there are no contaminants requiring remediation and/or precautions to be taken for the proposed development. The Council's Environmental Protection Officer agrees it shows there to be no significant likelihood of significant harm and no further information is required with regards to the ground conditions. Therefore the proposal is considered acceptable in this respect and no conditions are required in relation to this matter.

- 7.7.2 There is no reason to suppose that the development would impact unduly upon air quality and water quality could be adequately protected through the proposed drainage and Construction Management Plan conditions.

## **7.8 Other Issues**

- 7.8.1 When the application was initially submitted, included in the red edge of the area covered by the planning application was an area to the west of the site labelled on the site layout plan as 'public open space'. This was to be accessed via a path between the rear boundaries of the properties on Cherry Tree Road and the side boundary of Plot 3.
- 7.8.2 This was considered completely unacceptable as it would have resulted in an area of public open space surrounded by the backs of existing and proposed properties. It would have little functional use and would not be visible from outside the site or immediately visible from the proposed houses it was supposed to serve. Being completely isolated it would likely become a dumping ground and possibly an area where anti-social behaviour could take place. It would also have provided access to the rear of both existing and proposed dwellings from an area that is not readily overlooked, and as an area of proposed open space people would not have felt safe either using it or accessing down a narrow path with high boundary fences on both sides for well over 10m adjacent to proposed Plot 3. It would not have served to visually enhance the proposed development in anyway.
- 7.8.3 As a result this area has been removed from the proposal and no longer forms part of the application. It will remain as vacant back land as the current site is. The site layout maintains a pedestrian gated path to it down the side of Plot 3 for access, but it no longer forms part of this scheme.
- 7.8.4 Not all the application site is owned by the applicant but the relevant notices have been served on the owners as is required.
- 7.8.5 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).

- 7.8.6 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.
- 7.8.7 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.

## **7.9 Sustainability and planning balance appraisal**

- 7.9.1 Sustainability comprises economic, environmental and social components.
- 7.9.2 Economically the scheme would have a very limited impact but the creation of new residential units would help to support local shops and services and some employment would be generated during construction.
- 7.9.3 Environmentally, environmental quality, biodiversity, flooding and drainage would not be unacceptably affected subject to planning conditions. The scheme would be visually acceptable.
- 7.9.4 Socially, the scheme would provide quality accommodation that would make a contribution towards the housing stock in the local area. The scheme would contribute towards the borough’s housing provision albeit to a limited extent. No undue amenity impacts or impacts on flood risk or highway safety are anticipated.
- 7.9.5 In terms of planning balance, the development proposed is considered to constitute sustainable development in terms of the environmental and social components. No other material planning considerations have been identified that would outweigh this view.

## **8.0 FINANCIAL CONSIDERATIONS**

- 8.1 The development would generate Council Tax revenue. This is not a material consideration in the planning balance.

## **9.0 BLACKPOOL COUNCIL PLAN 2019-2024**

- 9.1 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.
- 9.2 This application accords with the priorities by creating new homes of a good standard on vacant land.

## 10.0 CONCLUSION

- 10.1 In light of the above and on balance, the development proposed is considered to constitute sustainable development and no other material planning considerations have been identified that would outweigh this view.

## 11.0 RECOMMENDATION

- 11.1 Approve subject a Section 106 agreement and 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:

*Location plan recorded as received by the Council on 24th November 2022*

*Site layout/GA plan ref: A018/069/P/300 Rev D*

*House Type 01 A018/069/P/301 Rev B*

*House Type 02 A018/069/P/301a Rev B*

*House Type 03 A018/069/P/301b Rev C*

*Hard Landscaping plan ref: A018/069/P/304 Rev C*

*Soft Landscaping plan ref: A018/069/P/303 Rev C*

*Site Drainage plan ref: A018/069/P/308 Rev A*

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 The external materials 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 appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 4 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 appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016.



- 5 Prior to the commencement of any above ground construction, a scheme for the provision of boundary treatments to include their position, height, materials and design, shall be submitted to and agreed in writing by the Local Planning Authority. These agreed boundary treatments shall then be provided in full and in full accordance with the approved details before the proposal hereby approved is first brought into use.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016

- 6 The accommodation shall be used for permanent residential occupation within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only and for no other purpose.

Reason: In order to safeguard the living conditions of the occupants of nearby residential properties and the character of the area in accordance with Policies CS7, CS12 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 of the Blackpool Local Plan 2001-2016.

- 7 No bins or refuse shall be stored forward of the front elevation of the building other than on the day of presentation for collection.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 8 Prior to the installation of any external lighting that will not be within the adopted highway, details of the lighting shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of this condition, the details shall include the form, design, materials and technical specification of the lighting and a lux plan to show the resulting area of light-spill.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 9 Prior to the first occupation or use of the development hereby approved:

(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 and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

- 10 No demolition shall take place and no trees or hedgerows shall be felled or cleared during the main bird nesting season (March to September inclusive) unless written confirmation of the absence of nesting birds by a suitably qualified and experienced ecologist has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to safeguard 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 and in accordance with the ecology report submitted with the application.

- 11 Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plan(s) shall be provided and shall thereafter be retained as such.

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 12 Notwithstanding the information shown on the approved plan and prior to any of the houses hereby approved being first occupied;

- (a) full technical details of the access into the site shall be submitted to and agreed in writing by the Local Planning Authority; and
- (b) this agreed access shall be provided in full and in full accordance with the approved details.

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 Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 13 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:

- provision of street-lighting
- extension of the existing footpath to connect into the site

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 appropriate access is available once the scheme is operational.

14 (a) Prior to the commencement of development a plan to identify those areas of the site proposed to be adopted by the Local Highway Authority and those areas proposed to be managed and maintained by third parties shall be submitted to and agreed in writing by the Local Planning Authority.

(b) Prior to the commencement of development a Highway Management Plan to for those areas of the site to be managed and maintained by third parties shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall:

- Identify the third parties responsible for management (e.g. Site Management Company)
- Set out a regime/timetable for inspections and regular repair or maintenance works
- Explain how issues can be reported, assessed and resolved

(c) The Highway Management Plan hereby approved shall be implemented in full at all times when any part of the area to which it relates is occupied or in use.

Reason: In order to ensure that safe and convenient access is available to the development by a range of transport modes in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and saved Policy AS1 of the Blackpool Local Plan 2001-2016.

15 Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

16 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Site Drainage drawing, Drawing No. A018/069/P/308, dated 12/10/18, prepared by Keystone Design Associates Ltd, which is in appendix C of the Drainage strategy report. For the avoidance of doubt surface water must drain at the restricted rate of 5 l/s. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

The developer shall provide as built drawings and certification of the completion of the drainage system as approved by a competent person prior to occupation of the development.

Reason: To promote sustainable development, secure proper drainage of sewage and surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and the Blackburn, Blackpool and Lancashire Flood Risk Management Strategy.

17 Prior to commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Site Management Company;

- b) Evidence of arrangements to transfer responsibility to other parties in the event of the demise of any management company, for example by means of covenants;
- c) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) to include elements such as:
- (i) on-going inspections relating to performance and asset condition assessments
  - (ii) operational costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- d) Means of access for maintenance and easements where applicable.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan. The developer shall provide to the Planning Authority, if requested, certification of the condition of the drainage system by a competent person.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 18 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 LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 19 A Japanese knotweed containment/management plan shall be agreed in writing to the Local Planning Authority prior to commencement on site. The development shall then be carried out in accordance with the agreed plan.

Reason: To ensure that no offences are committed under The Wildlife and Countryside Act 1981 (as amended) or the Environmental Protection Act 1990.

- 20 Prior to commencement of the development a scheme detailing how the side gable of no. 72 Cherry Tree Road will be made good and finished following the demolition of no. 74 Cherry Tree Road shall be submitted to and agreed in writing by the Local Planning Authority. The works as agreed shall be undertaken within three months of the demolition of no. 74.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

21. Prior to the commencement of any above ground construction, 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:

- Use native species appropriate to the local area for boundary planting
- Native tree planting
- Provision of bird and bat boxes
- Features to facilitate roaming of small mammals
- Enhancement of connective habitats through planting of new hedgerow and/ or treelines along the site boundary and residential curtilages

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.

22. The windows and doors hereby approved shall be recessed behind the front face of the elevation in which they are set by at least the width of half a brick.

Reason: In order to secure appropriate visual articulation and interest in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no enlargement of the dwelling/s the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

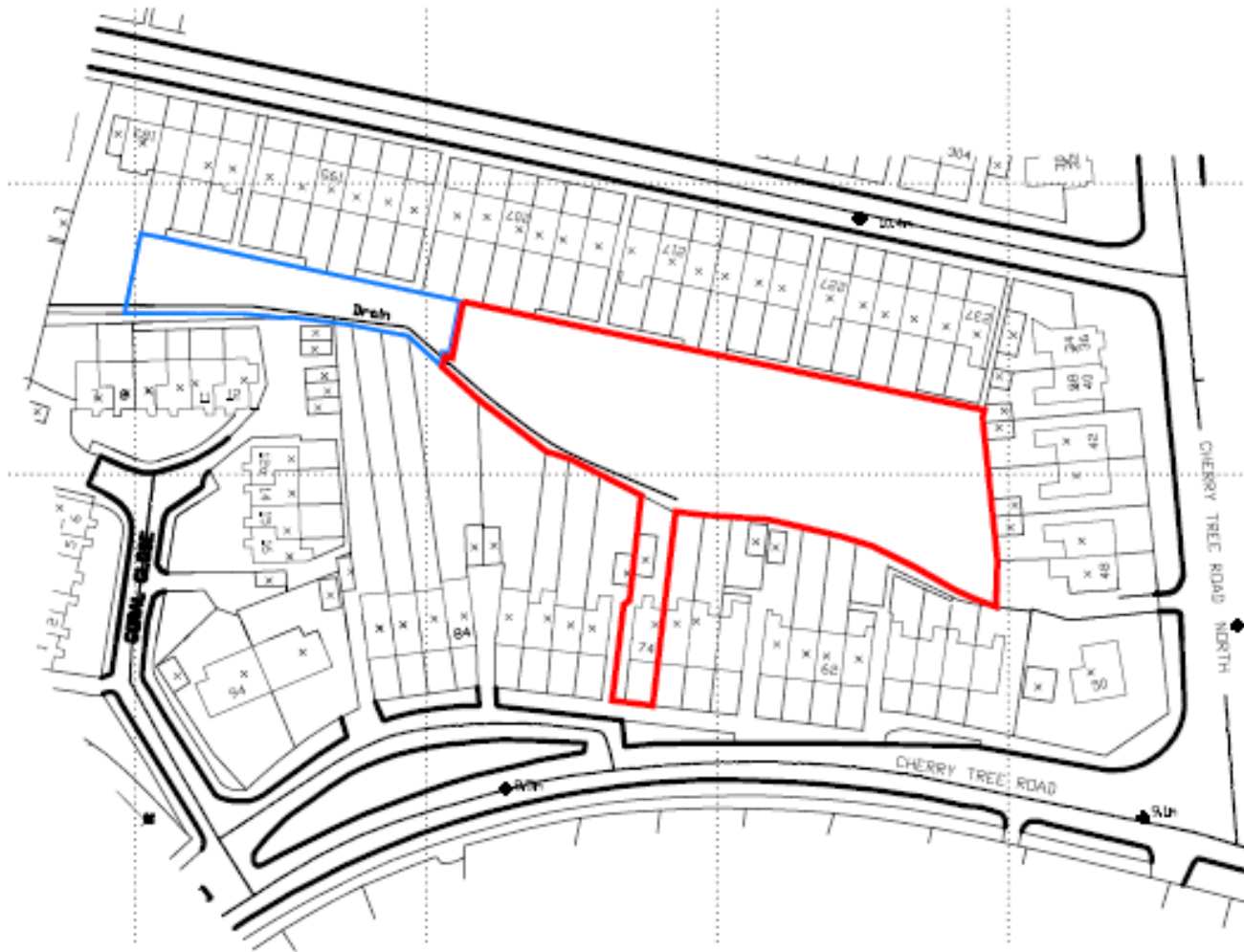
Reason: In order to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

#### **ADVICE NOTES TO DEVELOPERS**

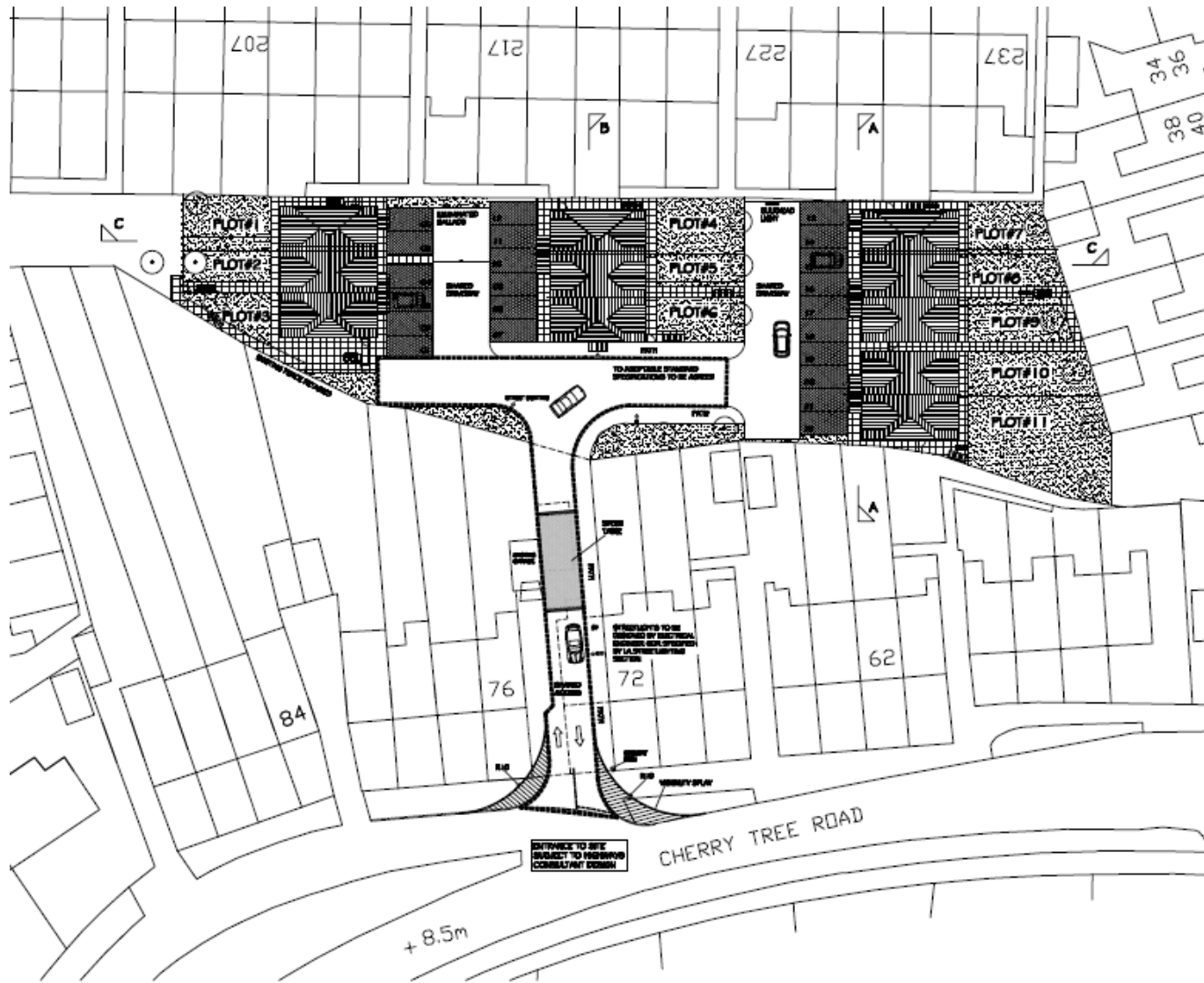
1. The grant of planning permission will require the developer to enter into an appropriate Legal Agreement with Blackpool Borough Council acting as Highway Authority. The Highway Authority may also wish to implement their right to design all works within the highway relating to this proposal. The applicant is advised to contact the Council's Highways and Traffic team via email to [highwaysandtraffic@blackpool.gov.uk](mailto:highwaysandtraffic@blackpool.gov.uk) or by

telephone on 01253 477477 in the first instance to ascertain the details of such an agreement and the information provided.

2. Please note that any address changes or new addresses needed as a result of this development must be agreed by the Council. Please contact the Council on 01253 477477 for further information.
3. Blackpool Council operates a refuse collection and recycling service through the use of wheeled bins. Developers of new residential properties, including conversions, will be required to provide these bins. Contact should be made with the Council's Waste Services team via email to [waste@blackpool.gov.uk](mailto:waste@blackpool.gov.uk) or by telephone to 01253 477477 for further advice and to purchase the bins required.



Proposed Site Layout



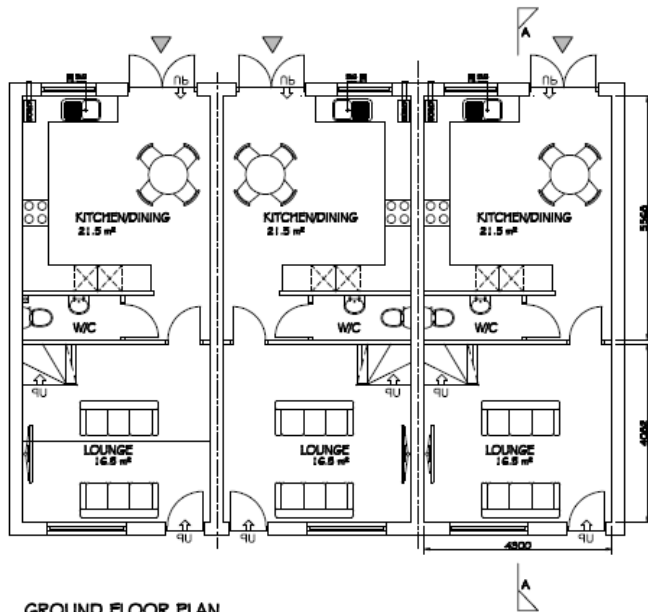


# Proposed House Types

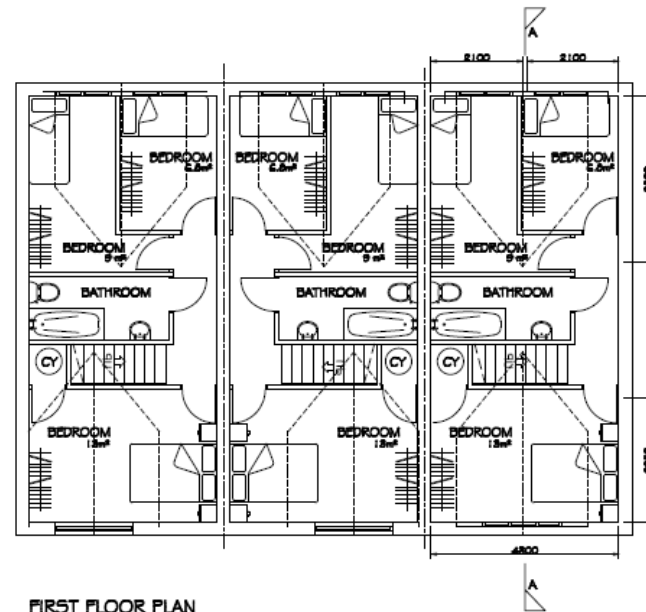
DO NOT SCALE DIMENSIONS FROM DRAWING



ELEVATIONS SCALE 1:100

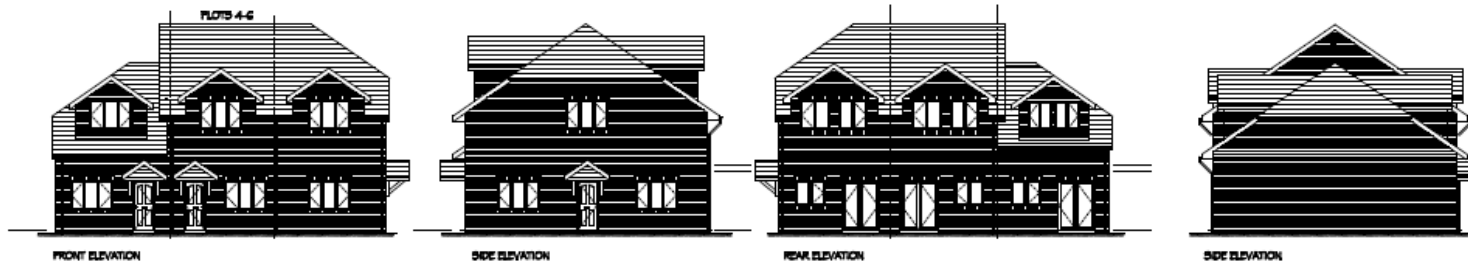


GROUND FLOOR PLAN  
TOTAL INTERNAL FLOOR AREA 84m²

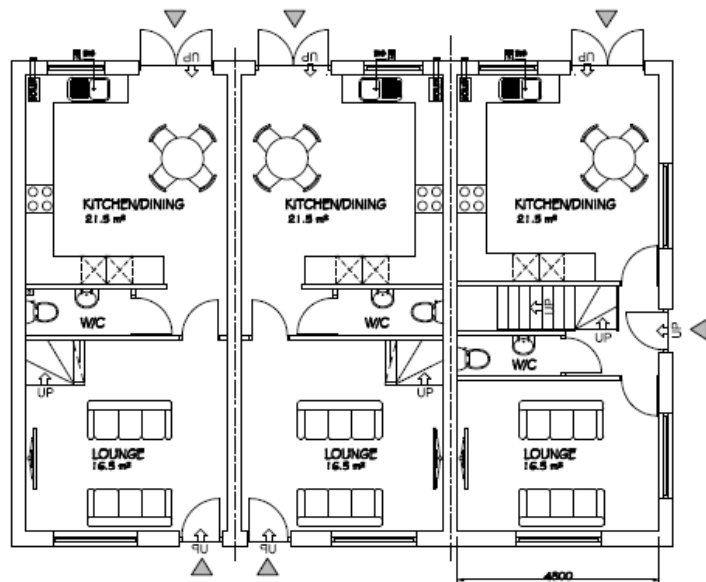


FIRST FLOOR PLAN

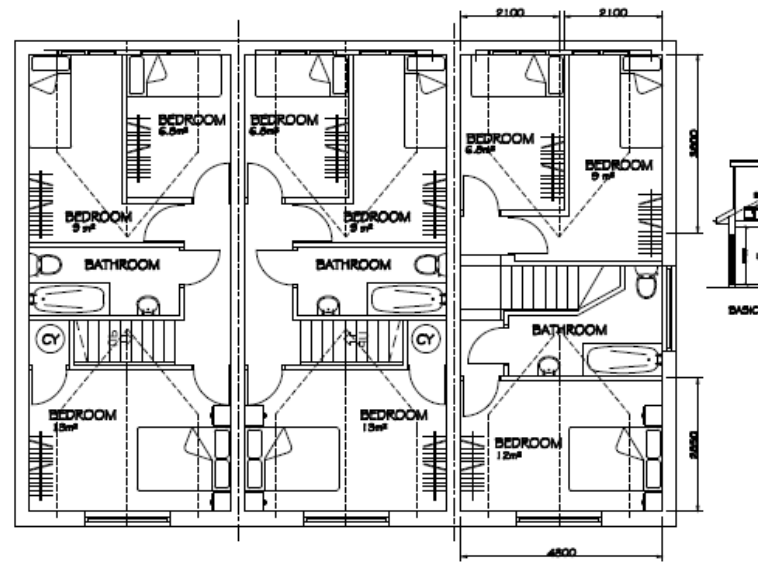
FLOOR PLANS SCALE 1:50



ELEVATIONS SCALE 1:100



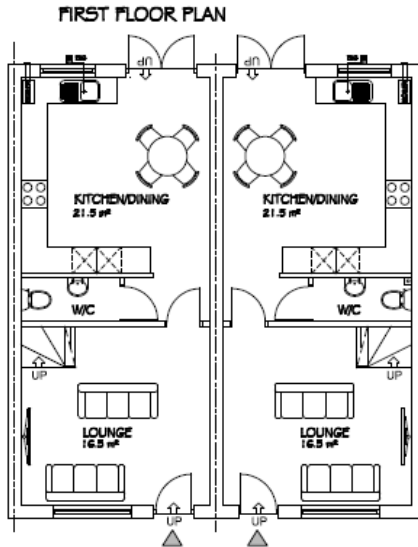
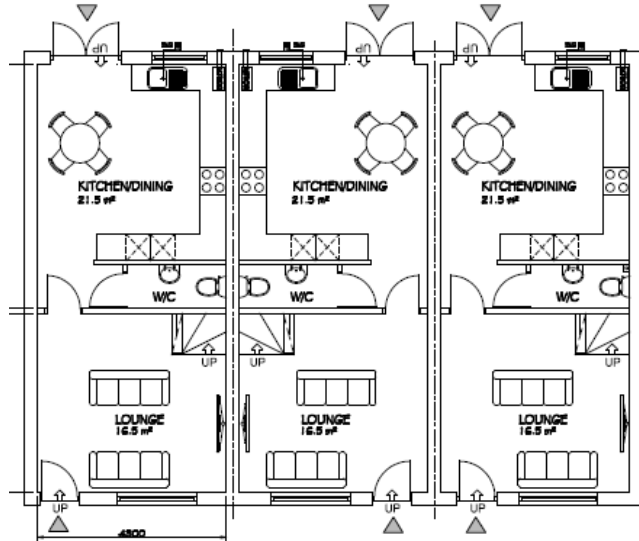
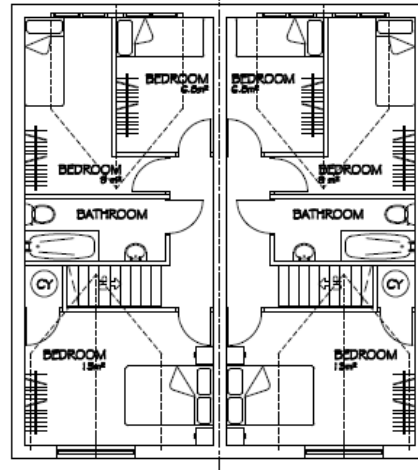
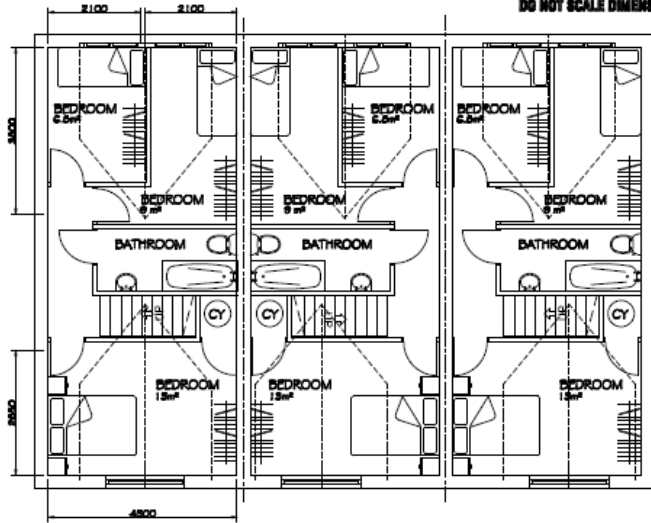
GROUND FLOOR PLAN  
TOTAL INTERNAL FLOOR AREA 846m²



FIRST FLOOR PLAN

FLOOR PLANS SCALE 1:50

DO NOT SCALE DIMENSIONS FROM DRAWING

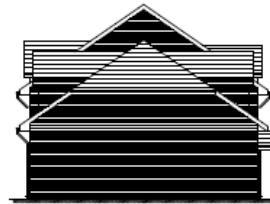


GROUND FLOOR PLAN  
TOTAL INTERNAL FLOOR AREA 64m²

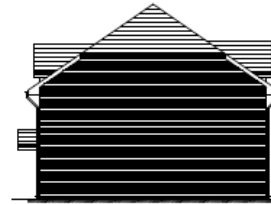
1. ALL WORK IS TO BE DONE
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

CONFIGURATION	
4x	BEDROOM 4 PERSONS DWELLING
	TOTAL INTERNAL FLOOR AREA 64m²

MATERIAL SPECIFICATION	
ALL SUPPLIES TO BE CONFIRMED	
ROOF CLADDING	CONCRETE GIRD/SUITE
WALLS	WALLING GREY SHADE TILE
ROOF CLADDING	FLANG TILE TO MATCH MAIN ROOF
EXTERNAL WALLS	TO BE ROUGH FACED RED MULTI BROWN
BOLDER COURSEING	TO BE STAINLESS STEEL
WINDOWS	DOUBLE GLAZED WITH WHITE UPVC FRAMES
DOORS	TO BE STAINED HARD WOOD TIMBER GLASS TO BE CLEAR
FLOOR	FINISH A DRESS BOARD TO BE WHITE UPVC
RAMP/WALK DOORS	TO BE BLACK UPVC

0	Planning Amendment	11/16/20	2020
1	Planning Amendment	05/16/22	2022
2	Planning Amendment	21/07/22	2022
3	Amendment		

**Keystone Design Associates Ltd.**

PROJECT ADDRESS: LAND OFF CHERRY TREE ROAD BACKLOG

PROJECT TITLE: RESIDENTIAL DEVELOPMENT

HOUSE TYPE 03

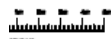
CLIENT: Mr H PLANT

DATE: 24/06/2022

SCALE: 1:500

PROJECT NO: A018/069/P/301b

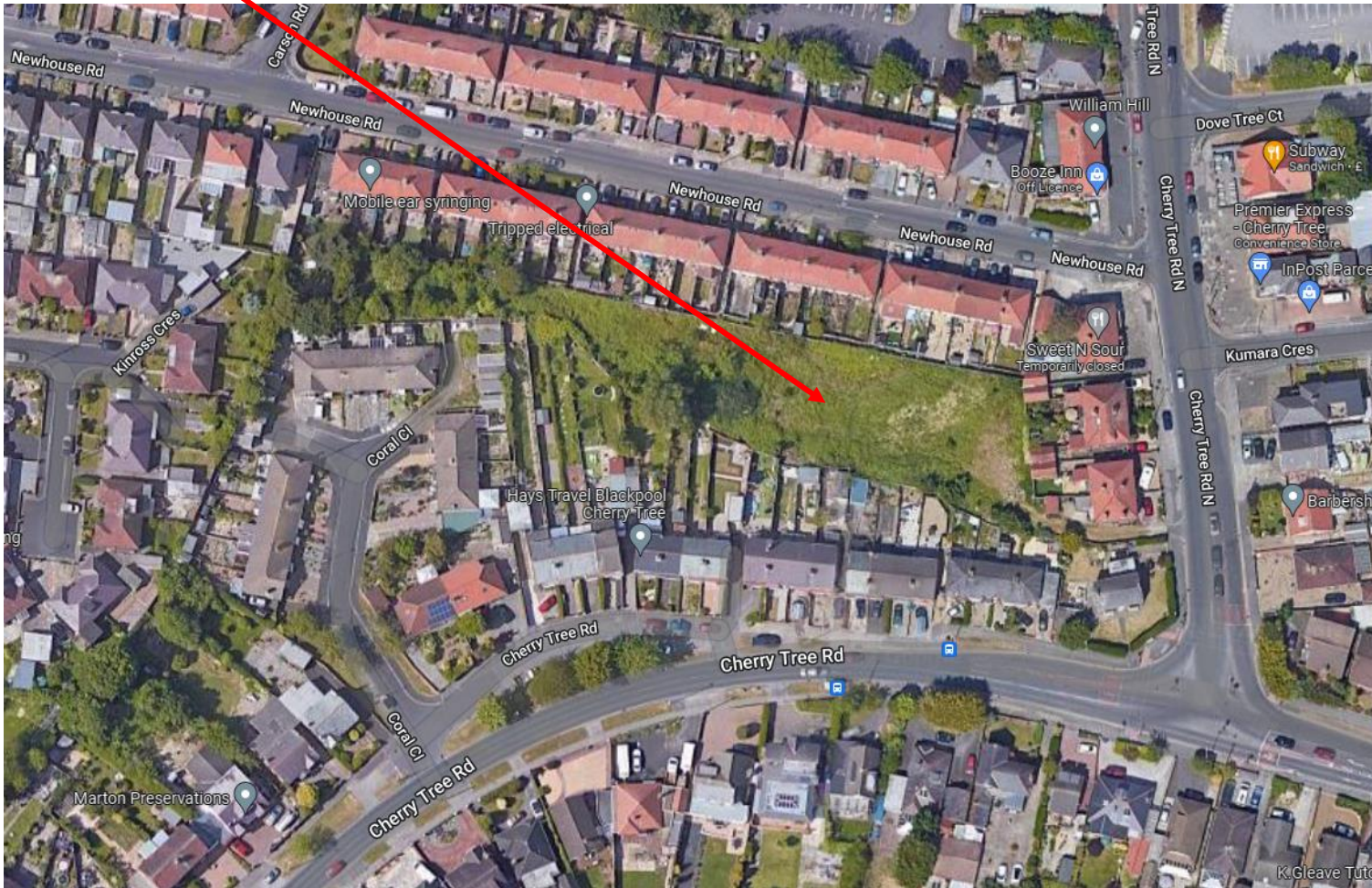
REVISION: C



## Photographs of Site

Note that site has been cleared since these photographs were taken.

## Aerial view of site





View across site to west showing backs of houses on Newhouse Road on the right



Properties on Cherry Tree Road backing on to the site





## Blackpool Council Development Management

### Officer Report to Committee

<b>Application ref:</b>	22/0583
<b>Ward:</b>	Tyldesley
<b>Application type:</b>	Full
<b>Location:</b> 50 Gloucester Avenue, Blackpool, FY1 4EJ	
<b>Proposal:</b>	Erection of a single storey rear extension following demolition of conservatory, alterations to fenestration, installation of 1.8 metre high fencing and landscaping to the rear, renewed driveway and use as altered as 2no. Self-contained supported living flats with staff accommodation at first floor.
<b>Recommendation:</b>	Resolve to support and delegate approval to Head of Development Management subject to completion of S106 legal agreement
<b>Recommendation Summary:</b>	The property is already in lawful use as a care facility and the internal alterations to create two self-contained flats with associated staff accommodation would meet an identified local need. As such the application accords with the Development Plan and planning permission should be granted.
<b>Meeting date:</b>	24 January 2023
<b>Reason for bringing to Committee:</b>	At the request of Chairman.
<b>Case officer:</b>	Susan Parker
<b>Case officer contact:</b>	01253 476228

#### 1.0 SITE DESCRIPTION

- 1.1 The property is a brick built single storey bungalow with a slate hipped roof over and gable feature with doorway below and bay window to front. There is a front garden with driveway to side which leads to a garage and outbuilding at the rear and large rear garden. There is a dormer on the roof at the rear and several small rear extensions including a conservatory. Internally, the property consists of a lobby and entrance hall with 2 bedrooms, a lounge, kitchen, and office and shower room at ground floor. At first floor in the dormer is 2 bedrooms, a bedroom/office, kitchen and bathroom. It is understood that the property has been vacant for some time but was previously in use as shared supported housing with on-site 24-hour staff support. No planning permission for C2 use has been granted but on the basis of information provided by colleagues in Adult Services, the lawful use of the property is nevertheless considered to be C2.
- 1.2 The property is within the Defined Inner Area but no subject to any other constraints.

## **2.0 PROPOSAL**

2.1 Erection of a single storey rear extension following demolition of conservatory, alterations to fenestration, installation of 1.8 metre high fencing and landscaping to the rear, renewed driveway and use as altered as 2no. Self-contained supported living flats with staff accommodation at first floor. The proposed use would fall within Class C2.

2.2 The application has been supported by a Management Plan.

## **3.0 RELEVANT PLANNING HISTORY**

3.1 **09/1374** – Pre-app regarding refurbishment of the property. Contact from NHS asking if any conditions were attached to the garage.

3.2 **03/8048** –Alleged change of use to drug rehabilitation unit – no evidence.

3.3 **85/0367** –Change of use of existing private garage to office.

## **4.0 RELEVANT PLANNING POLICY/LEGISLATION**

### **4.1 National Planning Policy Framework**

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

- Section 8 - Promoting healthy and safe communities
- Section 12 - Achieving well-designed places

### **4.2 National Planning Practice Guidance**

4.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the NPPF.

### **4.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (Core Strategy)**

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

- CS7 Quality of Design
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Standards, and Density
- CS15 Health and Education

### **4.4 Blackpool Local Plan 2011-2016 (Local Plan)**

4.4.1 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 adopted. The following saved policies are most relevant to this application:



- LQ1 Lifting the Quality of Design
- LQ14 Extensions and Alterations
- BH3 Residential and Visitor Amenity
- BH24 Residential Institutions and Community Care Residential Use
- AS1 General Development Requirements (Access and Transport)

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

4.5.1 The Blackpool Local Plan Part 2 (Part 2) was the subject of independent Examination in Public in December 2021. The Inspector has now issued his comments and the Council is now consulting on minor modifications. It is anticipated that Part 2 will be adopted in Spring 2023. As such, significant weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the National Planning Policy Framework. The following emerging policies in Part 2 are most relevant to this application:

- DM3 Supported Accommodation
- DM5 Residential Conversions and Sub-divisions
- DM17 Design Principles
- DM20 Extensions and Alterations
- DM37 Community Facilities

#### **4.6 Other documents, guidance and legislation**

4.4.1 New Homes from Old Places Supplementary Planning Document – this document was adopted in March 2011 and sets out the Council’s minimum design and amenity standards for new homes created through conversion.

4.4.2 Department for Communities and Local Government National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council’s New Homes from Old Places Supplementary Planning Document guidance.

4.4.3 Blackpool Council declared a Climate Change Emergency in June 2019 and are committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.

4.4.4 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:

- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
- Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
- Connect and Link GBI i.e. making the links, improving connectivity and accessibility of GBI
- Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.

4.4.5 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.

4.4.6 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high quality places and

buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community and its ability to address the environmental issues affecting climate.

- 4.4.7 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government's clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.
- 4.4.8 Blackpool Council adopted the Greening Blackpool Supplementary Planning Document in May 2022. The Supplementary Planning Document provides direction on the importance for new development to fully consider landscaping and green infrastructure, including open space, sports and play facilities, amenity greenspace, public art, biodiversity and trees.

## 5.0 CONSULTEE RESPONSES

- 5.1 **Supported housing manager:** No objection- confirms that there is an identified need and that the management plan is acceptable.
- 5.2 **Head of Highways and Traffic Management Services** – No objection following clarifications on operations.
- 5.3 **Environmental Protection:** No response.
- 5.4 **Blackpool Council estates:** No response.

## 6.0 REPRESENTATIONS

- 6.1 Press notice published: N/A.
- 6.2 Site notice displayed: 15 September 2022.
- 6.3 Neighbours notified: 12 September 2022.
- 6.4 2 representations were received which raised the following concerns:
- Possibility of noise.
  - Parking concerns.
  - The area is residential and should remain so.

## 7.0 ASSESSMENT

### 7.1 Principle

- 7.1.1 It is understood that the property has been in continual use as supported housing with staff accommodation since April 1995 to provide accommodation to residents with mental health support needs. Proposals are now being brought forward to change the property layout and design to provide suitable self-contained supported living accommodation with no change in the nature of the persons being supported. As such, the scheme does not propose new supported accommodation, and instead seeks to improve and create better provision within an existing property. As such the use as supported living accommodation is established.

- 7.1.2 The scheme proposes the creation of two one-bedroom flats. Policy CS13 of the Core Strategy does not permit more than 30% of flats in a scheme offering a single bedroom as the town suffers from a significant over-provision of this type of accommodation. It also does not permit the provision of flats where this would exacerbate an existing local housing imbalance and the Council's New Homes from Old Places Supplementary Planning Document does not permit subdivision of properties with an original habitable floorspace of less than 160sqm which the property would be close to. However, it must be recognised that this would be specialist accommodation meeting a particular need rather than general market housing. The Council's Adult Services team has confirmed that there is an identified local need for the accommodation proposed to support vulnerable adults. This public benefit is considered sufficient to outweigh any conflict with CS13.
- 7.1.3 In terms of compliance with Policy BH24 of the Local Plan, a local need has been confirmed and the intensity, in terms of persons accommodated, would not increase beyond the existing and long-standing use. An acceptable Management Plan has been submitted which has the support of the Council's Adult Services team. As the lawful use of the property is already as supported living accommodation, its location is established with no requirement to apply the '400m rule'. As such, the proposal is considered to accord with the expectations of Policy BH24.
- 7.1.4 There are no policies which preclude the external alterations to the property in principle.

## **7.2 Amenity**

- 7.2.1 The scheme proposes the erection of a single storey extension at the rear following removal of the conservatory. The extension would project by 2.4 metres which is within the footprint of the existing conservatory and within the 3 metre maximum set out in the Extending your home Supplementary Planning Document. The eaves would be a height of 2.1 metres which would have minimal overbearing or overshadowing impact on the neighbour. No windows are proposed to face the neighbour and as such no loss of privacy or overlooking is anticipated. A door is proposed to replace a window on the side elevation, however as there is an existing window no increase in overlooking or loss of privacy perceived.
- 7.2.2 The management plan sets out that there would be 2 staff on site at any one time providing one to one care to each resident. Shift changes for staff would normally be after 7am and finish before 10:30pm to support access to public transport. The agent sets out that every opportunity would be taken to avoid changeover at rush hour times (8-9:30am) and (4:30-6pm) to minimise impact on neighbours from staff access to the property. It is not considered that activity or noise levels at the property would materially differ to the current, lawful scenario and so no undue impacts on the residential amenity of neighbours are anticipated. Compliance with the submitted management plan can be secured through condition.
- 7.2.3 One of the flats would comply with the Council's adopted floorspace standards but the other would suffer from a contrived layout. Whilst the lounge, lobby, kitchen and store together would meet the minimum standard for communal space, the individual rooms would be small and the kitchen and lounge together would fall around 8sqm short of the minimum. This weighs against the application, but it must be recognised that, despite the double bedroom, the occupant would be a single vulnerable adult with specialist needs who would require support to occupy the accommodation. The staff accommodation would be used to facilitate sleeping for work purposes and so would not constitute residential

accommodation. Nevertheless, the space shown appears to be reasonable and fit for the purpose. Each flat would benefit from an area of private garden space to the rear with a designated, communal bin storage area. As such and on balance, the proposal would offer an acceptable standard of residential amenity to occupants and users.

### **7.3 Visual Impact**

7.3.1 The extension to the rear would match the property in terms of materials and no issues are raised to its design. A 1.8 metre high garden fence would be erected provided private amenity space for the two residents with new paved areas and turf. There would be a landscaped strip along the boundary with number 52. No works are proposed to the front of the property and it would remain residential in character. Bins would be stored to the rear and would be suitably screened from public vantage points. As such, no issues are raised to matters of visual impact.

### **7.4 Access, Highway Safety and Parking**

7.4.1 Four car parking spaces would be provided in a tandem arrangement on the driveway to the side of the property. Gloucester Road is subject to resident parking restrictions (although a permit/permits could be purchased), and Whitegate Drive is also subject to restrictions. Salisbury Road at the western end is not restricted but housing on the street lacks off-street parking meaning that on-street provision is subject to notable pressure.

7.4.2 The submitted management plan sets out that staff would be instructed to park on Whitegate Drive as required during shift changeovers but this is not considered to be practicable. It is accepted that the site is in an accessible location close to shops, services and the public transport network. Traffic generation and parking demand is not expected to be substantively different to the current lawful use.

7.4.3 The proposal has been considered by the Council's Highways Officer with due regard to the submitted management plan, and is judged to be acceptable in terms of parking provision. No other unacceptable impacts on highway safety or function are anticipated.

### **7.5 Other Issues**

7.5.1 The scheme would not have any substantive impact upon drainage or flood risk as the extension would replace an existing conservatory. The site falls within flood zone 1 and so no specific information has been required.

7.5.2 The proposal would not affect any features of biodiversity value and, given its nature and the use of the building, the conservatory is not considered suitable to support bats or birds. Given the nature of the proposal, no ecological enhancement is considered to be warranted.

7.5.3 No impacts on air, land or water quality are anticipated and the development is not expected to be at any undue risk from such.

7.5.4 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).

7.5.5 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.

- 7.5.6 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.

## **7.6 Sustainability and planning balance appraisal**

- 7.6.1 Sustainability comprises economic, environmental and social components.
- 7.6.2 Economically the scheme would have negligible impact.
- 7.6.3 Environmentally the proposal would be visually acceptable and would have no impacts on drainage or environmental quality.
- 7.6.4 Socially the proposal would not be expected to impact unduly on neighbours. It would offer an acceptable standard of accommodation, on balance, for the nature of the use proposed. The accommodation would meet an identified local need for the support of vulnerable adults and this weighs significantly in favour of the application.

## **8.0 FINANCIAL CONSIDERATIONS**

- 8.1 Not applicable.

## **9.0 BLACKPOOL COUNCIL PLAN 2019-2024**

- 9.1 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.
- 9.2 This application would accord with the second priority by creating specialist accommodation to meet an identified residential care need within Blackpool for vulnerable adults.

## **10.0 CONCLUSION**

- 10.1 As set out above, the scheme is considered to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, planning permission should be granted.

## **11.0 RECOMMENDATION**

- 11.1 Approve 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:

Location plan recorded as received by the Council on 15/08/22

Proposed site layout plan ref. P6843.150 Rev A

Proposed elevation drawing ref. P6843/EI101

Proposed internal layout plan ref. P6843.101 Rev A

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 The use hereby approved shall at all times operate in full accordance with the Management Plan dated 29th August 2023 and recorded as received by the Council on 02 Sept 2022.

Reason: In order to ensure that the accommodation is properly operated in accordance with Policies BH3 and BH24 of the Blackpool Local Plan 2010-2016, Policies CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, and Policy DM3 of the emerging Blackpool Local Plan Part 2: Site Allocations and Development Management Policies.

- 4 Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plan(s) shall be provided and shall thereafter be retained as such.

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 5 No bins or refuse shall be stored other than as shown on approved site layout plan ref. P6843.150 Rev A other than on the day of presentation for collection.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 6 The boundary treatments detailed on plan ref. P6843.150 Rev A shall be provided in full and in full accordance with the approved details before the proposal hereby approved is first brought into use, and shall thereafter be retained and maintained as such.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016.

- 7 The external materials to be used on the extension hereby approved shall match those of the main building in colour, size, texture and design unless otherwise first submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

- 8 The accommodation shall be used as a care facility for the provision of care to adults within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only and for no other purpose, including any other purpose within Class C2.

Reason: In order to ensure that the use meets local needs and locational requirements to safeguard the living conditions of the occupants of nearby residential properties and the character of the area in accordance with Policies CS7 and CS12 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies BH3 and BH24 of the Blackpool Local Plan 2001-2016, and Policy DM3 of the emerging Blackpool Local Plan Part 2: Site Allocations and Development Management Policies.

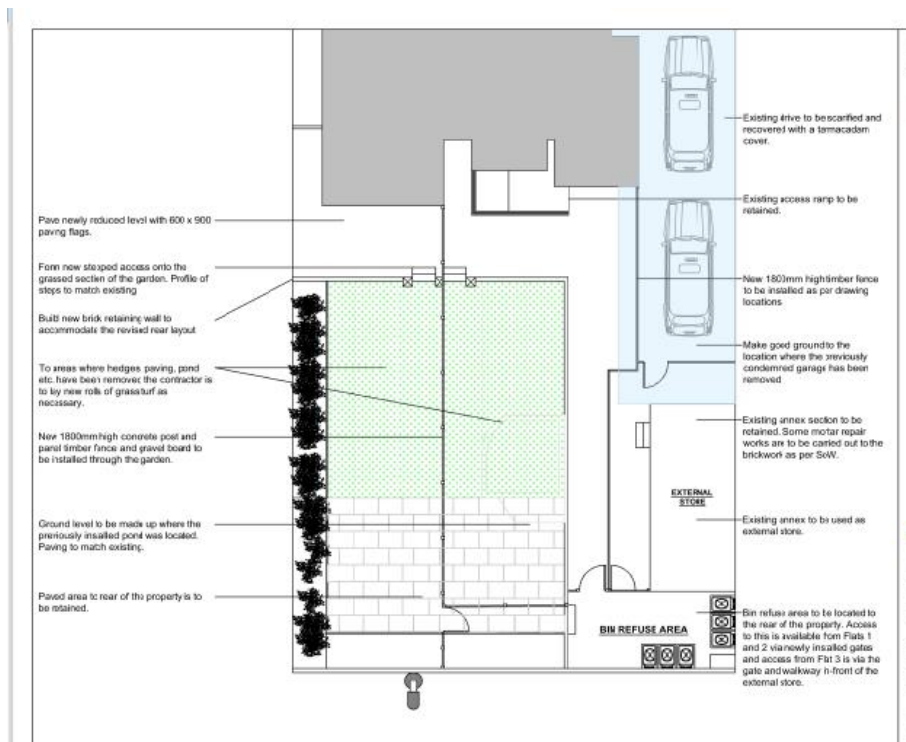
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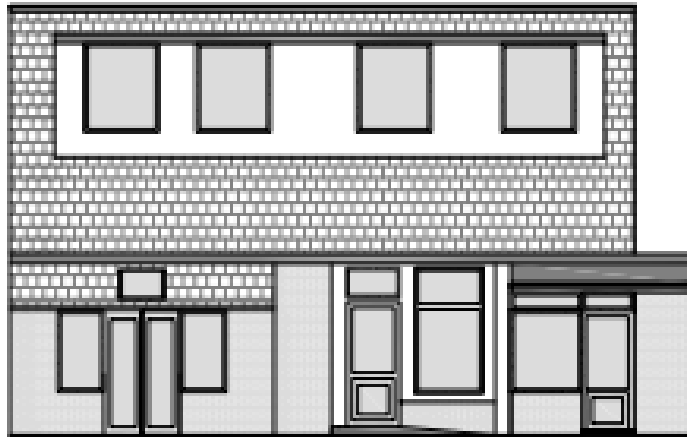
Location plan:



Proposed site layout:

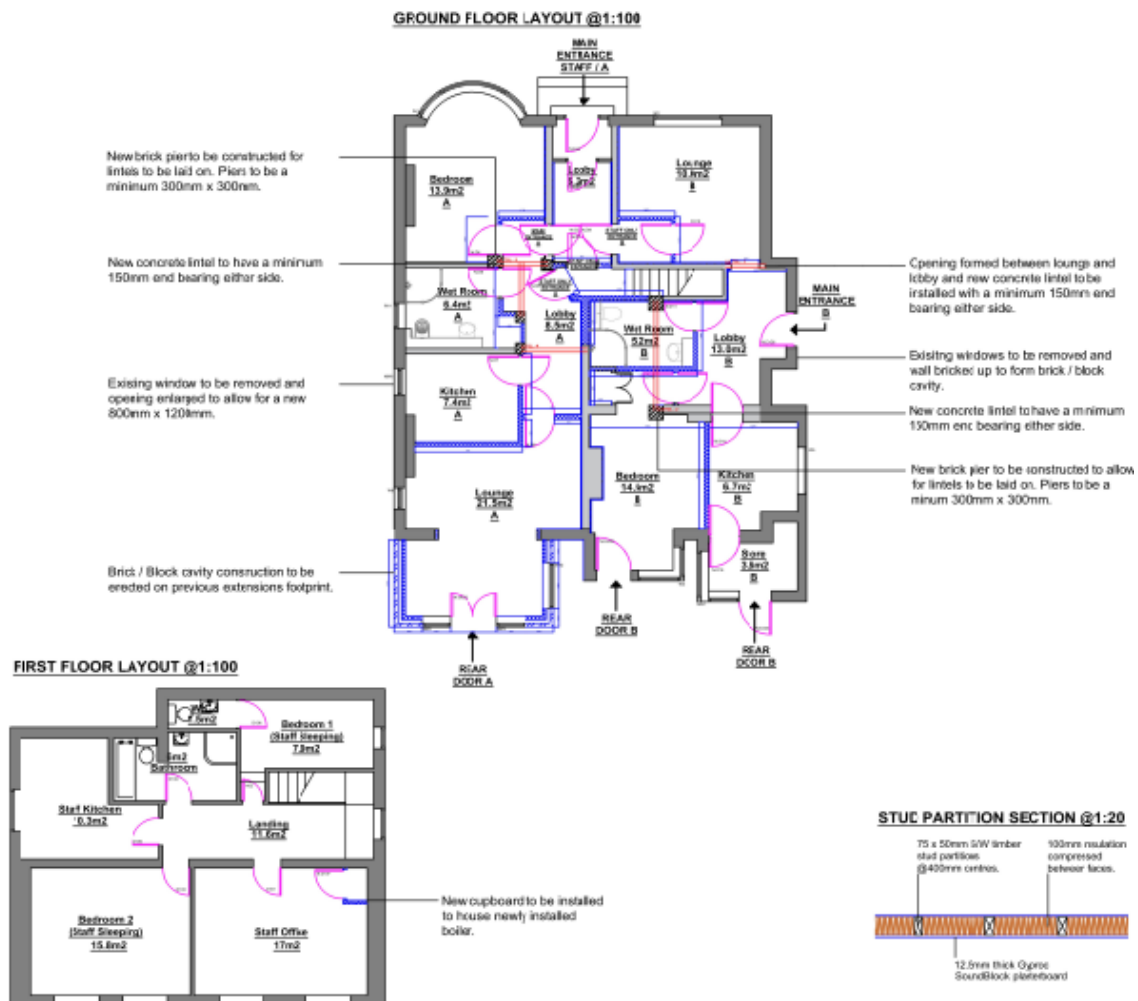


Proposed rear elevation (where the extension is proposed):



Rear South Elevation

Proposed internal layout plan:



**Blackpool Council  
Development Management**

**Officer Report to Committee**

<b>Application ref:</b>	22/0859
<b>Ward:</b>	Bloomfield
<b>Application type:</b>	Full
<b>Location:</b>	Land to the north of Blackpool Football Club, between Seaside Way and Central Drive to the south of Rigby Road, Blackpool, FY1 5HZ
<b>Proposal:</b>	Provision of 1no. full size 11 a-side artificial grass pitch and 1no. 5 a-side artificial grass pitch with associated floodlighting, erection of a single storey changing pavilion and storage building, vehicular access off Seaside Way, parking, public realm, landscaping and associated works following demolition of an industrial building off Field Street.
<b>Recommendation:</b>	Approve
<b>Recommendation Summary:</b>	Committee is recommended to resolve to support the application and delegate authority to the Head of Development Management to issue the decision, once the negotiations with highways and United Utilities have been resolved and subject to the imposition of appropriate conditions.
<b>Meeting date:</b>	13/12/22
<b>Reason for bringing to Committee:</b>	Major regeneration scheme of general public interest
<b>Case officer:</b>	Clare Johnson
<b>Case officer contact:</b>	01253 476224

## 1.0 SITE DESCRIPTION

- 1.1 The application relates to approximately 2.3ha of land to the north of Blackpool Football Club ground which is primarily accessed off Seaside Way, with secondary access off Field Street to the south east. Part of the site is currently a car park associated with the Football Club and offices to the south and there is a detached industrial unit and storage yards in the east of the site. The north part of the site is vacant brown field land which is allocated for housing under the emerging Local Plan: Part 2 – Site Allocations and Development Management Policies document.
- 1.2 To the north of the site is the eastern leg of the Foxhall Village housing estate and the remainder of the housing allocation, to the east is a petrol station and a timber merchants and to the west is Seaside Way, public car parking and warehousing beyond.
- 1.3 The site falls within the defined Inner Area and the airport safeguarding zone. Other than the emerging housing allocation on the northern part of the site, no specific designations or constraints apply.

## **2.0 PROPOSAL**

- 2.1 The application seeks full planning permission for the provision of an enclosed, full-size, 11-a-side artificial grass pitch and an enclosed, 5-a-side artificial grass pitch with associated floodlighting, erection of a single storey changing pavilion and storage building, altered vehicular access off Seaside Way, car parking, public realm, fencing, landscaping and associated works following demolition of an industrial building off Field Street.
- 2.2 The application has been supported by:
- Noise Impact Assessment
  - Planning Statement
  - Design and Access Statement
  - Bat Survey
  - Drainage Strategy
  - Transport Assessment

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 90/1660 - Erection of all seater, multi-purpose sports stadium, hotel and retail development with vehicle parking and servicing facilities. Approved.
- 3.2 00/0100 - Detailed proposal for: erection of 16,000 (maximum capacity) all seater stadium with ancillary uses, to include health and fitness centre, offices, restaurants, hotel, conference facility, community use and sports related retail uses, with car parks and highway works. Outline proposal for: residential; hotel; nightclub; pub and restaurant; residential or commercial leisure development; car parks and highway works. Approved.
- 3.3 12/0803 – Outline permission for the demolition of existing buildings and erection of up to 410 residential dwellings, up to 190sqm commercial/community space (use classes A1/A2/A3/B1/D1 with residential above) between two and four storeys in height. Associated accesses from Rigby Road, Princess Street and Sands Way, car parking, public open space, landscape and public realm works. Granted in March 2013. (This application indicates 56 dwellings within the application site). Approved.
- 3.4 12/0808 - Demolition of gas holders and associated buildings, ground decontamination works and site remediation. Approved.
- 3.5 21/0379 - Provision of 1no. artificial grass pitch, 3no. 5 a side artificial grass pitches, 1no. 7 a side Cruyff Court, 1no. multi-use games area (MUGA), erection of changing pavilion, provision of parking accessed from Seaside Way and overflow parking accessed from Rigby Road with associated floodlighting, cycle parking and landscaping. Undetermined but expected to be withdrawn.
- 3.6 22/0866 - Screening opinion for proposed sports village to the north of Blackpool Football Club with associated infrastructure. The proposal is not EIA development.

## **4.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION**

### **4.1 National Planning Policy Framework**

- 4.1.1 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 5 – Delivering a sufficient supply of homes
- Section 8 - Promoting healthy and safe communities
- Section 9 – Promoting Sustainable Transport
- Section 12 - Achieving well-designed places
- Section 14 – Climate change and flooding

#### **4.2 National Planning Practice Guidance**

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

#### **4.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (Core Strategy)**

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

- CS1 Strategic Location of Development
- CS2 Housing Provision
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS9 Water Management
- CS12 Sustainable Neighbourhoods
- CS15 Health and Education
- CS22 Key Resort Gateways

#### **4.4 Blackpool Local Plan 2011-2016 (Local Plan)**

4.4.1 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 adopted. The following saved policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ4 Building Design
- LQ5 Public Realm Design
- LQ6 Landscape Design and Biodiversity
- BH3 Residential and Visitor Amenity
- BH4 Public Health and Safety
- BH19 Neighbourhood Community Facilities
- NE6 Protected Species
- AS1 General Development Requirements (Access and Transport)
- AS3 Provision for Walking and Cycling
- AS7 Aerodrome Safeguarding

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

4.5.1 The Blackpool Local Plan Part 2 (Part 2) was the subject of independent Examination in Public in December 2021. The Inspector issued his comments in March 2022 and the Council

consulted on minor modifications last autumn. The modifications have been accepted and the document is now waiting to be presented to full Council when it is expected to be formally adopted by the Council on 1 February 2023. As such, very significant weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the NPPF. The following emerging policies in Part 2 are most relevant to this application:

- DM17 Design Principles
- DM21 Landscaping
- DM25 Public Art
- DM31 Surface Water Management
- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM37 Community Facilities
- DM41 Transport Requirements for New Development
- DM42 Aerodrome Safeguarding

#### **4.6 Other Relevant documents, guidance and legislation**

- 4.6.1 Blackpool Council Playing Pitch Strategy and Action Plan Update April 2021, sets out a clear strategic framework for the maintenance, improvement and provision of outdoor sports pitches and ancillary facilities to 2027.
- 4.6.2 Greening Blackpool Supplementary Planning Document - this document was adopted in May 2022 and sets out the green infrastructure and tree planting requirements for new development.
- 4.6.3 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.
- 4.6.4 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high-quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community, and its ability to address the environmental issues affecting climate.

#### **5.0 CONSULTEE RESPONSES**

##### **5.1 Environment Agency:**

- 5.1.1 The Environment Agency has no objection to the application but has made some comments and has confirmed that the application site is entirely in Flood Zone 1 (low probability of flooding).
- 5.1.2 The site appears to previously been railway land which poses a high risk of pollution to controlled waters. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements.
- 5.1.3 Applicants are encouraged to include biodiversity net gain within their proposals. Paragraphs 174 and 179 of the National Planning Policy Framework recognise that the planning system should provide net gains for biodiversity. By November 2023, providing a minimum 10% biodiversity net gain in new development will be a legal requirement due to provisions

within the Environment Act 2021. Applicants should have regard to the latest planning practice guidance on biodiversity net gain in new development proposals.

- 5.1.4 To avoid overloading the combined sewer system, and associated impacts on bathing water quality, we would advise that surface water run-off should not be discharged to the combined sewer network, and instead should be disposed of via a separate system. From a water quality perspective, we would recommend the use of sustainable drainage systems to manage surface water run-off, but they should always be carefully considered in discussions with the Lead Local Flood Authority.
- 5.1.5 The variety of sustainable drainage systems techniques available, including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands, means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs. However, any drainage system must not pose a risk to groundwater quality and must not be constructed in ground affected by contamination.
- 5.1.6 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.
- 5.1.7 Oil interceptor efficiency is enhanced by connecting any roof water into the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.

## **5.2 Sport England:**

- 5.2.1 As part of the assessment of this consultation, Sport England has sought the views of the Football Foundation who act as Sport England's technical advisors for football. This project is being developed through the Football Foundation 3G pitch framework and is one that the Football Foundation will be looking to take forward a funding application for. Consequently, they are content that the design and construction meets Football Association/ Football Foundation technical specifications by way of their regulation through the framework process. The other aspects have also been developed in consultation with Football Foundation technical colleagues and they are content with the design.
- 5.2.2 Strategic/Local Need for the Facility - It is understood that this application forms part of the Revue Community Sports Village project, which successfully secured funding from the Towns Fund which is part of the Government's plan for Levelling Up the UK economy. The business case which secured the Town Deal funding sets out the key aim of providing new sporting infrastructure in the area to serve the local community.
- 5.2.3 The intended programme of use and focus of this facility will be meeting mostly non-formal community football needs of Blackpool Football Community Trust. It is noted that the project will target under-represented groups and provide facilities for junior boys football, as well as for female football development, including Blackpool Football Club women and girls. In addition, the facility will promote older people and adult activity, be a mental health hub, as well as support educational needs for access to 3G artificial grass pitch provision. The site of the new facilities is also directly to the north of Blackpool Football Club's Blooms Road stadium.

5.2.4 The strategic need for the proposal is set out in the Planning Statement that makes reference to Blackpool's Playing Pitch Strategy and the Local Football Facility Plan. The proposal is considered to provide new opportunities to meet the needs of current and future generations.

5.2.5 However, Sport England notes the Football Foundation comments in relation to the other projects in the local area and that are included in the latest Blackpool Playing Pitch Strategy. Therefore, if planning permission is granted, a planning condition for a Community Use Agreement should be attached to ensure that the proposal does not undermine the viability of the other existing and/or planned 3G artificial grass pitches outlined in the Playing Pitch Strategy.

5.2.6 In light of the above, Sport England raises no objection to the planning application.

## **5.2 United Utilities:**

5.2.1 United Utilities confirms that the proposals are acceptable in principle but the following additional details are required:

- All cover and invert levels are displayed in metres above ordnance datum and a section view of the multi-use games area pitch.
- Confirmation that an impermeable membrane to be present beneath the pitch to ensure that ground water does not leach into the public sewer system from the slot drains;
- Confirmation that the diversion of the 225 millimetre sewer on site is feasible after a 185 application / conversation with a developer engineer to assess.
- Confirmation that no building is within the 6 metres easement strip of the accurately located 2550 millimetre combined sewer to the south of the site.

5.2.2 Furthermore, a water main crosses the site. It must not be built over, or United Utilities' access to the pipeline compromised in any way. United Utilities has requested further information in the form of a detailed site layout plan which overlays the location of the water main to enable them to comment further.

5.2.3 United Utilities has requested the imposition of the standard drainage conditions.

5.2.4 Officer comment: United Utilities has requested this additional information, prior to determination. The applicant has provided the requested information and United Utilities has been re-consulted. Any response received in advance of the meeting will be reported in the Update Note.

**5.3 Electricity North West:** The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West. Electricity North West has provided safety advice.

**5.2 Blackpool International Airport:** no response received in time for inclusion in this report. Any response that is received in advance of the meeting will be reported through the update note.



- 5.3 Community Safety Manager:** no response received in time for inclusion in this report. Any response that is received in advance of the meeting will be reported through the update note.
- 5.4 Environmental Protection (Amenity):** the use of the pitches is recommended to stop use at 10pm daily to prevent a noise nuisance to the residential premises.
- 5.5 Environmental Protection (Environmental Quality):** Remediation of the land was undertaken as part of the residential development, therefore a Phase 1 and 2 are not required. A validation report is required to show that all remediation was undertaken.
- 5.6 Lead Local Flood Authority:** No objection. The information provided and the completed sustainable drainage systems pro-forma is acceptable and indicate a betterment.
- 5.7 Police Architectural Liaison Officer:**
- 5.7.1 As mentioned in the design and access statement there will be ‘weldmesh sports fencing’ around the pitches – we have recently had issues with many sports facilities around the local area with youths cutting the weldmesh to gain access and climbing the mesh fencing. A tight weld mesh fence is recommended.
- 5.7.2 Secure bicycle parking should be provided in view of the main building with stands to which the bicycles can be secured. It is recommended that the cycle parking provision is contained within a securable, roofed building.
- 5.7.3 Due to the location of the public realm area there is little to no formal or informal surveillance and the area could become an antisocial behavior hotspot if not designed correctly. External furniture such as benches and planters should be of robust vandal and graffiti resistant and design measures should be taken to prevent unauthorised access to the roofs of buildings or other secure areas.
- 5.8 Head of Highways and Traffic Management Services:**
- 5.8.1 I have no objection to the principle or scale of the development proposed. However, there are various matters on which it is not possible to comment without further information or clarification.
- 5.8.2 There are various areas of the site that are public highway and other areas that will become public realm. It would be helpful, at an early stage, to have a plan showing existing highway, proposed dedications and any stopping up. We can then comment further. The plan should obviously also cover intended Traffic Regulation Orders including pedestrianisation and possibly bollards. If Traffic Regulation Orders are anticipated they would require signage of course if the areas are to remain highway.
- 5.8.3 The design includes changes to the eastern leg of the Seaside/Sands Way roundabout and a new access to the front of the stadium. A more detailed drawing would be helpful to establish the likelihood of the changes passing an Road Safety Audit Stage 1.
- 5.8.4 It would be helpful if the Transport Assessment identified the present clientele/catchment for the existing parking spaces and confirmed that that demand will cease to exist.

- 5.8.5 Proposed parking provides 160 spaces, of which 8 are accessible and 12 for EV charging. Neither of these proportions comply with Council policy and there is no provision for parent/child spaces if these are relevant. More cycle parking should be provided. Given the nature of the facility, 24 covered and secure stands which can accommodate 48 cycles would be appropriate.
- 5.8.6 Most of the accessible spaces are remote from the main pedestrian space, having to cross the main vehicle access close to the roundabout. They should be relocated. The standard spaces are to be of a reasonable size.
- 5.8.7 Lighting design should be referred to eon to confirm no adverse effect on highways. It appears that the central section of the long car park area is to be unlit. Changes to the highways will require formal agreements and there will be potential costs associated with the private finance initiative contract.
- 5.8.8 Subject to confirmation of what will and will not be highway there are, then, various works proposed that will require a formal Highways Act agreement.
- 5.8.9 A pedestrian route is highlighted across Seaside Way, north of the roundabout. This crossing point was not designed to accommodate more than low pedestrian flows and would need to be reviewed/redesigned. This can be included in the highway works package. I would suggest that the crossing of the southern and eastern legs of the roundabout are also considered given the potential directions from which visitors to the site might approach. It would be useful for cycle movements also to be considered at an early stage.
- 5.8.10 I would suggest that, pending further detail and agreement, a condition be applied requiring a scheme of highway works.
- 5.8.11 I would expect an arrangement to secure commuted sums or other appropriate arrangements for funding of the maintenance of certain new highway and other infrastructure features, to be agreed, including sustainable drainage system elements not to be adopted by United Utilities. The same would apply to non-highway public realm features remaining in Council maintenance responsibility.
- 5.8 **Head of Estates and Asset Management:** no objection.

## 6.0 REPRESENTATIONS

- 6.1 Press notice published: 09/11/2022.
- 6.2 Site notice displayed: 03/11/2022.
- 6.3 Neighbours notified: 03/11/2022.
- 6.4 Three representations have been received from the following properties:
- 17 and 29 Johnston Street and an address on Robinson Road.
- 6.5 These representations raise the following issues:
- If the car parking is pay and display, users may be inclined to park on Foxhall Village which is what happens on match days;

- Request for double yellow lines around Foxhall Village to prevent non-residents parking on the estate;
- Boundary treatment along Johnston Street/Mundie Place should be sufficient to prevent access to the facilities from the housing estate in the interests of residents' privacy, amenity and security.

## **7.0 ASSESSMENT**

### **7.1 Principle**

- 7.1.1 In November 2022, a formal request was made under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended ('EIA Regulations') by Avison Young on behalf of Blackpool Football Club, asking the LPA to provide a Screening Opinion on whether an Environmental Impact Assessment (EIA) would be required for the proposed community sports village (22/0866 refers). On the basis of the information provided, it was felt that the development was unlikely to have significant effects on the environment by virtue of factors such as its nature, size and location, and was not therefore, EIA development. This means that the application does not need to be supported by an Environmental Statement.
- 7.1.2 Policy CS2 of the Core Strategy states that provision will be made for the delivery of 4,200 new homes in Blackpool between 2012 and the end of the plan period in 2027. The latest Housing Topic Paper (July 2022) identifies a current housing supply of 4,338 against the 4,200 requirement in the Core Strategy.
- 7.1.3 The emerging Local Plan Part 2 allocates the application site, land to the north and land on the west side of Foxhall Village for the delivery of around 192 dwellings. In 2022, 67 dwellings were approved on the land in the west side of Foxhall Village (reference: 22/0440) so the remaining allocation seeks to deliver around 125 houses on the application site and the land to the north. The indicative layout plans attached to outline planning permission reference 12/0803 demonstrates that around 108 dwellings could be accommodated on the application site (56) and land to the north (52), although more could be achieved through the provision of some apartments. As a result of this proposal, the housing allocation site area would be reduced by just over half, reducing the number of houses that could be delivered to around 52 to the north of the application site.
- 7.1.4 This conflict with an emerging designation and potential impact on the borough's housing land supply weighs against the application. However, even without the 56 dwellings anticipated on the application site, the Council would still have a deliverable 5-year housing land supply and would still be on course to deliver more than the 4,200 dwelling requirement in the Core Strategy. This site is not therefore critical for housing delivery in Blackpool.
- 7.1.5 In terms of the sporting provision proposed, the Playing Pitch Strategy and Action Plan Update April 2021 was developed in full consultation with Sport England and identifies a shortfall in the provision of two full sized, floodlit 3G pitches to accommodate football training needs. To address this shortfall, the requisite pitches will be provided at Stanley Park and at the new sports facilities at the Enterprise Zone. The Playing Pitch Strategy confirms that if the need for two 3G pitches was fulfilled, there would be no need for any further 3G provision. At that time, Sport England confirmed that the provision of a third full size 3G pitch could undermine the viability of the other existing and/or planned 3G artificial grass pitches outlined in the Playing Pitch Strategy.

- 7.1.6 The application is for a full size, 11 a-side 3G pitch which would appear to conflict with the Playing Pitch Strategy. However, the Football Foundation and Sport England have confirmed that focus of this facility would be meeting mostly non-formal community football needs of Blackpool Football Club Community Trust, which is a charitable organisation. Blackpool Football Club Community Trust provides a diverse range of programmes targeting under-represented groups in football, including girls and women, to increase social inclusion, improve fitness and reduce anti-social behaviour. The Trust also works with local schools, including those which have limited outdoor space for football. The Trust delivers programmes such as walking football, fitness and football programmes for all ages, disability sessions and school holiday camps.
- 7.1.7 Sport England has not objected to the application as long as a condition requiring the submission of a Community Use Agreement is attached to any planning permission to ensure that the proposal does not undermine the viability of the other existing and/or planned 3G artificial grass pitches outlined in the Playing Pitch Strategy. The facilities would then be operated in accordance with that Community Use Agreement.
- 7.1.8 Policy CS1 confirms that future growth in Blackpool will be focused on Inner Area regeneration. CS12 supports development that provides high quality community facilities that are accessible to all members of the community and focuses neighbourhood regeneration in Inner Area neighbourhoods, including Revoe. Policy CS15 supports development that encourages healthy and active lifestyles and addresses the Council's health priorities. Emerging Policy DM37 supports new community facilities on appropriate, accessible sites where there is a need for such a facility. The application site is in Bloomfield ward in Revoe, which is one of the most deprived areas in England and with higher than average levels of poor health and lower than average life expectancy. Whilst it was anticipated that Inner Area regeneration on this site would be in the form of good quality housing, the proposal nonetheless would regenerate a partially vacant brownfield site, and bring accessible sporting opportunities with potential health benefits to this deprived Inner Area neighbourhood. This weighs in favour of the proposal.
- 7.1.9 There is a storage unit and yard on part of the site off Field Street. The unit is not on a protected industrial/business estate and so is not safeguarded in planning terms. Whilst some employment could be lost, this must again be weighed against the potential sports, social inclusion, community and health benefits of the scheme.
- 7.1.10 The application also includes the erection of a single storey building to form a store/ground-persons yard for the main Blackpool football ground, between the sides of the north and east stands. This land has previously been used as a storage yard although is currently being used as a 'fan zone'. The principle of erecting an ancillary store for the football club as shown is acceptable.
- 7.1.11 Whilst there is no strategic need for this sporting facility, and considering the loss of housing capacity on this site, the community and regeneration benefits weigh heavily in the planning balance and so the principle of the development is considered to be acceptable.

## **7.2 Impact on residential amenity**

- 7.2.1 Policy CS7 seeks to safeguard residential amenity and emerging Policy DM36 is permissive of developments which are compatible with existing uses and would not lead to adverse effects on health or amenity. Given the nature of the sports facilities being outdoors, there is the

potential for noise disturbance for residents on Foxhall Village to the north and on Henry Street and Central Drive to the south east. The pitches have been sited away from the nearest residential receptors as far as is practical. A 3 metre high acoustic barrier would run along the northern boundary of the pitches and there would also be a landscaped buffer along the north of the site. The submitted Noise Impact Assessment concludes that with the barriers in place, the proposed mitigation will reduce adverse effects to low effects. Environmental Protection colleagues have requested that the pitches cease use by 10pm and this can be conditioned. On this basis, the pitches proposed should not have an unacceptable impact on residential amenity in terms of noise.

- 7.2.2 The main pitch would be lit by eight 15 metre high floodlights and the five-a-side pitch, by four 10 metre high floodlights. The floodlights would be around 36 metres away from the nearest dwelling on Johnston Street and would be shrouded and angled to reduce light spill. A Lighting Overspill Plan has been submitted which demonstrates that the floodlighting would not have an unacceptable impact on amenity in terms of light pollution.
- 7.2.3 One of the issues raised as a result of the public consultation was the possibility of people accessing the facilities from Foxhall Village and the associated impacts on privacy and security. There would be a knee rail with a hedgerow along the northern and eastern boundary. Once established, the hedge would provide a natural physical barrier preventing informal access from Foxhall Village and the application site. The plant species, initial plant sizes, numbers and densities would be agreed by condition to ensure that the hedge includes prickly native species such as hawthorn, gorse etc which would serve to deter people from walking through the hedge. The standard condition requires that any plants that are damaged or die within 7 years, are to be replaced. As such, this should be sufficient to ensure that people are discouraged from parking on the housing estate and cutting through the northern perimeter. The development should not have an unacceptable impact on residential amenity in terms of privacy or security.

### **7.3 Visual impact and design**

- 7.3.1 Policy CS7 requires new development to be well designed and to provide public and private spaces that are safe and attractive, that are accessible and have appropriate green infrastructure. Policy CS12 supports development which creates a healthy, safe, secure and attractive environment and public realm. Emerging Policy DM17 requires development to be high quality, to not be dominated by car parking at the front of the development and be designed to prevent crime or the fear of crime.
- 7.3.2 The pitches would be arranged in an 'L' shape and would be enclosed by 4.5 metre high weld mesh fencing and the northern boundary of the pitches would include a 3 metre high close-boarded timber acoustic fence. The fencing is considered to be acceptable in this context. A small green shipping container type store would be sited between the pitches and would be viewed against the solid timber acoustic fence. It would be located away from the public realm and would not be a highly visible feature. As such it is considered to be acceptable.
- 7.3.3 The changing rooms would be single storey with red and grey brick elevations and a dual pitched roof. Windows and doors would be powder coated in anthracite. There would not be many windows for security reasons, with glazing confined to the southern elevation and in the doors on the western elevation. The north and east elevation would not have windows but these elevation face the pitches, which wrap around the building and so they would not be very visible in the public domain. The changing rooms would include accessible facilities containing disabled changing facilities and toilet facilities, Disability Discrimination

Act compliant door widths and contrasting colours to reflect the needs of partially sighted users.

- 7.3.4 A single storey building would also be erected between the side elevations of the north and east stand of the main football club, to form a store/ground-persons yard. This building would be clad in dark grey metal cladding and would have a maximum height of 4.65 metres. This building would have a more industrial/utilitarian appearance but would be tucked away between two large and imposing football stands and a timber yard to the east. This area is already enclosed by a mix of 3.4 metre high brick wall and a 2.4 metre solid metal fencing. The building would not be a highly visible feature in its context and is considered to be acceptable.
- 7.3.5 The application site is currently partially hard surfaced and partially cleared with very little in the way of green infrastructure. Policies CS6 and CS7 require all new development to incorporate green infrastructure and public realm where appropriate. Approximately 3,100sqm of landscaped public realm would be provided to the west of the pitches, fronting Seaside Way, providing an attractive setting for the new sports pitches and the existing main stadium. There would also be a landscaped buffer, sculpted landform and hedgerow in the east /north east of the site which would help screen the development from the rest of the housing allocation to the north. Details of hard surfacing would be agreed by condition.
- 7.3.6 The Greening Blackpool SPD requires a tree to be planted for each 100m<sup>2</sup> of new non-residential floorspace. The main full size playing pitch would be 7,140 m<sup>2</sup> and so a requirement of 72 trees is considered to be reasonable. Around 60 trees are indicated on the landscape masterplan and a detailed scheme should be required by condition. If the full provision of trees cannot be provided on site, a small number of trees could be provided off site, for example, as part of any off-site highway works.
- 7.3.7 A native hedge is also proposed along the northern and eastern boundary and these, along with the tree planting and other pockets of soft landscaping, would serve to soften the development and provide visual enhancements.
- 7.3.8 Tree planting and green infrastructure in the Inner Area, which would provide a green link between Revue Park and Seaside Way, is welcomed and would enhance the area and visually soften the development. It is considered that the proposal would have a positive visual impact in the area.

#### **7.4 Biodiversity impact**

- 7.4.1 Policy CS6 confirms that high-quality and well connected networks of green infrastructure will be achieved by protecting and enhancing existing green infrastructure and creating and connecting green infrastructure. Emerging Policy DM35 does not permit development that would have an adverse impact on protected species and requires biodiversity enhancements and habitat creation where opportunities exist.
- 7.4.2 The application is accompanied by a Bat Survey which confirms that there are no bats within the industrial building to be demolished and there are few opportunities for bats to ingress. There were some pigeons in the building but no other species were identified. There are no other features of note on the site which could support protected species.
- 7.4.3 The Design and Access Statement identifies opportunities for wildflower planting and a green roof on a cycle shelter. There are opportunities to provide bird and bat boxes on the

new buildings proposed. However, the nature of the use and proximity to the main football stadium and the associated noise on match days, means these would not serve their purpose and so such features should not be included. Instead, a high quality landscaping scheme which prioritises native species should be required by condition, in order to provide net gains for biodiversity and provide a green link between Revoe Park and Seaside Way.

## **7.5 Access, highway safety and parking**

- 7.5.1 The Head of Highways and Traffic Management Services has requested additional information and the applicant has submitted a Technical Note in response. If submitted in advance of the meeting, further details will be provided in the Update Note.
- 7.5.2 The existing car park has 179 spaces and is used primarily in the week during normal working hours by people working in the Blackpool Football Club complex. The new car park would have 160 spaces (including 8 accessible spaces, 12 electric vehicle charging spaces and 7 motorbike spaces) and would also be used by those employees.
- 7.5.3 Blackpool Local Plan Part 2 requires 10% of parking spaces to have electric vehicle charging infrastructure and 10% of spaces to be accessible so there should be 16 electric vehicle spaces and 16 accessible spaces. As such the current plans have a shortfall of electric vehicle and accessible spaces. The Technical Note states that 8 accessible spaces will meet their needs and that Part 2 has yet to be adopted but electric vehicle spaces equivalent of 7.5% of the total parking provision would be provided. No 'parent and child' spaces are proposed. The Head of Highways and Traffic Management Services is still considering the Technical Note and his comments will be provided in the Update Note.
- 7.5.4 The Technical Note states that cycle provision is provided at a ratio of 1 space per car parking space. Based on the most recent plans, that equates to 16 cycle spaces. However, the Head of Highways and Traffic Management has stated that given the nature of the facility, more cycle parking should be provided and that 24 covered and secure stands which can accommodate 48 cycles would be appropriate. A cycle shelter is annotated on the site layout plan and the details can be agreed by condition.
- 7.5.5 The Technical Note confirms that the maximum demand for the existing car parking spaces is 150 (84% of current capacity) and this is around lunch time. The new facilities would be available for use during the daytime, but this will be limited to schools and community groups who will be transported by mini-bus. The new pitches would not be used when the main stadium is in use on match days.
- 7.5.6 The new pitches would generate car parking demand on a weekday evening from 17:00 which is outside of normal working hours. The Transport Assessment anticipates that there would be a maximum of 22 inbound and 22 outbound additional vehicle movements for each session so the sports pitches would have a maximum demand of 44 car parking spaces at any one time.
- 7.5.7 The car parking and public realm areas would be lit by 6m tall lighting masts with LED modules. The Head of Highways and Traffic Management Services notes that some parts of the car park would be unlit. Given that parts of the car park would be between a hedge and a 3 metre high acoustic fence, these areas would have low passive surveillance. As such, good lighting will be important in terms of safety. A detailed car park lighting scheme can be agreed by condition.

- 7.5.8 The Head of Highways and Traffic Management Services has stated that highway works will be required and those required works will be reported in the Update Note.
- 7.5.9 One of the representations received requests that double yellow lines are introduced on parts of Foxhall Village. This is to resolve an existing issue with people parking on the estate on match days and is unrelated to the current proposals.
- 7.5.10 In light of the above outstanding issues, and given the time sensitive nature of the proposals and their funding, the recommendation is that Committee resolve to support the application and delegate authority to the Head of Development Management to issue the decision once the ongoing highways negotiations have been resolved and subject to the imposition of an appropriate condition to secure the necessary highway works.

## **7.6 Drainage and flood risk**

- 7.6.1 Policy CS9 requires development sustainable drainage systems wherever possible and only if unavoidable should surface water discharge into the combined sewer network. Surface water discharging into the combined sewer should be reduced as far as possible. Emerging Policy DM31 requires surface water to be discharged in the most sustainable drainage option available and on brownfield sites, requires a targeted reduction of surface water discharge to greenfield rates and volumes.
- 7.6.2 In terms of flood risk, the site is within Flood Zone 1 but given the size of the site, a Flood Risk Assessment has been submitted. The Flood Risk Assessment confirms that the site is at low risk of flooding from all sources. The indicative drainage strategy confirms that excess surface water flows from the site will discharge into public combined water network but the flow will be slowed by swales, permeable paving, tree pits and soft landscaping. Excess surface water will be stored in underground crates to ensure that the maximum surface water discharge rate during a 1:100 year return period with an additional 40% allowance for climate change is 5 litres per second. Exceedance flows have been reviewed and will not cause any internal property flooding or impact the downstream catchment. United Utilities have confirmed that the proposals are acceptable in principle, but there is insufficient information on the detail of the drainage design and have therefore requested the imposition of the standard drainage conditions. The Council as Local Lead Flood Authority agrees with the principles in the drainage strategy.
- 7.6.3 At the time of writing, United Utilities has raised concerns regarding the location of some of their underground infrastructure in relation to the sports pitches and fencing and have requested further information, which has been provided. If available before the meeting, further details will be provided in the Update Note.

## **7.7 Environmental impact**

- 7.7.1 Policy CS9, DM35 and DM36 seek to safeguard human health and biodiversity in terms of land contamination and water pollution. Environmental Protection colleagues have confirmed that they understand that the land was remediated as part of the residential development at Foxhall Village. On that basis, further site investigations are not required. However, a validation report is required to show that all remediation was undertaken and this should be secured by condition. This is critical as part of the drainage proposals involve surface water storage crates in the ground and the drainage system must not pose a risk to groundwater quality.



- 7.7.2 The Environment Agency have requested that all surface water drainage from parking areas should be passed through an oil interceptor designed and constructed to have sufficient capacity and details compatible with the site being drained.
- 7.7.3 Oil interceptor efficiency is enhanced by connecting any roof water into the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.
- 7.7.4 The proposal is not anticipated to impact upon air or land quality and, as above, water quality could be appropriately safeguarded through condition.

## **7.8 Other Issues**

- 7.8.1 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).
- 7.8.2 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.
- 7.8.3 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.

## **7.9 Sustainability and planning balance appraisal**

- 7.9.1 Sustainability comprises economic, environmental and social components.
- 7.9.2 Economically, the impacts of the proposal would be limited as this would be a community sporting facility. However, attracting more people into the area would help support local shops and services and some employment would be generated during construction. Furthermore, a good quality public realm scheme on one of the main routes into the Town Centre would make that approach more attractive.
- 7.9.3 Environmentally, subject to conditions environmental quality would not be materially affected and biodiversity should benefit from a good quality native planting scheme. The site can be safely drained and should not increase flood risk elsewhere and the scheme would have a positive visual impact. There is no reason to suppose that the development would be unduly reliant upon private car use.
- 7.9.4 Socially, the proposal should not have an unacceptable impact on residential amenity. Use of conditions should ensure no loss of privacy and adequate security. No unacceptable highway impacts are anticipated and it is hoped that Committee will receive confirmation of this in the Update Note. The proposal would result in the loss of a housing designation to an alternative use, but this use would still re-generate a brownfield site within the Inner Area and would benefit the local community through the provision of sports facilities in a high

quality, green environment. As such it would deliver significant health and social inclusion benefits which would be sufficient to outweigh the loss of housing land.

- 7.6.5 In terms of planning balance, the development proposed is considered to constitute sustainable development. No other material planning considerations have been identified that would outweigh this view.

## **8.0 FINANCIAL CONSIDERATIONS**

- 8.1 The proposal has been awarded £6.5 million from the Towns Fund programme which has time sensitivities attached to it. However, this has no bearing on the acceptability of the proposal in planning terms.

## **9.0 BLACKPOOL COUNCIL PLAN 2019-2024**

- 9.1 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.
- 9.2 This application is considered to be in accordance with the second priority as it would regenerate a brownfield site in the Inner Area, to provide a community sporting facility and landscaped public realm in a deprived area.

## **10.0 CONCLUSION**

- 10.1 On balance, the scheme is considered to be acceptable.

## **11.0 RECOMMENDATION**

- 11.1 Committee is recommended to resolve to support the application and delegate authority to the Head of Development Management to issue the decision, once the negotiations with highways and United Utilities have been resolved and subject to the imposition of appropriate 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:

M20455\_002 Rev 1 Location Plan  
M20466\_100 Rev 2 Landscape Masterplan  
M20466\_201 Rev 1 General Arrangement Plan Sheet 1 of 2  
M20466\_201 Rev 1 General Arrangement Plan Sheet 1 of 2  
M20466\_203 Rev 2 Site Wide General Arrangement Plan  
205-090-1001 Changing Rooms Proposed Floor Plan  
205-090-1002 Changing Rooms Proposed Elevations  
205-090-1003 Changing Rooms Proposed Roof Plan and Section

205-090-1004 Proposed AGP Layout and Enclosures  
205-090-1005 Proposed AGP Storage and Fence details  
HLS4501 Rev 6 Proposed Floodlighting  
BPM-AFL-00-00-DR-A-20200 Rev P2 Groundsperson's Yard North and East Elevations  
BPM-AFL-00-00-DR-A-20201 Rev P2 Groundsperson's Yard South and West Elevations  
BPM-AFL-00-00-DR-A-20171 Rev P2 Groundsperson's Yard Level 0  
BPM-AFL-00-00-DR-A-20172 Rev P2 Groundsperson's Yard Roof Plan

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 Prior to the commencement of development, a validation report confirming that the site has been remediated and that the site poses no unacceptable risk of pollution to water resources or to human health shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH4 of the Blackpool Local Plan 2001-2016 and Policies DM35 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document. This information is required to be submitted and agreed prior to commencement in order to ensure that the development hereby approved proceeds safely.

- 4 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 Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies DM35 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 5 (a) Prior to the commencement of any development, a surface water drainage strategy, based on the hierarchy of drainage options in the National Planning Practice Guidance and in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the Local Planning Authority.
- (b) Prior to the commencement of any development, the design for a surface water drainage scheme, based on the approved strategy and in compliance with the hierarchy of drainage options in the National Planning Practice Guidance and in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following:
- (i) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- (ii) Surveys and appropriate evidence to establish the position, capacity, ownership and interconnection of all bodies of water, watercourses, drains and sewers within the application site and those outside of the site into which a direct or indirect connection is proposed;
- (iii) A determination of the lifetime of the development, design storm period and intensity (1 in 30 and 1 in 100 year + allowance for climate change - see EA advice 'Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development and as appropriate during construction), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in metres AOD;
- (iv) A demonstration that the surface water run-off would not exceed the equivalent greenfield rate or a rate evidenced to be first agreed in writing by United Utilities.
- (v) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing watercourses, culverts and headwalls or removal of unused culverts where relevant);
- (vi) Flood water exceedance routes, both on and off site;
- (vii) Existing and proposed ground and other surface levels AOD demonstrating that run-off to adjacent land and highways will not occur except in the exceedance conditions and the exceedance routes as approved;
- (viii) A demonstration that an impermeable membrane shall be installed beneath the pitches to ensure that ground water does not leach into the public sewer system from the slot drains.
- (ix) A timetable for implementation, including phasing where applicable;
- (x) Details of water quality controls.

(c) Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the adopted sewerage system or to any privately owned sewerage either directly or indirectly.

(d) The scheme agreed pursuant to part (b) of this condition shall be implemented in full and in full accordance with the approved details before the development hereby approved is first brought into use.

(e) The developer shall provide as built drawings and certification of the completion of the drainage system as approved by a competent person.

Reason: To promote sustainable development, secure proper drainage of sewage and surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies DM31, DM35 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document and the Blackburn, Blackpool and Lancashire Flood Risk Management Strategy.

6 Prior to commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a) The arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Site Management Company;

b) Evidence of arrangements to transfer responsibility to other parties in the event of the demise of any management company, for example by means of covenants;

c) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) to include elements such as:

(i) on-going inspections relating to performance and asset condition assessments

(ii) operational costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

d) Means of access for maintenance and easements where applicable.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan. The developer shall provide to the Planning Authority, if requested, certification of the condition of the drainage system by a competent person.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM31 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

7 Prior to the commencement of development a scheme of 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:

- *To be confirmed through the Update Note.*

Reason: In the interests of highway safety in accordance with Saved Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document. This scheme must be agreed prior to the commencement of works on site in order to ensure that appropriate access is available once the scheme is operational.

8 Before the development hereby approved is first brought into use:

(a) details of cycle storage provision to include the type of cycle stand and the form and materials of a waterproof cover and enclosure shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the cycle storage agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.

Reason: In order to encourage travel to and from the site by a sustainable transport mode in accordance with Saved Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

9 Prior to the first occupation or use of the development hereby approved:

(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 and shall prioritise the use of native species;

(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 ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall and in the interests of biodiversity and climate change mitigation, in accordance with Policies CS6, CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policies BH3, LQ1 and LQ6 of the Blackpool Local Plan 2001-2016 and Policies DM17, DM20, DM21, DM31 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

10 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 appearance of the site and streetscene in accordance with Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies DM17, DM21 and DM31 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 11 The external materials 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 appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016 and Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 12 Prior to the installation of any external lighting in the car park areas, details of the lighting shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of this condition, the details shall include the form, design, materials and technical specification of the lighting and a lux plan to show the resulting area of light-spill.

Reason: In the interest of the security and appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 13 Use of the development shall not commence until a Community Use Agreement prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. The Community Use Agreement shall apply to use of the artificial grass pitches and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to not undermine the viability of the other artificial grass pitches (existing and/or planned in the Blackpool Playing Pitch Strategy) in the local area in accordance with Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH19 of the Blackpool Local Plan 2001-2016 and Policy DM37 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

- 14 (a) Prior to the commencement of development, details of the provision of an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained shall be submitted to and agreed in writing by the Local Planning Authority;

(b) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking/servicing areas shall pass through the interceptor agreed pursuant to section (a) of this condition.

(c) Vehicle washdown water and detergents should not be passed through any interceptor.

Reasons: To ensure that the development does not contribute unacceptable levels of water pollution in accordance with Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH4 of the Blackpool Local Plan 2001-2016, emerging policies DM31, DM35 and DM36 of the Blackpool Local Plan: Part 2 - Site Allocations and Development Management Policies document and paragraph 174 of the National Planning Policy Framework.

15 The use hereby approved shall not operate outside of the hours of 08:00 to 22:00.

Reason: In order to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH3 of the Blackpool Local Plan 2001-2016 and Policies DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

16 Prior to first use, the acoustic fencing shown on the plans hereby approved shall be installed and shall thereafter be retained.

Reason: In order to safeguard the living conditions of nearby neighbours in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy BH3 of the Blackpool Local Plan 2001-2016 and Policies DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

17 Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plan(s) shall be provided and shall thereafter be retained as such.

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and

18 Before the development hereby approved is first brought into use:

(a) details of refuse storage provision to include size, design and materials shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the refuse storage agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Saved Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

19 No demolition shall take place during the main bird nesting season (March to September inclusive) unless written confirmation of the absence of nesting birds by a suitably qualified



and experienced ecologist has been submitted to and agreed in writing by the Local Planning Authority.

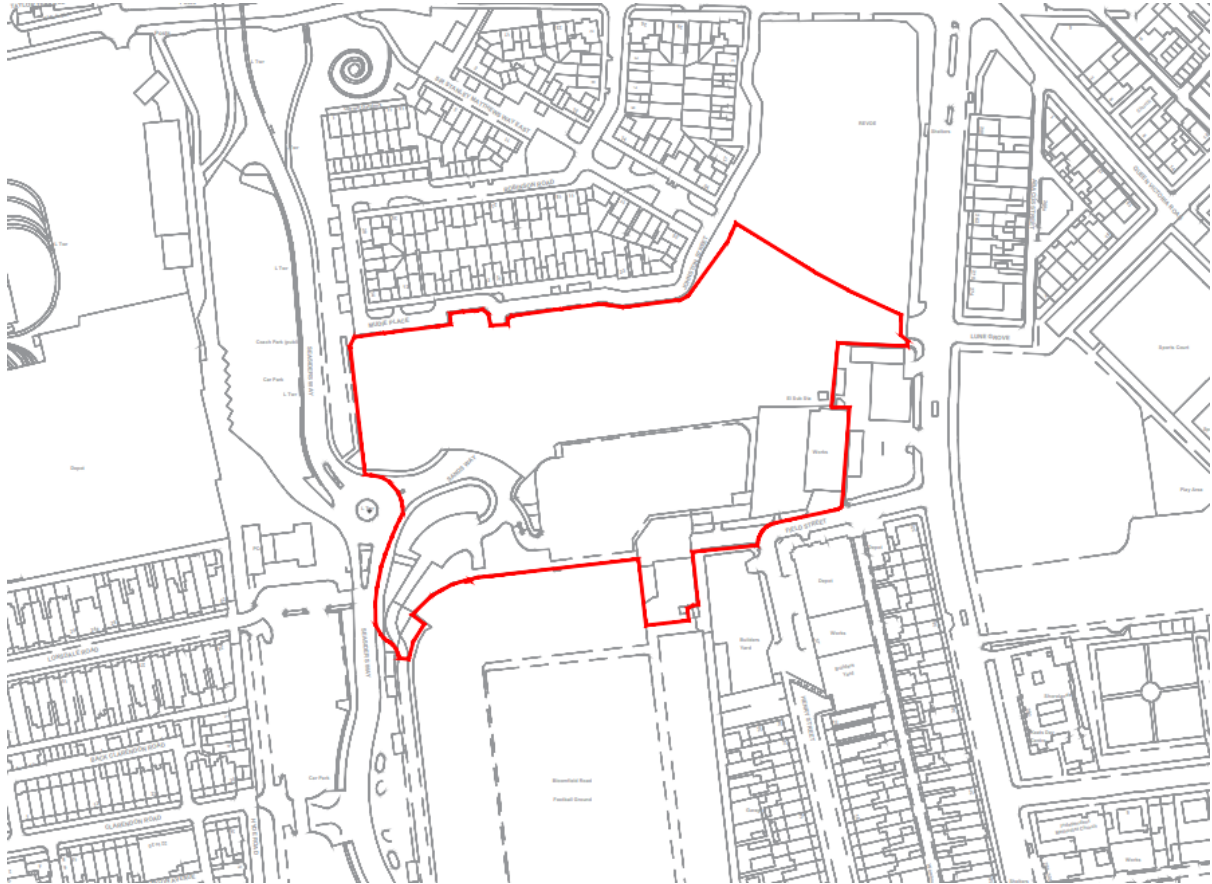
Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

#### **ADVICE NOTES TO DEVELOPERS**

1. Guidance on preparing Community Use Agreements is available from Sport England.  
<http://www.sportengland.org/planningapplications/>  
For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.
2. Condition 7: 48 bicycles should be accommodated within a secure and dry store.
3. Condition 14 - oil interceptor efficiency is enhanced by connecting any roof water into the surface water system downstream of the interceptor. However, if the unit is sized accordingly, taking the area of roof drainage into account, then roof water may pass via the interceptor.

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Location plan



Aerial view





### Site layout



### Landscape masterplan



View of the site looking south west

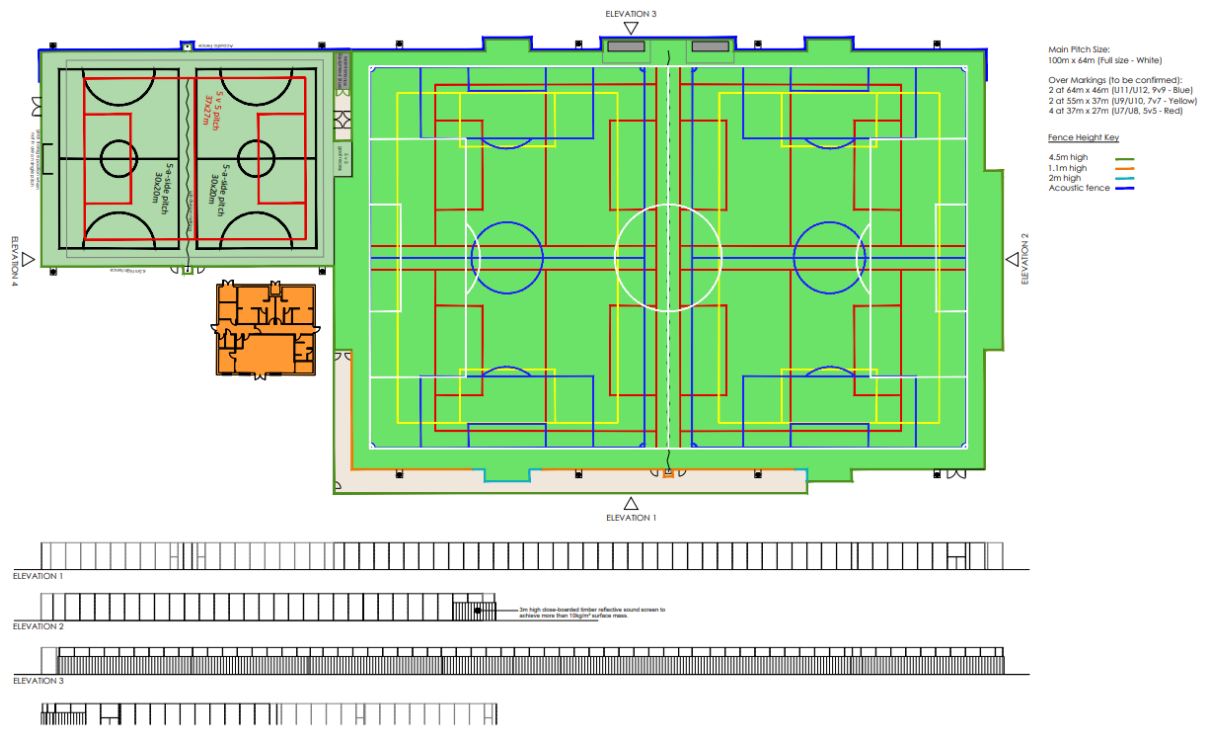


View of the changing rooms from the public realm

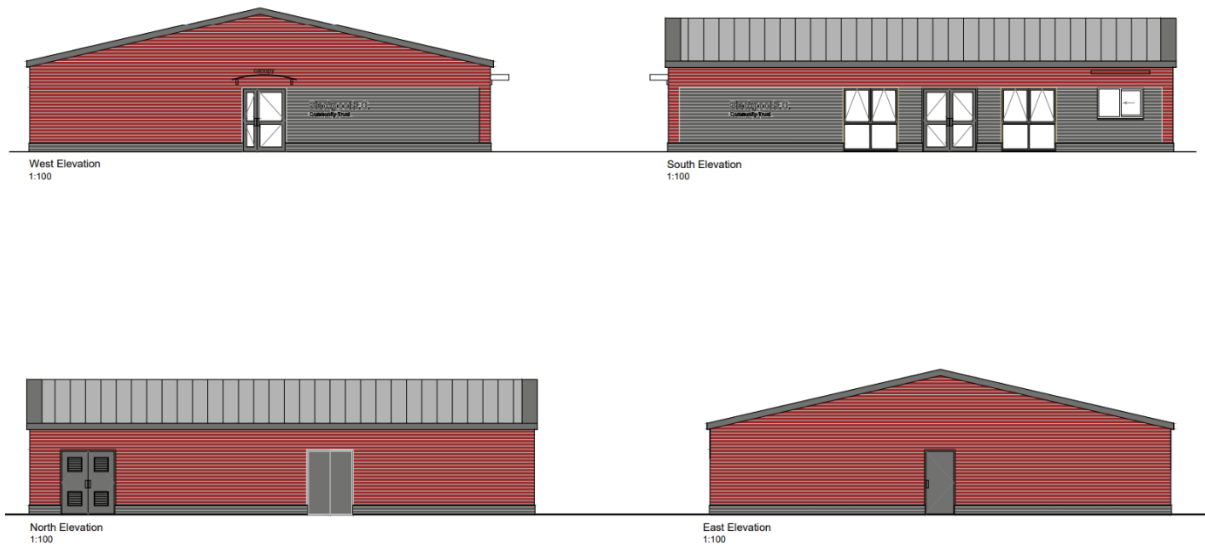




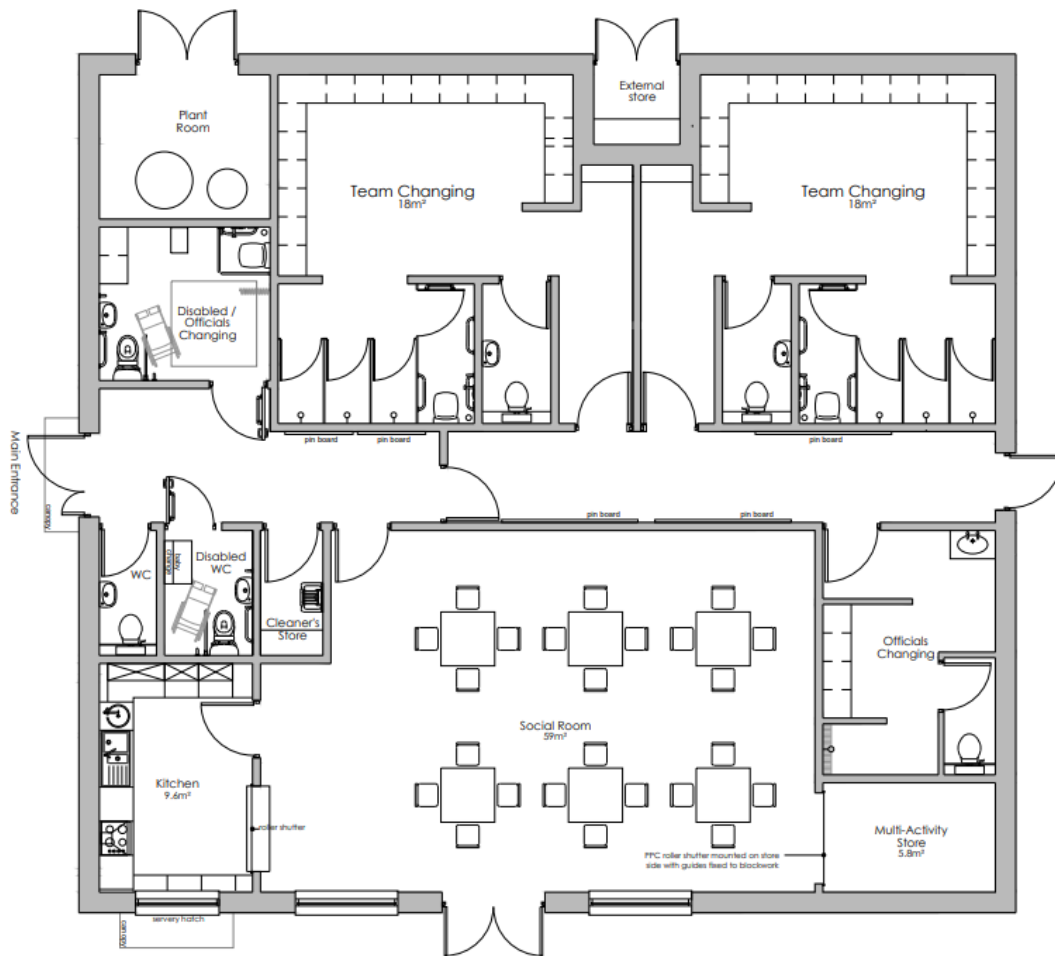
## Pitch layouts and enclosures



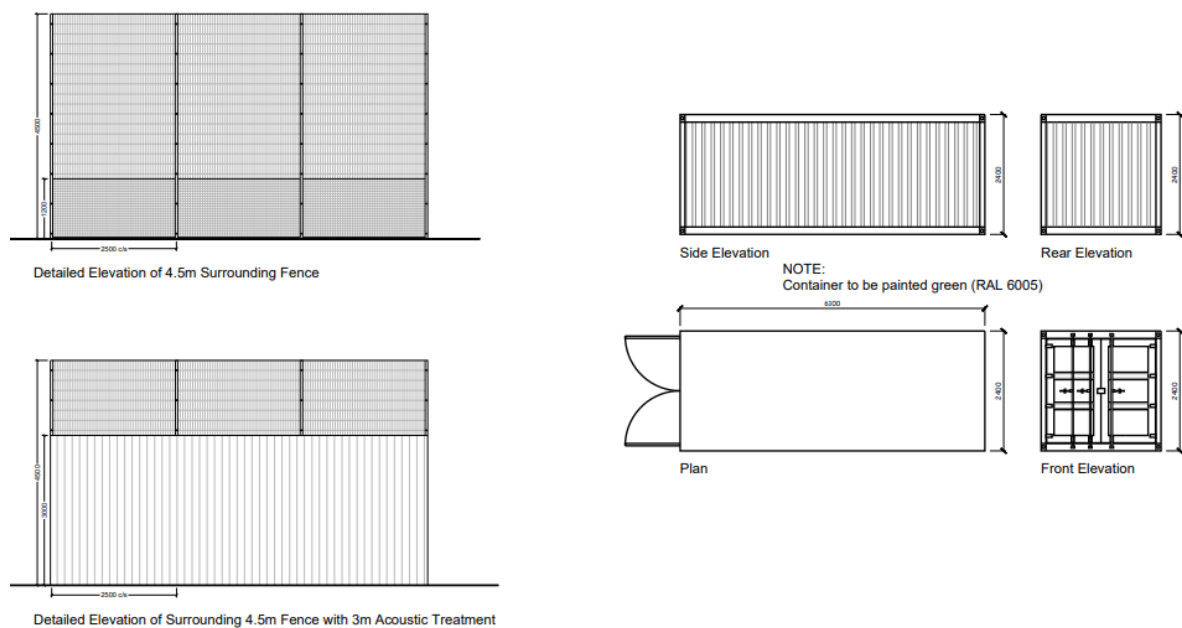
## Changing rooms elevations



## Changing rooms floor layout plans

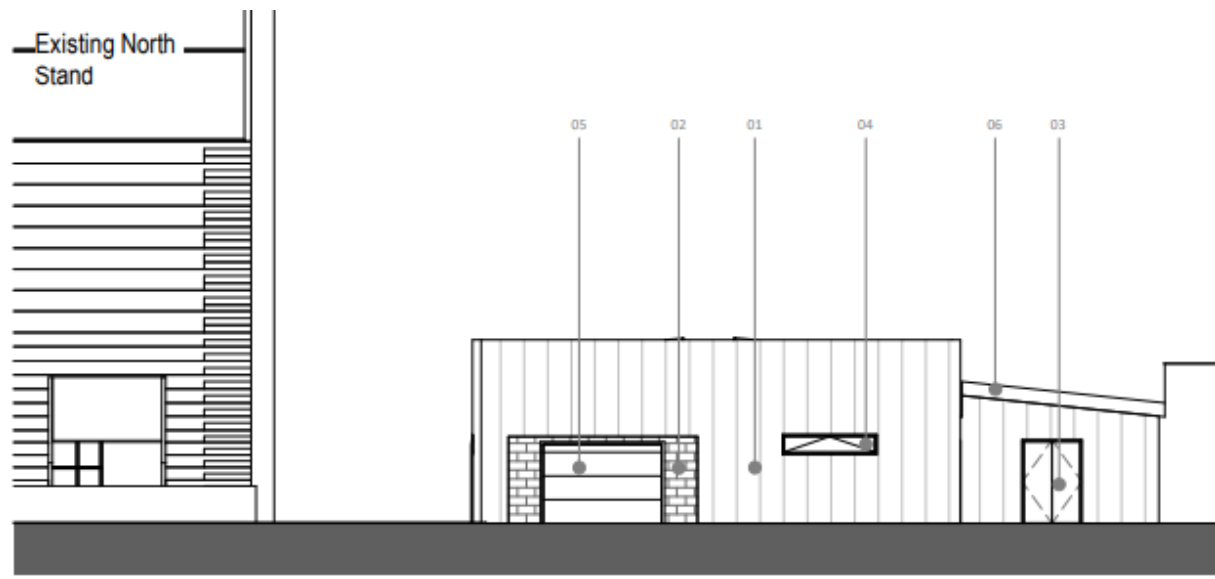


## Pitches container/ store and fencing

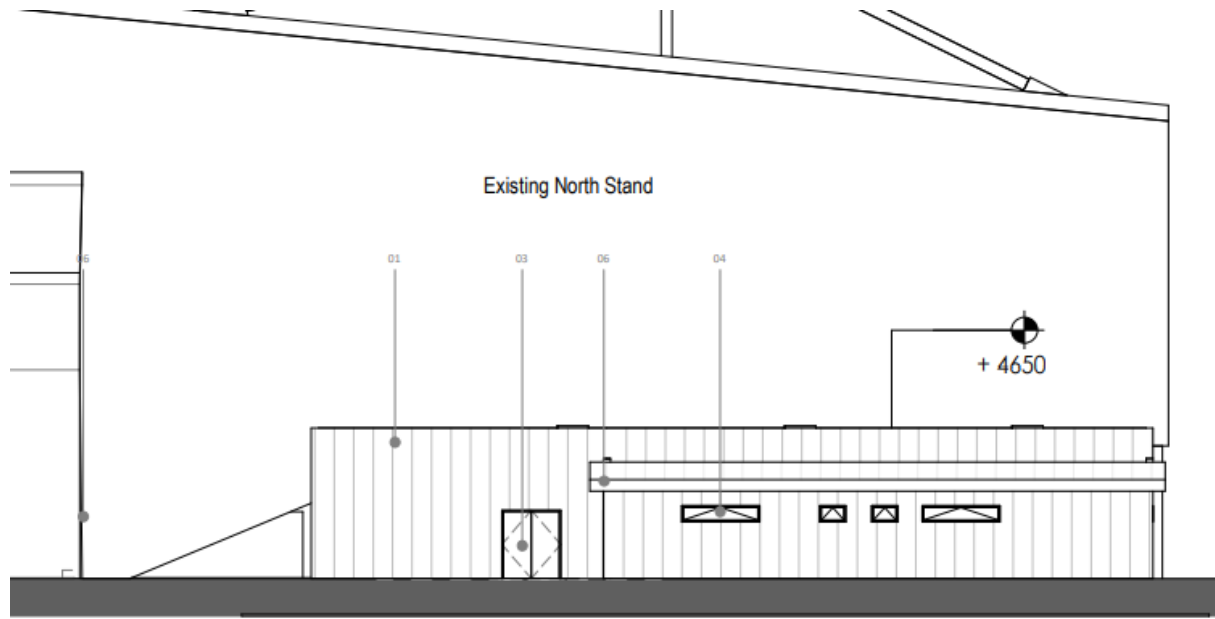




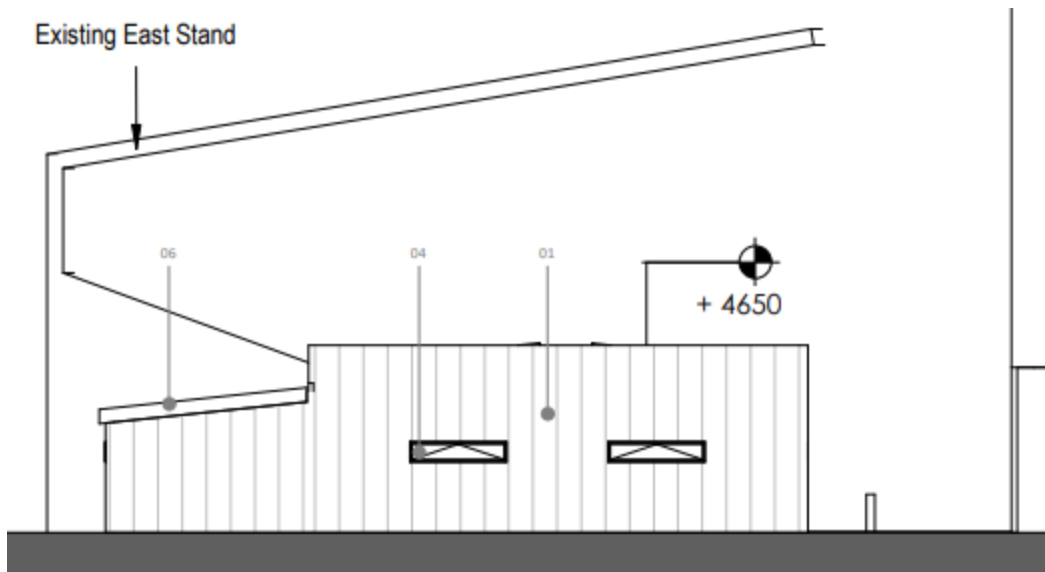
Groundpersons yard south elevation



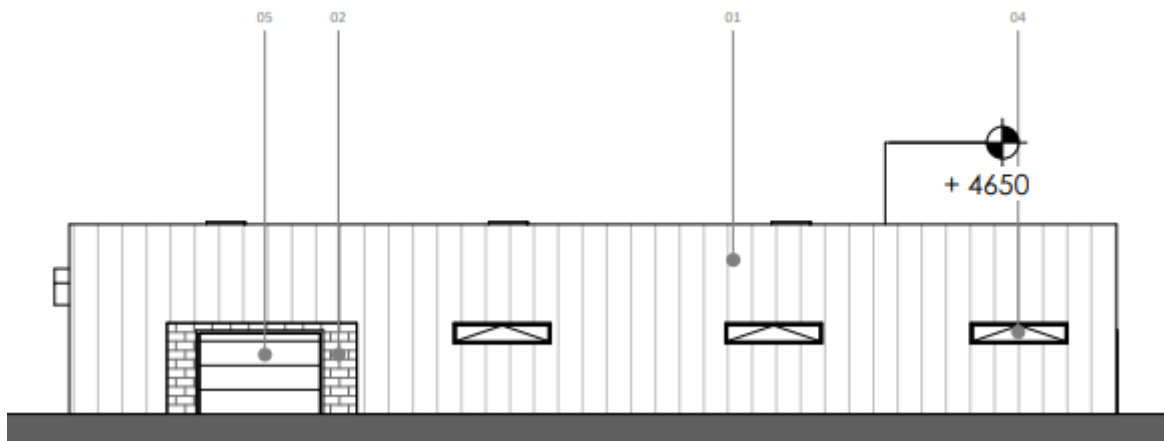
Groundpersons yard east elevation



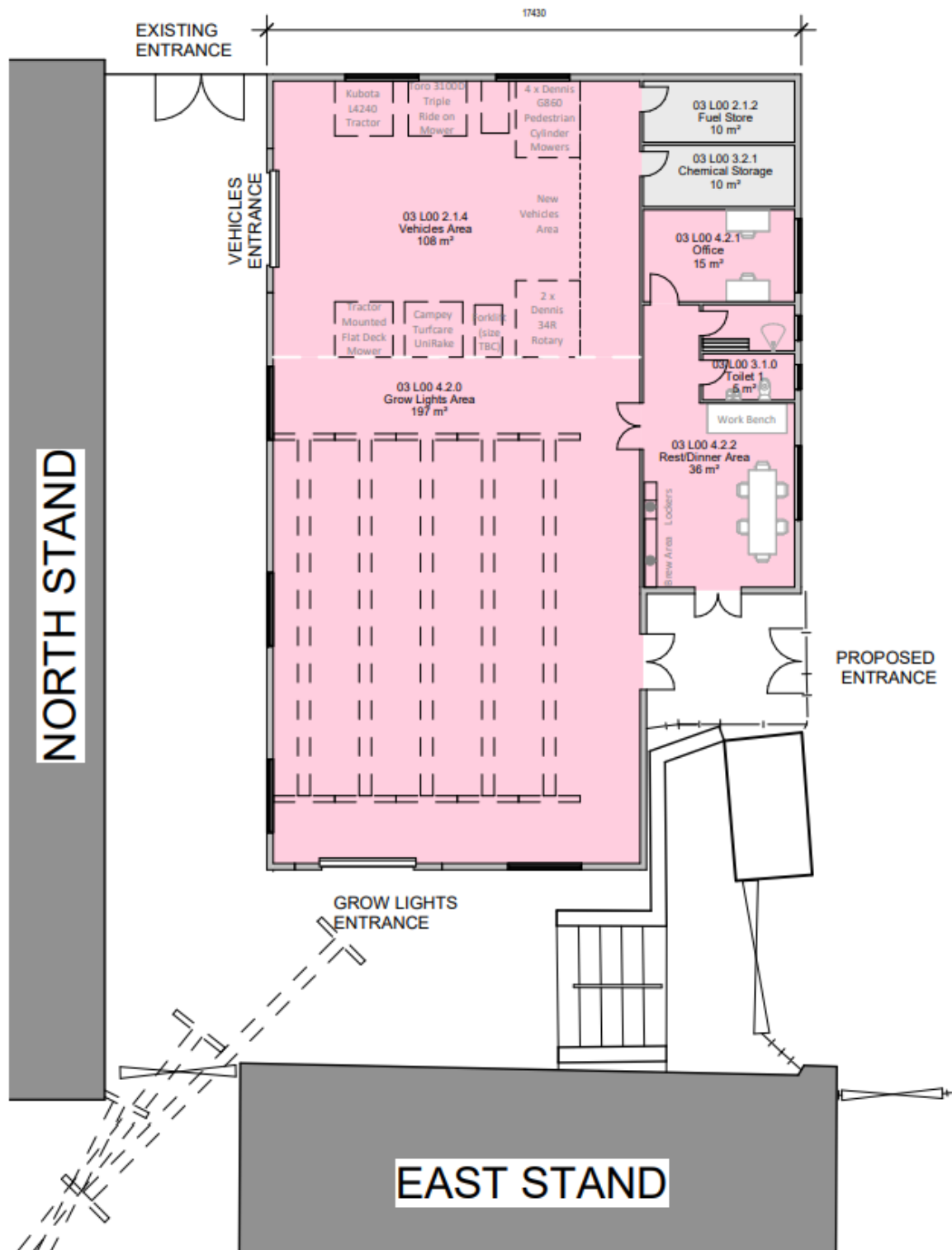
Groundpersons yard north elevation



Groundpersons yard west elevation



Groundpersons yard layout plan



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