

Blackpool Council

24 February 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, 7 March 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 24 JANUARY 2023 (Pages 1 - 8)

To agree the minutes of the last meeting held on 24 January 2023 as a true and correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED (Pages 9 - 12)

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

4 PLANNING ENFORCEMENT UPDATE REPORT (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.

5 APPLICATION NUMBER: 21/1013 - BISPHAM TRAM SHELTER, QUEENS PROMENADE, BLACKPOOL, FY2 9JJ (Pages 17 - 32)

To consider planning application number 21/1013 for the Erection of an external staircase to rear between tram shelter and sub-station buildings (to access previously approved cafe roof terrace) and installation of new windows to west elevation.

6 APPLICATION NUMBER 22/0488 - LAND TO THE REAR OF 199-201 COMMON EDGE ROAD, BLACKPOOL, FY4 5DJ (199A COMMON EDGE ROAD, BLACKPOOL, FY4 5DJ) (Pages 33 - 58)

To consider planning application number 22/0488 for the erection of a dwelling (including dormers and rooms in the roof space) with associated off-street parking and access from Common Edge Road (alteration to house type previously approved under planning permission ref: 19/0653).

7 LIST OF BUILDINGS OF LOCAL ARCHITECTURAL AND/OR HISTORIC INTEREST: 11-19 HILL STREET, BLACKPOOL (Pages 59 - 64)

The Planning Committee is asked to consider the recommendation for formal adoption of 11–19 Hill Street, Blackpool onto the List of Buildings of Local Architectural and/or Historic Interest ('Local List').

8 DATE OF NEXT MEETING

To note the date of the next meeting as 26 April 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

Copies of agendas and minutes of Council and committee meetings are available on the Council's website at www.blackpool.gov.uk.

Public Document Pack Agenda Item 2

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 24 JANUARY 2023

Present:

Councillor Hunter (in the Chair)

Councillors

Baker	O'Hara	Stansfield
Farrell	Slovan	

In Attendance:

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

1 DECLARATIONS OF INTEREST

There were no declarations of interest.

2 MINUTES OF THE MEETING HELD ON 13 DECEMBER 2022

The Committee considered the minutes of the last meeting held on 13 December 2022.

Resolved:

That the minutes of the last meeting held on 13 December 2022 be approved and signed by the 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 PLANNING ENFORCEMENT UPDATE REPORT- NOVEMBER 2022

The Committee considered an update on Planning Enforcement Activity in Blackpool between 1 November and 30 November 2022.

In total, 39 cases had been registered in November 2022, 419 'live' complaints were outstanding as at 30 November 2022 and 17 cases had been resolved by negotiation without recourse to formal action.

Resolved:

To note the update.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 24 JANUARY 2023

5 PLANNING ENFORCEMENT UPDATE REPORT - DECEMBER 2022

The Committee considered an update on Planning Enforcement Activity in Blackpool between 1 December and 31 December 2022.

In total, 19 new cases had been registered for investigation in December 2022, as at 31 December 2022, there were 420 "live" complaints outstanding and in total 3 cases had been resolved by negotiation without recourse to formal action.

Resolved:

To note the update.

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

Ms Susan Parker, Head of Development Management, presented the report and reminded the Committee that the application had been deferred from the December 2022 meeting in order to allow the applicant or his representative agent the opportunity to attend and answer the questions of the Committee in respect of highways and drainage matters.

Ms Parker provided the Committee with an overview of the application, the site, planning history and noted that this was a backland site, 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. Representations against the application had been included within the officer report and the Committee was advised that site was not allocated or safeguarded for an alternative use. Although the third bedrooms fell short of minimum standards, these rooms could be used for alternative purposes and, as the proposal would make a modest contribution to the borough's housing supply and subject to meeting the relevant planning obligations, the development was considered to be acceptable in principle.

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

Ms Parker advised the Committee that the proposed access arrangements had been assessed by the Council's Highways Officer and was considered to be acceptable. She referenced comments made by Councillors Burdess and Hutton at the December 2022 Planning Committee meeting and clarified that neither Mr John Blackledge, Director of Community and Environmental Services, nor Mr Ian Large, Head of Highways and Traffic Management Services had objected to the proposal, but had merely passed informal comment whilst in the area with Councillors on other business.

In respect of drainage proposals, these had been considered by United Utilities and the Council's drainage officer and were acceptable with the site draining to the existing combined sewer as it had been demonstrated that neither infiltration nor use of the

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existing watercourse were viable options. As the surface water run-off would be restricted to greenfield rates, no unacceptable impacts on flood risk were anticipated. Ms Parker noted residents' comments regarding the dyke on the site and advised the Committee that due to its historic disrepair and the fact that it was blocked, the dyke was not considered to constitute a drainage asset. The proposed drainage system had been designed to properly drain the site as a whole and had been approved by the relevant consultees.

The site had already been cleared, however in terms of biodiversity, the development would be required to provide ecological enhancement which could be secured through condition, as would management of Japanese knotweed on the site and no material impact on environmental quality had been identified or anticipated.

The Committee was asked to resolve to support the application and to delegate approval to the Head of Development Management, subject to the signing of a Section 106 Agreement and subject to the conditions listed in the report.

Mr Brian Milton spoke in objection to the application as a local resident and raised concerns regarding drainage, the dyke and potential for flooding. He advised the Committee that the site had been re-wilded with trees which had been subsequently cleared by the developer. He referenced historical developments within Blackpool that had suffered from drainage issues and if this were to happen due to development on this site, how it would be addressed. He also advised the Committee that some of the land had been used for fly-tipping.

Councillor Paula Burdess spoke in her capacity as a Councillor for Clifton Ward and raised residents' concerns regarding privacy, clearance of trees on the site, lack of communication from the developer and the need to restore ecological balance. She raised concerns regarding drainage, advised the Committee that the dyke had filled up and referenced photographs taken on 10 January 2023 that she stated showed issues with the dyke. She raised further concerns regarding traffic, particularly during rush hour and with the development site being in a residential area and near schools. She advised the Committee that a resident also felt that the development was encroaching on their private property.

Ms Parker addressed the points raised by Mr Milton and Councillor Burdess and advised that the developer had been within his rights to clear the site as the trees were not protected and advised the Committee that no planning weight could be given to the developer's actions. She advised that the issue raised by Councillor Burdess regarding alleged encroachment onto private property would be a private matter and again, no planning weight could be given to it. Ms Parker reiterated that neither the Council's drainage officers, nor United Utilities had objected to the proposed drainage scheme.

Councillor Adrian Hutton also spoke in his capacity as a Councillor for Clifton Ward and raised concerns about the level of traffic that the development site could generate on a busy Blackpool road. He also stated that, in his view, the access road was not wide enough and could cause issues for refuse or emergency vehicles. He raised concerns regarding the land marked blue on the plans and stated the residents had advised him they had been informed that this would be used for site cabins, and that removal of the cabins could be difficult once the development was complete. He felt that the land should

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not be built on and asked the Committee to refuse the application.

Ms Parker advised the Committee that the land marked blue on the plan was outside of the application area and that if it was intended to be used as a construction compound as allowed by Permitted Development rights, then the land would have to be cleared and restored to its original state after that usage.

Mr Keith Allen, Highways and Traffic Development Control Officer, addressed the points made by Mr Milton, Councillor Burdess and Councillor Hutton and advised the Committee the road was 6 metres wide and a Council refuse truck was 2.5 metres wide and that the largest fire brigade vehicle was 3 metres wide. The proposed access road had been considered in line with Government and local guidance and no concerns had been raised during considerations and width calculations and Mr Allen noted that the Fire Service had not raised any objections.

The Committee discussed the application and raised concerns regarding width of the access road, increased levels of traffic, the third bedroom falling short of national minimum standards, the use of the land marked blue and the impact on residents.

Ms Parker advised the Committee that although the third bedroom did fall short of national standards, it was considered to be acceptable as the third bedroom could be used as an ancillary room and that under the current local plan there was no requirement to meet those standards. Under Part of Two of the Local Plan, which would be put before Council on 1 February 2023, only 20% of properties would be required to meet those standards.

Mr David Hadwin addressed the Committee to address any questions where the Committee felt that the views of the applicant would be useful. He clarified that there was no intention of using the land marked blue for site cabins and that the land would be restored to provide ecological enhancement upon completion of the development. A Construction Management Plan had not yet been developed as the development had not received planning approval. He advised the Committee that the access road was more than wide enough and that none of the statutory consultees had raised any concerns. Mr Hadwin informed the Committee that the developer had been within his rights to remove trees and shrubs from the land and that none of the items removed had been subject to a Tree Preservation Order. In respect of drainage the Committee was advised that the dyke did not form part of the application site and was not suitable for use as part of the proposed drainage systems. Mr Hadwin confirmed that the developer took part in the 'Considerate Contractor' scheme and would abide by the standard planning conditions that controlled the timings of site works.

The Chair allowed the applicant, Mr. Howard Plant, to address the Committee as Mr. Hadwin had not used his full allocation of speaking time. Mr Plant referred to previous planning permission granted for the site and noted that this application had reduced the number of proposed properties to 11. He advised the Committee that he had taken the advice of the Council and the statutory consultees and raised concerns about the length of time it had taken to bring the application to the Committee.

A proposal was moved and seconded to support approval of the application and to delegate approval to the Head of Development Management subject to the signing of a

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Section 106 Agreement to secure the necessary planning obligations and the conditions outlined in the Officer report.

Resolved:

To support approval of the application and to delegate approval to the Head of Development Management subject to the signing of a Section 106 Agreement to secure the necessary planning obligations and the conditions outlined in the Officer report.

7 APPLICATION NUMBER: 22/0583 - 50 GLOUCESTER AVENUE, BLACKPOOL, FY1 4EJ

The Committee considered planning application number 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 two self-contained supported living flats with staff accommodation at first floor at number 50 Gloucester Road, Blackpool.

Ms Susan Parker, Head of Development Management provided the Committee with an outline of the proposals for the site which had historically been used as a care home and would retain its use within Class C2.

The Committee was advised that the application had been considered under policy BH24 of the current Local Plan, which would become policy DM3, should Part 2 of the new Local Plan be approved in February 2023. Both policies indicated that the proposed use was suitable for the site and met an identified local need and this need had been confirmed by the Council's Adult Services Team. No unacceptable impacts on local residents had been identified.

Ms Parker advised the Committee that planning permission, if granted, would be subject to a Section 106 Agreement to ensure that future tenants would be placed by or with the written agreement of the Council which would ensure that the accommodation would meet the needs of local residents. It was noted that the proposal to provide two one-bedroom flats was contrary to the Council's usual requirements relating to housing mix. However, as this application was for specialist housing to meet an identified need, it was considered acceptable in this instance.

The Committee was asked to support the application and to delegate approval to the Head of Development Management following completion of the necessary Section 106 Agreement.

The Committee discussed the application and noted the need for care provision in Blackpool. In response to questions from the Committee, Ms Parker advised that any placements would be carried out in line with the written agreement of the Adult Services Team and that the Section 106 Agreement would specify that the facility would be for adult places.

A proposal was moved and seconded to support the application and to delegate approval to the Head of Development Management, subject to completion of the Section 106 Agreement to control occupancy.

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Resolved:

To support the application and to delegate approval to the Head of Development Management, following completion of the Section 106 Agreement to control occupancy.

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

The Committee considered application number 22/0859 for the provision of one full size 11 a-side artificial grass pitch and one 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.

Ms Susan Parker, Head of Development Management, provided the Committee with an outline of the application and proposals for the site which comprised of two enclosed and floodlit artificial grass football pitches, changing facilities, car parking and public realm provision. The proposal also included a building to store equipment for the main stadium and would require demolition of an industrial unit on Field Street. The Committee was advised that the application site included part of a housing allocation which had been expected to deliver around 56 dwellings within the site boundary. Whilst this loss of housing allocation did weigh against the scheme, the site was not critical for housing delivery.

The Committee was advised that in relation to the Core Strategy, there was a focus on brownfield redevelopment in Inner Areas and neighbourhood regeneration and the Core Strategy supported development to encourage healthy and active lifestyles. The proposal would regenerate a partially vacant brownfield site and provide accessible sporting opportunities to a deprived Inner Area neighbourhood. Sport England had not objected to the scheme, subject to submission of a Community Use Agreement and Ms Parker confirmed that the proposal did not undermine viability of other existing or planned 3G artificial grass pitches as outlined in the Playing Pitch Strategy.

Ms Parker advised the Committee that there was no strategic need for the sporting facility, however the community and regeneration benefits weighed heavily in the planning balance and the principle of the development was considered to be acceptable. The Update note referred to a proposed single storey store in the northeast corner between the north and east stand. This location had historically been used for storage, however this had been granted temporary planning permission for use as a fan zone. Ms. Parker advised that this had no bearing upon the consideration of this application. Some potential for noise disturbance and light pollution had been identified and a condition restricting usage times of the pitches was proposed, along with angled and shrouded floodlights and a 3 metre high acoustic fence, in order to safeguard residential amenity.

The application was considered to be acceptable in terms of design and layout and a significant amount of public realm would be provided with a high quality landscaping scheme which would have a positive visual impact on the area. Though the details would need to be agreed by condition, this would provide a green link between Revue Park and Seaside Way and enhance biodiversity in the area.

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In respect of parking provision, the Update Note stated that the final car park layout would be agreed by condition to ensure that the number of electric vehicle, accessible spaces and cycle storage met the Council's parking standards. Ms Parker advised the Committee that United Utilities had identified a number of assets within the application site and a condition in respect of diversion or protection of water mains was necessary. The proposed additional condition was detailed within the Update Note.

In conclusion, Ms Parker advised that no issues relating to drainage, ecology or environmental quality had been identified and the proposal would provide regeneration to a brownfield site and health, social and environmental benefits to a deprived area. As such, the benefits of the proposal outweighed the partial loss of housing allocation. The Committee was asked to support the application and delegate authority to the Head of Development Management to issue the decision on conclusion of negotiations with Highways Officers and subject to the appropriate conditions as detailed in the Officer Report and the Update Note.

Mr Ed Harvey, planning agent for the applicant, spoke in favour of the application and advised the Committee that the development would provide a new sports village including new pitches, facilities and public realm that would be open to community use. It would provide investment in the community and regenerate a partially vacant brownfield site. Little impact was anticipated in relation to neighbour amenity and mitigations would be put in place via condition. No objections had been received from the Football Federation or Sport England and the Committee was asked to support the application.

The Committee discussed the application and considered it to be a high quality application, a positive use of land and would have social benefits as well as contributing to social inclusion.

A motion was moved and seconded to support the application and delegate authority to the Head of Development Management to issue the decision on conclusion of negotiations with Highways Officers and subject to the appropriate conditions as detailed in the Officer Report and the Update Note.

Resolved:

To support the application and delegate authority to the Head of Development Management to issue the decision on conclusion of negotiations with Highways Officers and subject to the appropriate conditions as detailed in the Officer Report and the Update Note.

9 DATE OF NEXT MEETING

Resolved:

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

Chairman

(The meeting ended at 7.32 pm)

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

Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	7 March 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:

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

6.0 Planning Appeals Lodged

6.1.1 22/0432 – Land adjacent to Central Pier, Blackpool - Retention of single storey building, canopy, decking, and boundary treatment and use of premises as a bar and external seating area.

An appeal has been lodged by Blackpool Pier Company against the Council's refusal of planning permission.

- 6.1.2 22/0637 – 290 Queens Promenade, Blackpool FY2 9AZ - Erection of two storey side and rear extension with balcony to front, single storey rear extension and loft conversion following demolition of existing side garage.

An appeal has been lodged by Mr & Mrs Allvey against the Council's refusal of planning permission

- 6.1.3 22/0637 – 25 Annesley Avenue, Blackpool FY4 7JD - Erection of a first floor extension to the front of the dwelling and associated external alterations to fenestration to side.

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

- 6.1.4 22/0827 – 11 Sandhills Avenue, Blackpool FY4 1QQ - Erection of a single storey rear extension. (Retrospective)

An appeal has been lodged by Mr Powell and Miss McLaren against the Council's refusal of planning permission

- 6.1.5 22/0054 – Former Bagleys Garden Centre, Midgeland Road, Blackpool FY4 5HE - Erection of 5 detached bungalows for people over the age of 55, with associated garages, landscaping and utilising existing access from Midgeland Road (via Birchwood Gardens).

An appeal has been lodged by Demac Housing Limited against the Council's refusal of planning permission

7.0 Planning/Enforcement Appeals Determined

- 7.1 22/0554 – 144 Vicarage Lane - Display of 1no. 3m x 6m internally illuminated static LED digital advertisement screen to the side of dwelling.

Appeal Dismissed

The Inspector noted that the proposed sign would be viewed in the context of the existing vertical signs associated with the adjacent businesses, and the numerous lighting columns along the road and in the car park. Nonetheless, the advertisement would be large in size, and the proposed digital format with changing images would introduce a new and highly prominent feature in the streetscene.

Although it would fit on the side of the host building, the large scale of the sign would dominate the gable wall. It would appear out of proportion when compared with the small scale features of the houses along Vicarage Lane. In addition, the display would introduce a commercialised presence which, aside from the signage linked to existing businesses, is largely absent in this area.

Further, the proposed form of advertising is not typical of this part of Blackpool. The suggested removal of signage elsewhere does not provide a reason to allow a new display, which would be uncharacteristic of this area and harmful to visual amenity. Comparison to

an appeal allowed for signage on Waterloo road was dismissed as non-comparative.

Owing to its large size, siting and format, the Inspector concluded that the proposal would cause unacceptable harm to the visual amenity of the area. It would appear out of character and would add visual clutter to this predominately residential area.

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

7.3 Does the information submitted include any exempt information? No

7.4 22/0432 23 Ackroyd Place, Blackpool - Installation of window to front elevation and use of garage as ancillary living accommodation.

Appeal Dismissed

The Inspector agreed that the main issue is the effect of the proposal on the character and appearance of the area.

She stated that the extensive hardstanding frontage parking would be visually dominant and unsympathetic to the dwelling. Taking into account the length of the driveway and the projecting bay window to the living room, larger cars would likely need to park close to the windows to avoid protruding into the road and they would obscure much of the ground floor habitable room windows. Consequently, increased frontage parking would not be well related to the dwelling but rather it would be a discordant, awkward and visually obtrusive arrangement.

No 23 is towards the end of a private cul-de-sac, but there is pedestrian access along Ackroyd Place from Marples Drive and the proposal would be prominently sited to the front of the property adjacent to the carriageway. The increase in the hard built environment and the reduction in green infrastructure would not add to the overall quality of the area. The proposal would not make a positive contribution to local distinctiveness or sense of place.

The Council considers that the proposal would set a precedent for similar schemes to come forward that would cumulatively result in harm to visual amenity. Properties in the area tend to be closely spaced with relatively small frontages, generally with a greater proportion of hardstanding than soft landscaping. Incremental increases in hardstanding frontage parking at the expense of soft landscaping would result in cumulative adverse effects on the character and appearance of the area. The Inspector found that there is a reasonable prospect of similar development coming forward in this area if the appeal was allowed and it would be difficult for the Council to resist similar applications. As such, the proposal would be likely to result in cumulative visual harm.

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

7.6 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.

Report to:	PLANNING COMMITTEE
Relevant Officer:	Jennifer Clayton, Acting Head of Public Protection and Enforcement
Date of Meeting:	7 March 2023

PLANNING ENFORCEMENT UPDATE

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of Planning Enforcement activity within Blackpool, between 1 January 2023 and 31 January 2023.

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 priorities are:

- "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, 31 new cases were registered for investigation in January 2023.

As at 31 January 2023, there were 407 "live" complaints outstanding.

Resolved cases

In total, 11 cases were resolved by negotiation without recourse to formal action.

Closed cases

In total, 30 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

- Three Enforcement Notices were authorised in January 2023;
- No s215 notices were authorised in January 2023;
- No Enforcement Notices were issued in January 2023;
- Three s215 notices were issued in January 2023.

Notices authorised

Ref	Address	Case	Dates
22/8330	162 Layton Road (FY3 8ER)	Unauthorised material change of use from a single private dwelling-house to a self-contained holiday let	Enforcement Notice authorised 26/01/2023
22/8506	84 Harrowside (FY4 1LR)	Unauthorised material change of use from a single private dwelling-house to a self-contained holiday let	Enforcement Notice authorised 30/01/2023
18/8122	271 Midgeland Road (FY4 5JA)	Unauthorised material change of use of a single storey outbuilding to a single private dwelling-house (known as 271A Midgeland Road)	Enforcement Notice authorised 30/01/2023

Notices issued

Ref	Address	Case	Dates
21/8370	9 Lynn Grove (FY1 2HZ)	Poor external condition	S215 Notice issued 09/01/2023. Compliance due by 20/04/2023
21/8486	4 Quernmore Avenue (FY3 9SU)	Poor external condition	S215 Notice issued 25/01/2023. Compliance due by 02/06/2023
21/8351	Marton Men's Social Club, 75 Dagers Hall Lane (FY4 4AX)	Poor external condition	S215 Notice issued 25/01/2023. Compliance due by 08/05/2023 unless an appeal lodged at Magistrates Court by 08/03/2023

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

Application ref:	21/1013
Ward:	Bispham
Application type:	Full
Location:	
	BISPHAM TRAM SHELTER, QUEENS PROMENADE, BLACKPOOL, FY2 9JJ
Proposal:	Erection of external staircase to rear between tram shelter and sub-station buildings (to access previously approved cafe roof terrace) and installation of new windows to west elevation.
Recommendation:	Grant planning permission with the conditions listed.
Recommendation Summary:	<p>The application relates to the construction of a rear external staircase to provide access to a previously approved café roof terrace.</p> <p>The application proposal has been amended significantly since it was first submitted and it is considered the scheme would now have minimal impact on the locally listed building and is therefore considered acceptable subject to conditions.</p>
Meeting date:	
	7 March 2023
Reason for bringing to Committee:	The application is before Members because the applicant has raised concerns about the suitability of a condition imposed by the Planning Committee at the meeting on 15 November 2022 and has asked that this condition be reconsidered.
Case officer:	Caron Taylor
Case officer contact:	01253 476221

Update

Members will recall that this application was reported to the Planning Committee at its meeting on 15 November 2022 with a recommendation for approval.

At that meeting concerns were raised regarding potential conflict between users of the business and cyclists/pedestrians, whereby the door in the seaward elevation could be opened into the path of a pedestrian/cyclist without warning.

The potential to install a fixed guard rail at the rear was discussed, the intention being that pedestrians and cyclists would be guided away from the door so that it could not open out into their path. The Committee agreed that there could be some danger to pedestrians and cyclists on the Promenade and suggested that the guard rail be painted a brighter colour to improve visibility. In addition, it was requested that consideration be given to putting markings on the ground, to alert pedestrians and cyclists to the guard rail.

Planning Officers advised that the Committee could request a condition to secure these measures and that, if the applicant was not agreeable to this, the application could be brought back before the Committee for further consideration.

Officers have discussed the provision of the guard rail at length with the applicant.

The applicant does not accept the proposed planning conditions requiring a guard rail, that it should be painted in a bright colour to improve visibility, or the requirement to put markings on the ground.

The applicant has provided the following reasoning and have indicated an intention to present their case at the Committee meeting:

I really am struggling to accept the proposed planning conditions for the guardrail as it really doesn't solve any health and safety issues.

For a cyclist or pedestrian to be hit by the gate they would have to be physically riding/walking directly against the rear wall of the tram station due to the amount of the gate swing exposure into the path of cyclist walkers etc.

A member of the Planning Committee also raised concerns at the planning meeting regarding the Council's planning conditions. The recommendations for the gate to be painted a bright colour, reflective strips installed on the guardrail and markings painted on the floor would serve no purpose in the dark as they only work if the reflective strips react to light.

If the Council insists the guard rail needs to be a condition of planning, it will create further health and safety problems for pedestrians, dogs, cyclist etc not seeing the guardrail in the dark etc.

My biggest concern is that at the minute we are having a lot of problems with children climbing onto the roof. If the guardrail was to be a planning condition, it would just allow children to climb on by using it as a ladder to gain access to the roof more easily.

I would like to see if we can resolve these concerns without further delays to the Tram Station, but not withstanding planning permission was granted in 2017 for a change of use including a roof terrace.

The remainder of this report is as submitted in November 2022, with the exception of updates to the relevant planning policies in light of the adoption of the Local Plan Part 2: Site Allocations and Development Management Policies (2012-2027) at the full Council meeting on 22 February 2023. The officer recommendation remains one of approval subject to the conditions listed at the end of this report and without the previously agreed condition regarding the guardrail.

1.0 SITE DESCRIPTION

- 1.1 The application relates to Bispham Tram Station which is situated in a prominent location on the Promenade at its junction with Red Bank Road.
- 1.2 The building is locally listed.

2.0 PROPOSAL

- 2.1 The application is for the erection of an external staircase to the rear, in a recess between the tram shelter and attached sub-station buildings (to access a previously approved cafe roof terrace) and also for the installation of new windows to the west (rear) elevation. The new windows have already been inserted.
- 2.1.2 In 2017 planning permission was granted (ref: 17/0305) for external alterations including window alterations to the rear elevation and use of the premises as a cafe with associated roof terrace. The proposed staircase would give access to the roof terrace (rather than use an internal staircase approved under the 2017 permission in the northeast corner of the building that would have given access to the roof, but be open to the elements when in use).
- 2.1.3 Initially the application was for a glazed atrium roof on the top of the building to provide shelter from the weather above the internal staircase that emerged onto the roof. However, this was not considered acceptable as even though a glass structure was proposed it would have read in the streetscene as a solid addition to the roof. It would also have been sited to one side removing the symmetry of the building, which is considered central to its character.
- 2.1.4 As a result amended plans have been received altering the proposal so that an atrium to the roof is no longer proposed. Instead a staircase is now proposed at the rear of the building in a recess between the tram shelter building and the attached sub-station.
- 2.1.5 The proposal would also allow for some internal alterations to enlarge the dining area at ground floor.

3.0 RELEVANT PLANNING HISTORY

- 3.1 17/0305 – External alterations including window alterations to rear elevation and use of premises as a cafe with associated roof terrace – approved.
- 3.2 21/1014 – Discharge of conditions 3 (Servicing), 6 (Materials) and 9 (Building Recording) attached to planning permission 17/0305 – approved.

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 6 – Building a Strong, Competitive Economy
- Section 12 - Achieving well-designed places
- Section 16 – Conserving and Enhancing the Historic 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 (Part 1)

4.3.1 Part 1 was adopted in January 2016. The following policies are most relevant to this application:

- CS3 Economic Development and Employment
- CS7 Quality of Design
- CS8 Heritage

4.4 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (Part 2)

4.5.1 Part 2 was adopted in February 2023. The following policies are most relevant to this application:

- DM10 Promenade and Seafront
- DM20 Extensions and Alterations
- DM28 Non-Designated Heritage Assets

4.5 Other Relevant documents, guidance and legislation

4.5.1 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.

4.5.2 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.

4.5.3 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.

4.5.4 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 **Conservation Officer** – is now happy with the rear staircase as it will now be positioned in a recess at the rear of the building.

5.1.2 With regard to the windows on the west elevation, they state this elevation has relatively low significance and, although the main windows have aluminium frames and ideally the materials should be the same throughout the building, they have no particular objections if the windows have already been installed.

5.2 **Blackpool Civic Trust** – Objected to the application as originally proposed stating the proposed glass box addition on the roof of the tram shelter is not in character with the art nouveau design of the original structure. They feel a more sympathetic design is required to retain this important part of tram infrastructure. They support the application for going on the roof but a more substantial and sympathetic structure is needed to complement the design of properties on the east side of the tram track.

5.2.1 No further comments have been received from them following notification of the amended plans.

6.0 **REPRESENTATIONS**

6.1 One letter of objection has been received to the amended plans from the following address:

- Bispham and Cleveleys Kitchens Ltd. 14-22 Red Bank Road

6.1.1 This representation raises the following objections:

- The land between the tram station and sub-station is owned by the Council and does not form part of the applicant's lease;
- In order to satisfy building regulations the staircase would have to start on Council land (and is shown to do on the proposed plan). Therefore the permission of the Council would be needed to carry out the proposed works even if planning permission were granted;
- Members of the public descending the staircase would do so into the cycle path at a blind corner and a serious accident could occur;
- If the Council did not allow the staircase to be on their land then it would have to be started further back and therefore be steeper so it would not comply with the building regulations;
- The staircase would be too close to the door into the café which staff would use to take food and drink up to the roof terrace so therefore would be a danger of collision between staff and customers;
- If the door from the ground floor of the café to the staircase opened outwards it would block the means of escape through the gate at the bottom of the stairs;
- The gate would open outwards into the cycle path causing a danger.

6.1.2 The following representations were submitted in response to the original plans (proposing the atrium roof):

6.1.3 A petition signed by 142 people in favour of the application (as it was originally applied for with the atrium roof) has been submitted.

6.1.4 One letter of support has been received from the following address to the original scheme:

- 87 Poulton Road

6.1.5 This support is on the following grounds:

- The building will be improved by the proposal;
- It will improve and preserve a previously derelict building which has been used by drug users and a detriment to the Promenade;

- It has provided a service throughout the pandemic for those who used the Promenade without having to cross the tram tracks

6.1.6 Two objections have been received from the following addresses to the original scheme:

- 214-222 Queens Promenade
- Bispham and Cleveleys Kitchens Ltd. 14-22 Red Bank Road

6.1.7 These representations raise the following issues:

- The building is locally listed and the proposed structure would be highly visible and constructed of unsympathetic materials and out of character with the style of the building;
- With it being off-set to one side it is not in keeping with the architectural design of such a prominent symmetrical building;
- The proposal is contrary to Policy CS8;
- The material of the atrium would be of low-quality at odds with the existing building and contrary to Policy CS7 of the Core Strategy;
- The parking restrictions of the 2017 permission are being ignored.

7.0 ASSESSMENT

7.1 Principle

7.1.1 There are no constraints that would prevent alterations to the building in principle, the acceptability of the scheme hinges on whether it is appropriate in design terms or not, which is assessed below.

7.2 Amenity

7.2.1 The proposal would not have any impact on the amenity of residents or visitors. The staircase would be positioned to the rear of the building which stands on the sea side of the tram tracks away from any other buildings, other than a toilet block.

7.3 Visual Impact Including Impact on a Non-Designated Heritage Asset

7.3.1 The staircase would not have a detrimental impact on the streetscene given its location in a recess at the rear of the building. The windows that have already been fitted are grey aluminium with flush fitting casements and are considered acceptable in design terms in relation to the building.

7.3.2 In relation to the building as a non-designated heritage asset (a locally listed building) Core Strategy Policy CS8 states:

Proposals will be supported that:

- a. Retain, reuse or convert, whilst conserving and enhancing the significance of designated and non-designated heritage assets and their setting.
- b. Enhance the setting and views of heritage assets through appropriate design and layout of new development and design of public realm.
- c. Strengthen the existing townscape character created by historic buildings.

- 7.3.3 The above is also reflected in emerging Local Plan Part 2 Policy DM 28 which now carries some weight in decision making.
- 7.3.4 It is considered that the alterations to the building as shown on the amended plans are acceptable. Following extensive negotiations it is considered a solution has been found that gives an appropriate access to the previously approved roof top café while also respecting the character of the tram station building. The position of the staircase would be discrete at the rear of the building and would not be readily visible due to its position in a recess. The impact of the stair case and windows on the non-designated heritage asset are considered acceptable and help to ensure that the building is retained in use. It is therefore considered that the proposal will conserve and enhance the building by allowing the café business to successfully access the roof terrace and therefore ensuring the building remains in constructive use, whilst also adding to the local economy in terms of employment and supporting the tourism industry.

7.4 **Access, Highway Safety and Parking**

- 7.4.1 Following re-notification on amended plans an objection was received regarding possible safety issues with the scheme.
- 7.4.2 At the bottom of the proposed staircase to the rear of the building a gate is shown on the plans. This is so customers on the roof terrace can exit onto the Promenade without having to go through the café at ground floor in an emergency. The gate would only be used by customers in an emergency, as normally customers would enter and exit through the café from the front and then go through it to gain access to the staircase up on to the roof. The gate would also prevent access to the roof terrace when the café is closed.
- 7.4.3 Concerns were raised about pedestrians emerging onto the Promenade through the gate into the path of cyclists and/or vehicles (Council service vehicles travel along it) at what is a 'pinch point' in the Promenade. It is accepted that there is a realistic possibility of this happening as customers exiting through the gate in an emergency would be unlikely to realise that the Promenade is a cycle route and used by limited vehicles as they emerge from the recess, and cyclists particularly could be travelling at some speed.
- 7.4.4 The gate is also proposed to open outwards and this could be into the path of a cyclist or service vehicle.
- 7.4.5 Discussions have taken place with the Council's Highway Engineer, Engineering Manager (responsible for the Promenade to the rear of the tram shelter) and Building Control (in relation to what is necessary in terms of emergency escape).
- 7.4.6 Building Control advises that it is not possible to have the gate opening inwards due to the number of people that could occupy the café. Therefore the gate has to open outwards for use in an emergency. However, a new guard rail would be placed on the Promenade, perpendicular to the building behind the swing of the gate, so that cyclists, vehicles and other pedestrians have to go around it, taking them away from the building and preventing the gate opening outwards into their path. Engineering Services are satisfied with this proposal.
- 7.4.7 The erection of the guard rail prior to the stair case being brought in to use, which has been shown on the plans will be the subject of a condition. Originally it was considered that the use of the gate should be for emergencies only, however after a further site visit and

discussions with occupier it is considered that the use of the rear access via the gate for deliveries too is acceptable. This will reduce deliveries to the front of the building close to the tram tracks and also deliveries via another door on side/north elevation (which may encourage delivery vehicles to drive along the Promenade to the rear of the building). Using the gate for deliveries would allow vehicles to park on the safer south side of the building with a short carry distance to the gate and then a door into the serving area of the cafe. A condition is therefore proposed that the gate at the bottom of the staircase should only be used for deliveries and in an emergency.

7.5 Other Issues

- 7.5.1 It is not considered the proposal will have any impact on drainage, biodiversity or environmental quality.
- 7.5.2 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).
- 7.5.3 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.
- 7.5.4 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.
- 7.5.5 To respond to other matters raised in representations: the applicant has served notice on the Council. The Estates Department advise the area between the tram station and sub-station buildings where the staircase would be positioned is in the red edge of the application but is not within the area covered by their lease, they will therefore need to update their lease to implement the permission. This is not a planning matter but an informative note will be placed on any permission granted advising the applicant of this.
- 7.5.6 A Building Control Officer has reviewed the plans and given advice to the case officer. If permission is granted the developer will also need to comply with the Building Regulations. If it emerges that as a result of the Building Regulations changes are needed to the plans then the applicant will need to seek any necessary amendments to the plans.
- 7.5.7 The need to serve notice on Electricity North West was also raised with the agent, but they advise that the new staircase will not to be attached to Electricity North West property at any point.

7.6 Sustainability and planning balance appraisal

- 7.6.1 Sustainability comprises economic, environmental and social components.

- 7.6.2 Economically the staircase will help expand the buildings use as a café, create a limited amount of employment and support the tourist economy.
- 7.6.3 Environmentally the proposal will have very little impact. Visually the staircase will be largely concealed from wider views due its position in a recess.
- 7.6.4 Socially it will not impact on the amenity of any properties and it will result in minimal impact on a non-designated heritage asset while helping to ensure that the building is retained in use contributing to the Council’s regeneration objectives.
- 7.6.5 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 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 accords with the first priority by supporting a local business.

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 approved.

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 10th June 2022

Plans and elevations ref. 21-89-1 Rev B

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 guard rail shown on approved plan ref: 21-89-1 Rev B shall be erected prior to the staircase hereby approved being brought into use.

Reason: To ensure the swing of the gate does not result in collision with a pedestrian, cyclist or vehicle and therefore to ensure safety of the general public in accordance with Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 4 The gate shown on approved plan ref: 21-89-1 Rev B at the bottom of the staircase hereby approved, shall only be used as an emergency exit and for deliveries only and shall not be used for day-to-day access and/or egress from the building and/or roof terrace.

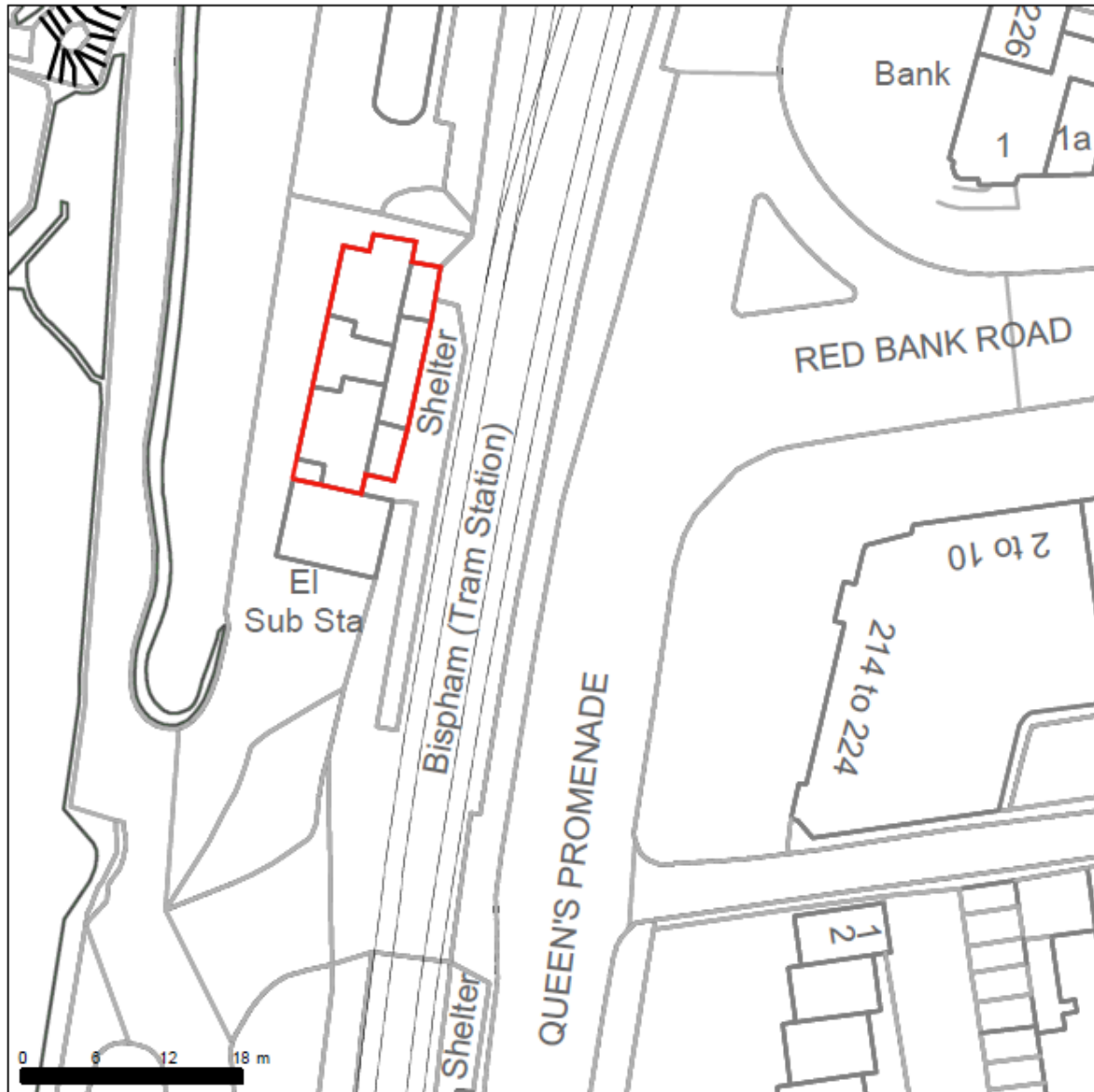
Reason: To reduce the number of pedestrians using the gate and therefore to minimise the risk of collision with a pedestrian, cyclist or vehicle to ensure safety of the general public in accordance with Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

ADVICE NOTES TO DEVELOPERS

1. This planning permission does not grant or imply the permission of Blackpool Council to place structures or do works on their land. Their separate permission as landowner will be required. The developer must contact Blackpool Council Estates Department at estates.enquiries@blackpool.gov.uk before any works approved by this permission are started, to ensure they have the correct permissions/lease in place.
2. The erection of the guard rail will need to be discussed and agreed with Blackpool Council's Engineering Services. The developer is advised to contact the Engineering Services Manager at mark.anderson@blackpool.gov.uk or by telephone on 01253 476145 prior to installation of the guard rail.

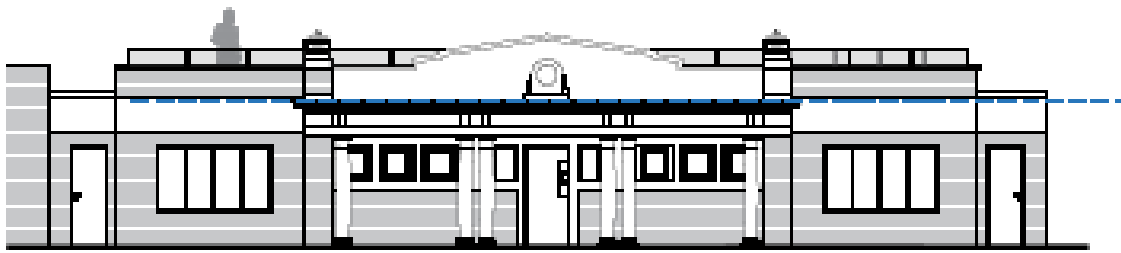
21/1013 - Plans

Location Plan

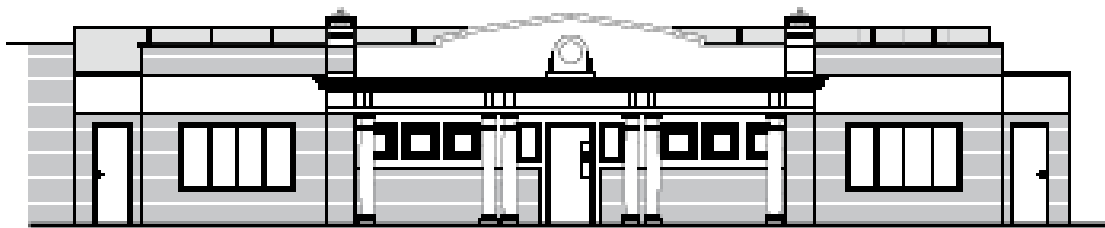


Previously Approved Plans Compared to Proposed Plans

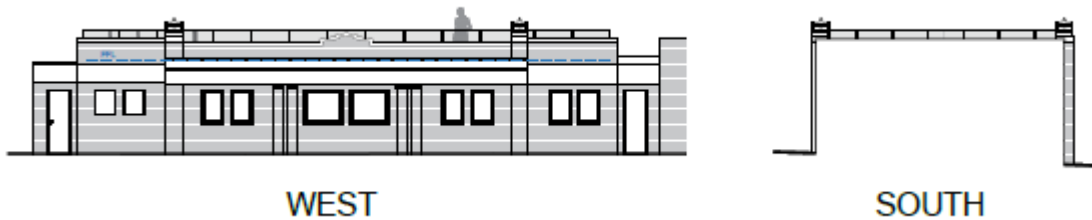
Previously Approved East (Front) Elevation:



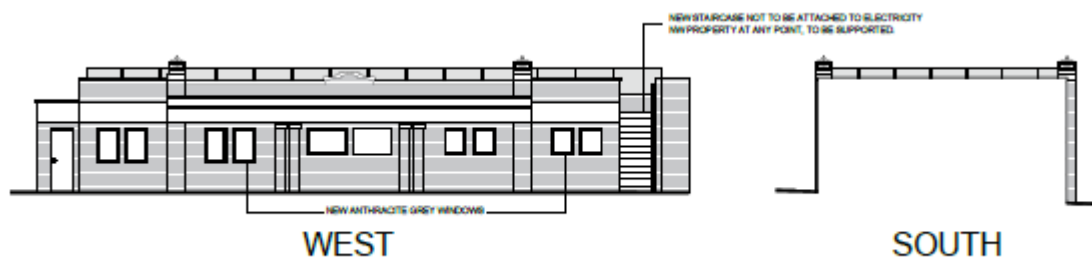
Proposed East (Front) Elevation:



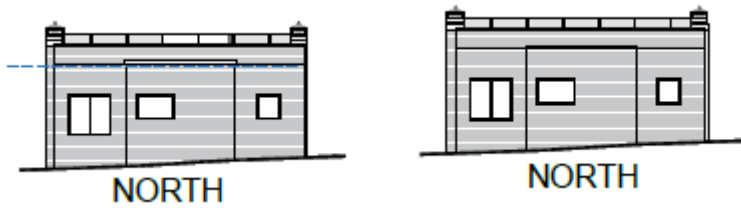
Previously Approved West (Rear) and South Elevations:



Proposed West (Rear) and South Elevations:



Previously Approved and Proposed North Elevation:



Previously Approved Ground Floor Plan:



APPROVED GROUND FLOOR PLAN

1:100

Proposed Ground Floor Plan:



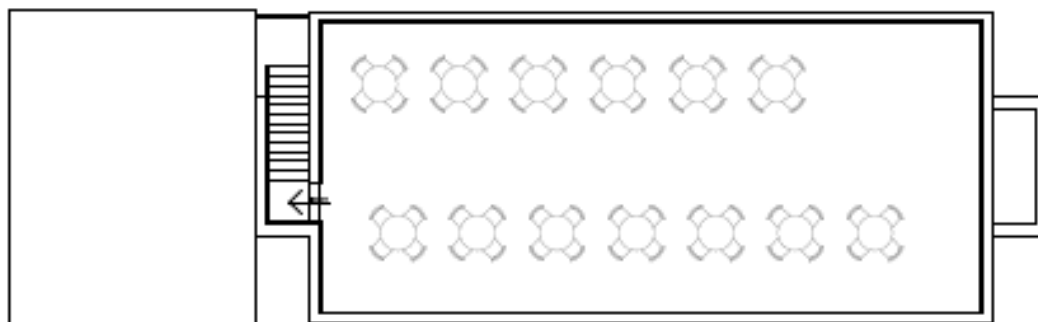
PROPOSED GROUND FLOOR PLAN

Previously Approved First Floor Plan:



APPROVED FIRST FLOOR PLAN

Proposed Floor Plan:



PROPOSED FIRST FLOOR PLAN

Photographs of Site



Front

Front elevation viewed from Red Bank Road



Rear

Rear (west) elevation of building



Recess between tram station building and substation building where staircase will be positioned

**Blackpool Council
Development Management**

Officer Report to Committee

Application ref:	22/0488
Ward:	Stanley
Application type:	Full
Location:	
	LAND TO THE REAR OF 199-201 COMMON EDGE ROAD, BLACKPOOL, FY4 5DJ (199A COMMON EDGE ROAD, BLACKPOOL, FY4 5DJ)
Proposal:	Erection of a dwelling (including dormers and rooms in the roof space) with associated off-street parking and access from Common Edge Road (alteration to house type previously approved under planning permission ref: 19/0653)
Recommendation:	Grant full planning permission
Recommendation Summary:	The scheme as amended is considered acceptable. It would provide a good level accommodation and would not have an unacceptable impact on surrounding properties.
Meeting date:	
	7 March 2023
Reason for bringing to Committee:	Following consultation with the Chair of the Planning Committee it is considered that the application is of significant public interest.
Case officer:	Caron Taylor
Case officer contact:	01253 476221

1.0 SITE DESCRIPTION

- 1.1 The application site is a rectangular piece of back-land to the rear of 199-201 Common Edge Road. It is accessed via a long access track between numbers 199 and 201 Common Edge Road. Historically Wally's flower stall operated for many years from the track frontage with Common Edge Road which had a small shed, now removed. This use ceased sometime around 2013.
- 1.2 The site is within flood zone 1 and within Blackpool aerodrome safeguarding area.
- 1.3 At present there are a number of touring and static caravans on the site being used for residential purposes along with dog kennels and outside dog runs. A driveway business also appears to be being run from the site. These matters are with the Council's planning enforcement officers and the current activities on the site have been given no weight in the determination of this application.

2.0 PROPOSAL

- 2.1 The proposal is for the erection of a dwelling (including dormers and rooms in the roof space) with associated off-street parking and access from Common Edge Road (alteration to house type previously approved under planning permission ref: 19/0653).

3.0 RELEVANT PLANNING HISTORY

- 3.1 21/0661 – Erection of a detached dwelling house with balcony at first floor level and integral garage with associated access and landscaping works – Refused and appeal dismissed.
- 3.2 21/0346 Discharge of condition 2 (landscaping) attached to planning permission 19/0653 - Approved.
- 3.3 19/0653 Erection of one detached bungalow with integral garage and associated access from Common Edge Road (reserved matters application pursuant to outline application ref 16/0229) – Approved.
- 3.4 16/0229 Erection of one detached bungalow with integral garage and associated access from Common Edge Road – Approved.
- 3.5 15/0712 Erection of 1 pair of 2 storey semi-detached dwelling houses and 1 detached 2 storey dwelling house with car parking and associated access from Common Edge Road - Refused

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 5 – Delivering a Sufficient Supply of Homes
- 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 (Part 1)

- 4.3.1 Part 1 was adopted in January 2016. The following policies are most relevant to this application:

- CS2 Housing Provision
- CS7 Quality of Design
- CS13 Housing Mix, Standards, and Density

4.4 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027 (Part 2)

4.4.1 Part 2 was adopted on 22 February 2023. The following policies are most relevant to this application:

- DM1 Design Requirements for New Build Housing Developments
- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM41 Transport requirements for new developments
- DM42 Aerodrome Safeguarding

4.5 Other documents, guidance and legislation

4.5.1 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 SPD guidance.

4.5.2 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.

4.5.3 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The Green and Blue Infrastructure 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.

4.5.5 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.

4.5.6 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.

4.5.7 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** – The National Planning Policy Framework and the National Planning Practice Guidance advise that surface water from new developments should be investigated and delivered in the following order of priority:
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.

United Utilities recommends that the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above. National Planning Policy Framework and the National Planning Practice Guidance and advises that surface water from new developments should be investigated and delivered in the following order of priority:

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.

United Utilities recommends that the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above.

United Utilities also stated that a public sewer crosses the site and that they may not permit building over it. They therefore require an access strip for maintenance or replacement.

- 5.2 **Head of Highways and Traffic Management Services** – Has no objection to the application subject to matters of detail at the access to the highway. The access width scales about 6 metres. However, it is bounded on both sides by third party boundary treatments higher than 1 metre. They therefore wish to see a plan of the access, compliant with relevant standards to demonstrate visibility of pedestrians for emerging drivers. Effectively, the drivers should be kept away from the edges by the splays.

6.0 REPRESENTATIONS

- 6.1 Press notice published: Not applicable.
- 6.2 Site notice displayed: 16/06/22.
- 6.3 Neighbours notified: 15/06/22, 23/11/22 and 05/01/23.
- 6.4 Six Representations have been received from six addresses in the local area. These representations raise the following issues:
- There are activities going on, on the site that do not benefit from planning permission and are causing disturbance to neighbours;
 - There are mobile homes, motorhomes and caravans on the site with families living in them;
 - A driveway business is being run from the site and is likely to continue if planning is granted;
 - The access is horrendous;
 - The area is a Conservation Area;
 - The building would overlook their bedroom;

- They would lose privacy in their back garden;
- There will be no connection to the existing drainage system;
- The proposal will not be possible with the removal of the static mobile homes. Is this the reason for the requested large paved area?
- A two storey building would tower over private gardens and impact the area
- The planning application has a number of errors [extensively listed];
- The proposed three bed property could easily be converted to a four bed;
- They do not consider any condition on a planning permission would be respected if it were to be granted.

7.0 ASSESSMENT

7.1 Principle

7.1.1 Planning permission has been permitted in the past for a dormer bungalow on the site. Although this has now expired (unless it can be established that the permission has been implemented) the site is not within the area designated as Marton Moss under Core Strategy Policy CS26 and therefore development is acceptable in principle. The proposal also complies with Policy CS2.

7.2 Amenity

7.2.1 The previously approved property was a dormer bungalow set out in an approximate 'L-shape', having an attached garage and also an orangery style element projecting from the southern elevation. The proposed property would also be a bungalow with rooms in the roof but would be rectangular in shape, leaving a forecourt in front of the entrance for parking and manoeuvring.

7.2.2 To the south of the access track is a bungalow with a rear conservatory and to the north of the track is a two storey house. Both of these properties back onto the application site.

7.2.3 The detached property 199A Common Edge Road (actually located on a small side road off Common Edge Road) backs onto the site to the north. To the west and south the side gables of numbers 44 and 42 Oakwood Close respectively face towards the site.

7.2.4 The proposed property has two dormer and a small roof light in its rear roof slope. These would look out over the parking court/manoeuvring area for the properties at the end of Oakwood Close and partially onto the blank side gable of number 44 Oakwood Close. It would not therefore result in overlooking to the private amenity areas of other properties.

7.2.5 The southern roof slope would not have any windows in and the property would be due north of number 42 Oakwood Close, so would not impact on this property.

7.2.6 A balcony contained within the roof slope is proposed in north side of the roof. There would be over 11 metres from the balcony to the boundary with the rear garden of 193A Common Edge Road and over 21 metres between the balcony and the first-floor windows of this property (the nearest one being a rear dormer) which is considered acceptable. It is also considered that the balcony is set within the roof slope and the angle from it to the rear gardens of nearby properties of numbers 199 and 197 Common Edge Road and number 44 Oakwood Close is sufficient to prevent it have an unacceptable impact on these properties or their gardens.

- 7.2.7 To the east facing towards the rear of the properties fronting Common Edge Road is a double height glazed entrance gable which internally this serves the entrance and the staircase. It would be approximately 10 metres from the rear boundary of number 201 and closer to the rear boundary of number 199 but at a more oblique angle. Given the amount of glazing in the entrance feature and its distance to the rear boundaries of other properties, it is considered this could result in overlooking, or the neighbours could certainly feel perceived overlooking, especially as it is likely to be illuminated at night. A condition is proposed requiring it to be obscure glazed at first floor to avoid this. Such a condition was imposed on the property previously permitted on the site which had a very similar entrance feature.
- 7.2.8 Four tall roof lights are also proposed in the east roof slope, two either side of the front double height gable. It is considered that the distance between the roof lights to the left of the gable and the rear garden of number 201 is acceptable. The garden of number 199 is closer to the roof lights to the right of the gable and therefore a condition is proposed requiring these to be obscure glazed. It is not considered problematic as these roof lights provide secondary light to the main bedroom which has its main source of light from the patio door serving the balcony.
- 7.2.9 Given the height, orientation and position of the proposed property on the site it is not considered it will result in unacceptable overshadowing or over dominance to existing properties.
- 7.2.10 Although access to the property via the driveway would result in some noise to the adjacent properties it is not considered that this would be unacceptable given the size of the property and the number of comings and goings that would be expected to a property of the size proposed.
- 7.2.11 Given that the site is back land and has existing properties around it a condition is proposed removing Permitted Development Rights for outbuildings and extensions including roof alterations and additions. This is to ensure the council would have control over any future additions and could assess the impact on surrounding properties.
- 7.2.12 The property itself would provide a good standard of accommodation and exceed local and national standards in terms of room sizes.

7.3 Visual Impact

- 7.3.1 The design of the property is contemporary but not over dominant given overall it is viewed as a bungalow. From Common Edge Road, views of it will be fleeting, directly down the access when passing and with limited views between the existing properties from Common Edge Road.
- 7.3.2 The main view from outside the site will be from the turning and parking court at the end of Oakwood Close. There are some bushes and trees on the Oakwood Close side of the fence separating it from the site but these are not particularly large and some are deciduous so provide minimal screening of the site. Although the proposed bungalow (and the two dormers) would be visible from this location it is not considered it would appear over dominant, being a bungalow with fully hipped roof viewed in the context of two-storey properties either side (grouped in blocks of three), in a suburban setting.

7.4 Access, Highway Safety and Parking

- 7.4.1 Access to the property would be via the driveway track from Common Edge Road.
- 7.4.2 There is adequate space within the site to ensure a vehicle can turn round therefore ensuring they can enter and exit in a forward gear.
- 7.4.3 The Council's highway engineer has no objection to the application subject to matters of detail at the access to the highway being agreed. They state the access width scales about 6 metres, however it is bounded on both sides by boundary treatments higher than 1 metre and they would therefore wish to see a plan of the access, to demonstrate visibility of pedestrians for emerging drivers. Effectively, the drivers should be kept away from the edges by the splays. A condition to secure this is proposed.
- 7.4.4 The access drive is very long (approximately 39 metres), however views along it are clear from either end and it is considered wide enough for two vehicles to pass safely.
- 7.4.5 Although the access drive is very long (approximately 39 metres) it is considered that given its width it would be possible for bins to be presented on collection days at a point along the driveway within 25 metres of the access point with Common Edge Road in accordance with the Building Regulations, whilst leaving sufficient room for a vehicle to pass.

7.5 Drainage

- 7.5.1 The National Planning Policy Framework and the National Planning Practice Guidance advise that surface water from new developments should be investigated and delivered in the following order of priority:
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.
- 7.5.2 The application form states that surface water will be disposed of via a main sewer, however no assessment to see if options higher up the drainage hierarchy above has been submitted. Therefore a condition is proposed to ensure the hierarchy is explored in accordance with the National Planning Policy Framework and the National Planning Practice Guidance, to ensure surface water is disposed of as high up the hierarchy as is practicable.
- 7.5.3 A condition is also proposed that foul and surface water shall be drained on separate systems.
- 7.5.4 A public sewer crosses the site and United Utilities may not permit building over it. They require an access strip for maintenance or replacement. An informative note regarding this on any decision is proposed.

7.6 Other Issues

- 7.6.1 There is a possibility of contamination being present due to historical land uses as it used to be a nursery so pesticides may be present and unknown made ground. A land contamination condition is therefore proposed.

- 7.6.2 An objector has stated that the site is in a Conservation Area. This is not correct as this side of Common Edge Road is outside the Conservation Area boundary.
- 7.6.3 A condition is proposed regarding ecological enhancement on the site, to ensure the aim to achieve biodiversity net gain is met.
- 7.6.4 Although the site has been cleared in the past, planting is proposed on site and a condition is proposed requiring a landscaping scheme to be submitted.
- 7.6.5 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).
- 7.6.6 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.
- 7.6.7 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.

7.7 Sustainability and planning balance appraisal

- 7.7.1 Sustainability comprises economic, environmental and social components.
- 7.7.2 Economically some jobs would be generated during the construction phase.
- 7.7.3 Environmentally conditions regarding biodiversity and landscaping are proposed and it is considered a satisfactory drainage scheme can be achieved on the site.
- 7.7.4 Socially the proposal would be acceptable in terms of the impact on the surrounding properties.

8.0 CONCLUSION

- 8.1 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 approved.

9.0 RECOMMENDATION

- 9.1 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 10th June 2022

Proposed site layout plan ref. A021/200/P/03 Rev D

Elevations and floor plans ref: A021/200/P/01 Rev E

Elevations and floor plans ref: A021/200/P/02 Rev E

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 Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

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 DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

5. Prior to the commencement of any above ground construction, a scheme for the provision of any new 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 DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

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 Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

7. All glazing to the first floor of the entrance feature (above the eaves line of the property) in the east north-east elevation facing the rear of properties on Common Edge Road, and the two rooflights in the same elevation to the right side of the entrance feature serving the master bedroom, shall be at all times obscure glazed to a level of 5 (where 1 is entirely transparent and 5 is entirely obscured) and fixed permanently closed.

Reason: In order to safeguard the privacy of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no enlargement of the dwelling the subject of this permission shall be carried out or outbuildings erected 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

- 9 Prior to the commencement of development;

- (a) a phase 1 geo-technical study into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and
- (b) should the phase 1 report required by part (a) of this condition indicate a need for site investigation, a methodology for a phase 2 geo-technical site investigation into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and
- (c) the phase 2 investigation approved pursuant to part (b) of this condition shall be carried out in full and the results of this investigation shall be submitted to and agreed in writing by the Local Planning Authority; and
- (d) any scheme of remediation shown to be required by the investigation undertaken pursuant to part (c) shall be submitted to and agreed in writing by the Local Planning Authority; and
- (e) the remediation agreed pursuant to part (d) of this condition shall be carried out in full and a validation report confirming the works 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 and Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027. This information is required to be submitted and agreed prior to commencement in order to ensure that the development hereby approved proceeds safely.

10. 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 Policy DM21 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

11. 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:

- Native tree planting
- Provision of bird and bat boxes
- Features to facilitate roaming of small mammals

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 DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

12. The following measures shall be adhered to throughout the demolition/construction period of the development hereby approved:

- all materials will be covered and stored on raised pallets only
- means of escape for amphibians and small mammals shall be provided from any excavation (i.e. solid plank providing access from the base of the excavation to ground level)

- construction and storage areas to be inspected at the start of each working day for amphibians and small mammals
- in the event that a protected species is found on site, works should immediately cease and a suitably qualified and experienced ecologist consulted
- any non-protected species found on site should be carefully removed and placed under cover on the other side of the site boundary.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM21 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

13. 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 Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

14. Notwithstanding the information shown on the approved plan and prior to the dwelling hereby approved being first occupied;

- full technical details of the access into the site shall be submitted to and agreed in writing by the Local Planning Authority; and
- 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 Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

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. (a) Prior to the commencement of any development, a surface water drainage scheme, 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.

This scheme shall include:

- (i) Measures to achieve a reduced rate of discharge of surface water agreed with the Local Planning Authority and a timetable for its implementation.

- (ii) Evidence of an assessment of the site conditions to include site investigation and test results to discount infiltration or to confirm infiltrations rates;
 - (iii) Surveys and appropriate evidence to establish the position, capacity and interconnection of all watercourses and surface-water sewers within the application site and those outside of the site into which a direct or indirect connection is proposed;
- (b) Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.
- (c) The scheme agreed pursuant to part (a) 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.

Reason: To promote sustainable development, secure proper drainage of 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. This information must be agreed prior to the commencement of development in order to ensure appropriate drainage of the site as the development proceeds.

17. Before the development hereby approved is first brought into use the refuse storage shown on plan ref. A021/200/P/03 Rev D shall be provided and shall thereafter be retained and maintained as such.

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

ADVICE NOTES TO DEVELOPERS

1. With regard to United Utilities' property, assets and infrastructure, a public sewer crosses this site and they may not permit building over it. They will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with the Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.
2. This site falls within the identified safeguarding area for Blackpool Airport. As such, your attention is drawn to the following advice notes:

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-1-Aerodrome-Safeguarding-An-Overview-2016.pdf>

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-2-Lighting-2016.pdf>

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf>

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-5-Renewable-Energy-2016.pdf>

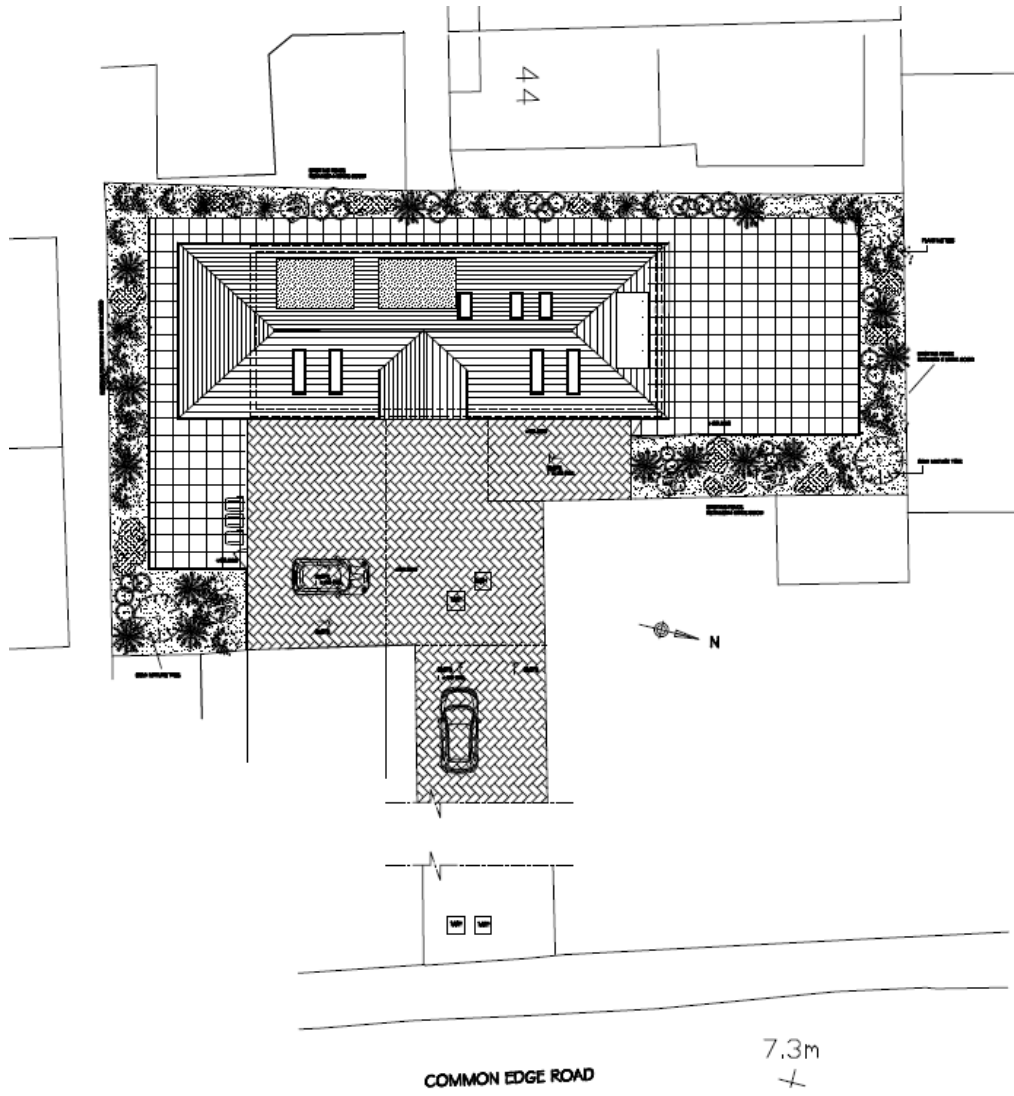
For further information and advice, please contact safeguarding@blackpoolairport.com

3. 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.
4. 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 or by telephone to 01253 477477 for further advice and to purchase the bins required.

Location Plan



Site Layout Plan

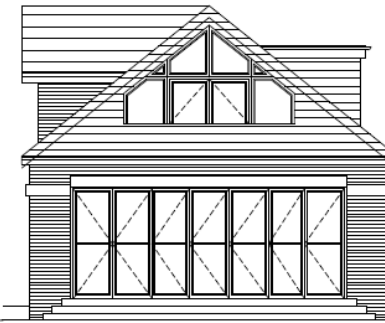


Proposed Elevations

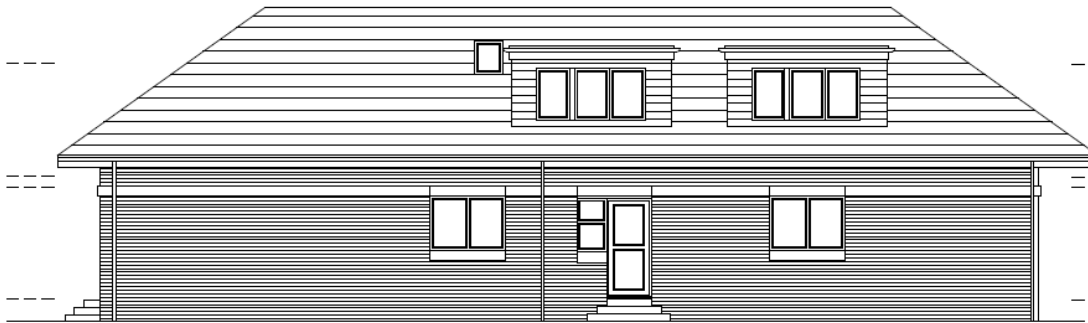
Drawing No. A021/2001P01



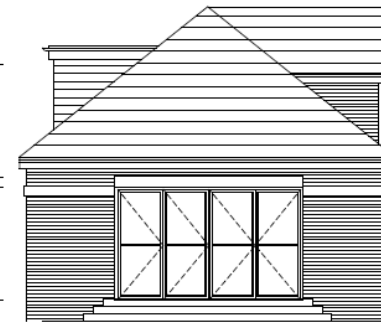
FRONT ELEVATION



SIDE ELEVATION

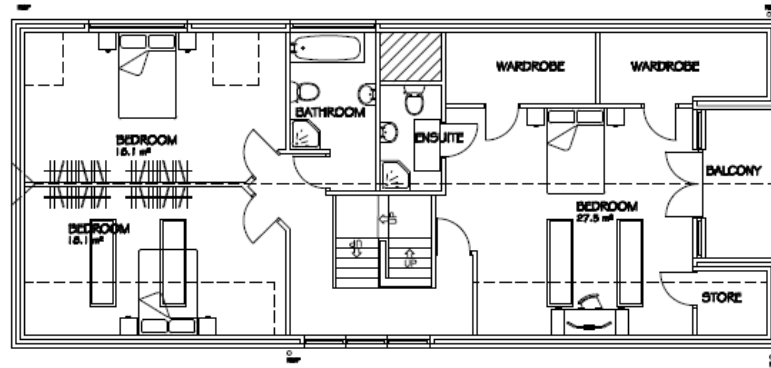


REAR ELEVATION

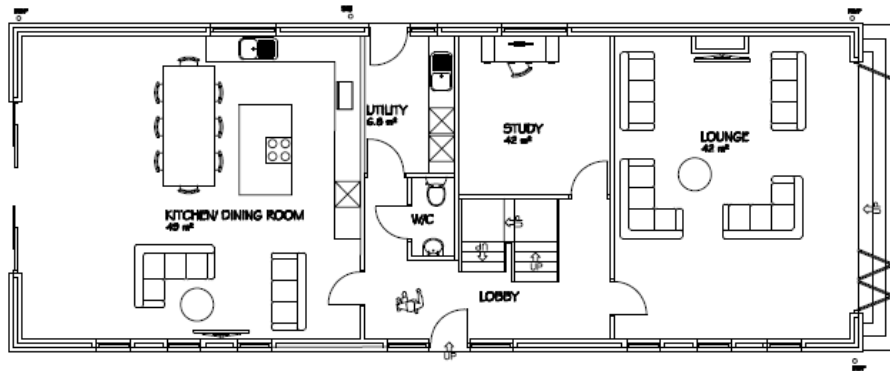


SIDE ELEVATION

Proposed Elevations



FIRST FLOOR LAYOUT
TOTAL FLOOR AREA 117 m²
SCALE 1:50



GROUND FLOOR LAYOUT
TOTAL FLOOR AREA 147 m²
SCALE 1:50















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Report to:	PLANNING COMMITTEE
Relevant Officer:	Jan Cresswell, Conservation Officer
Date of Meeting:	7 March 2023

LIST OF BUILDINGS OF LOCAL ARCHITECTURAL AND/OR HISTORIC INTEREST: 11-19 HILL STREET, BLACKPOOL

1.0 Purpose of the report:

1.1 To request the recommendation for formal adoption of 11 – 19 Hill Street, Blackpool onto the List of Buildings of Local Architectural and/or Historic Interest ('Local List').

2.0 Recommendation(s):

2.1 To approve the proposed buildings being added to the Local List and recommend their adoption by the relevant Cabinet member.

3.0 Reasons for recommendation(s):

3.1 The buildings have been assessed on a site visit by an expert panel, and meet the criteria for inclusion in the local list.

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

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

4.0 Other alternative options to be considered:

4.1 If the committee believes that the buildings do not meet the criteria for local listing it should not recommend formal adoption onto the local list.

5.0 Council Priority:

5.1 The relevant Council priority is 'Communities: creating stronger communities and increasing resilience'.

6.0 Background Information

6.1 On 2 November 2011 Executive approval (EX52/2011) was given to create a list of buildings of local architectural and/or historic interest ('Local List'). Local lists are a way of helping conserve historic buildings and other sites of local, rather than national importance, which make a positive contribution to the character of our streets and neighbourhoods. Although local listing does not confer the level of protection of statutory designation, it is a material consideration when planning permission is sought which might harm a building's special interest.

6.2 Work began on the Local List in 2012 and due to the large number of buildings proposed for the Local List it was undertaken in stages. The first batch of buildings covering the Revoe, Victoria and Waterloo wards was adopted in 2013, and the List covering the whole borough was completed by 2014.

6.3 It had been anticipated that there may be other historic buildings or sites which would come to light as being of local architectural and/or historic interest. The terrace 11–19 Hill Street was identified by the expert panel during a site visit to assess the suitability of the area as an Area of Special Local Character.

6.4 Letters were sent to the owners/occupiers of the proposed heritage assets, and no representations have been received.

6.5 Does the information submitted include any exempt information? No

7.0 List of Appendices

Appendix 7(a): Datasheet for 11 – 19 Hill Street, Blackpool.

8.0 Financial considerations:

8.1 Officer time would be required, but this can be met within existing resources.

9.0 Legal considerations:

9.1 Local listing does not change any existing permitted development rights for a property but is considered as a "material planning consideration" that can be included in the decision making process of any application affecting the property. There is no statutory appeals process. Decisions are subject to general principles

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 An Expert Panel Review has been carried out to ensure the buildings meet the criteria for local listing. Owners have been notified and no representations have been received.

13.0 Background Papers

13.1 None.

HISTORIC ASSET RECORD (HAR)

Template version 1.0

TITLE/ADDRESS			Asset number
Corona Terrace, 11- 19 Hill Street			HA
National Grid Reference	County	District	Ward
	Lancashire	Blackpool	Waterloo
Grade: Local			
Summary of Significance			
Little altered late Victorian terrace which makes a strong positive contribution to the character of the townscape			
Historic Asset Description			
Little altered late Victorian terrace which makes a strong positive contribution to the character of the townscape. First appears on the 1890 OS map			
Two storey red brick terrace with buff and dark blue unglazed brick decorative surrounds to the windows and between each individual dwelling. Probably locally made. Single storey canted stone bays. Gabled canopies with slender timberwork over each entrance. Short front gardens with dwarf brick boundary walls with stone copings and modern railings, and stone gate piers.			
Number 13 retains original joinery, slate roof and clay tiles to the canopy.			

HISTORIC ASSET RECORD (HAR)
Template version 1.0



HISTORIC ASSET RECORD (HAR)

Template version 1.0



Sources:

Criteria Architectural merit Historic interest Rarity Age

Archaeological interest Landmark qualities Setting

Any other general comment eg recommend for national listing

Date of decision record entry

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