

Blackpool Council

14 July 2023

To: Councillors Baker, P Brookes, Farrell, Flanagan, Humphreys, Jackson and Sloman

The above members are requested to attend the:

PLANNING COMMITTEE

Tuesday, 25 July 2023 at 6.00 pm
The Council Chamber, Town Hall, Blackpool FY1 1GB

A G E N D A

1 DECLARATIONS OF INTEREST

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

(1) the type of interest concerned either

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

and

(2) the nature of the interest concerned

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

2 MINUTES OF THE MEETING HELD ON 13 JUNE 2023 (Pages 1 - 8)

To agree the minutes of the last meeting held on 13 June 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 - APRIL 2023 (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 for the April 2023 Report.

5 PLANNING ENFORCEMENT UPDATE REPORT - MAY 2023 (Pages 17 - 20)

The Committee will be asked to note the outcomes of the cases and support the actions of the Service Manager, Public Protection for the May 2023 Report

6 PLANNING ENFORCEMENT UPDATE REPORT - JUNE 2023 (Pages 21 - 24)

The Committee will be asked to note the outcomes of the cases and support the actions of the Service Manager, Public Protection for the June 2023 Report

7 PLANNING APPLICATION AND APPEALS PERFORMANCE 2022/2023 (Pages 25 - 26)

The Committee to consider an update on the Council's performance in relation to Government targets. The report reflects overall performance for the 2022/2023 financial year.

8 PLANNING APPLICATION AND APPEALS PERFORMANCE 2023/2024 QUARTER ONE
(Pages 27 - 28)

The Committee to consider an update on the Council's performance in relation to Government targets for the first Quarter of the 2023/2024 financial year.

9 APPLICATION NUMBER 21/0386 - 6-8 HARROW PLACE, BLACKPOOL, FY4 1RP (Pages 29 - 56)

To consider applicatino number 21/0386 for external alterations to include balconies to Harrow Place elevations, provision of roof terrace, three storey extension to west elevation, squaring off of building at third floor, cycle and bin stores to rear and use of premises as altered as 15 self-contained permanent flats.

10 APPLICATION NUMBER 22/0955 - 50 DEAN STREET, BLACKPOOL (Pages 57 - 74)

To consider application number 22/0955 for use of premises as 8no. units for supported family living accommodation for temporary occupation with associated staff facilities, including replacement roof to existing conservatory, installation of front access ramp, re-positioning of rear external staircase and rendering to existing walls.

(Please note that the description of development has recently had to be corrected and republicised).

11 APPLICATION NUMBER 23/0020 - 10 WOODFIELD ROAD, BLACKPOOL (Pages 75 - 88)

To consider application number 23/0020 for the use of premises as three 3-bedroom

serviced holiday accommodation and replacement of existing windows, erection of 1.8m high boundary wall and rendering of rear boundary wall, and erection of 1.8m high fencing for creation of an enclosure for a communal bin store.

12 DATE OF NEXT MEETING

To note the date of the next meeting as 5 September 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 Lennox Beattie, Executive and Regulatory Manager, Tel: (01253) 477157 e-mail lennox.beattie@blackpool.gov.uk

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Public Document Pack Agenda Item 2

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 JUNE 2023

Present:

Councillor Roe (in the Chair)

Councillors

Baker	Farrell	Jackson
P Brookes	Flanagan	Slooman

In Attendance:

Carl Carrington, Head of Planning, Quality and Control
Jenni Cook, Democratic Governance Senior Adviser
Ian Curtis, Legal Officer
Susan Parker, Head of Development Management

1 DECLARATIONS OF INTEREST

There were no declarations of interest.

2 MINUTES OF THE MEETING HELD ON 26 APRIL 2023

Resolved:

That the minutes of the last meeting held on 26 April 2023 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 appeals lodged since the last meeting.

Resolved:

To note the update.

4 BLACKPOOL DESIGN GUIDE

The Committee considered a report in relation to the Blackpool Design Guide and was asked to approve the use of the design guidance, to be publicised and given to applicants to support the development of planning applications.

Ms S Parker, Head of Development Management, outlined the report and advised that the Design Guide would provide guidance for applicants by bringing together national planning policy and guidance and Local Plan policies in relation to design. The Design Guide would set out what was expected of applicants to raise the quality of design in relation to development proposals in Blackpool.

The Committee discussed the report and was pleased to note that the Design Guide specified that affordable housing should be indistinguishable from market housing.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 JUNE 2023

Resolved:

1. To approve the Blackpool Design Guide.
2. That the Blackpool Design Guide would be publicised and given to applicants to support the development of planning applications.

5 APPLICATION NUMBER 22/0499 - 6 WHINNEY HEYS ROAD, BLACKPOOL, FY3 8NP

The Committee considered planning application 22/0499 for the erection of one detached dwelling in rear garden, with associated access from Cottesmore Place at 6 Whinney Heys Road, Blackpool.

Ms S Parker, Head of Development Management outlined the report and advised the Committee that the application was a resubmission of a previously withdrawn application. This application proposed a much better split of land between the two properties in relation to the size and position of the house with a reduction in the size of the property and movement to prevent impingement on a United Utilities sewer easement.

The Committee was advised that the National Planning Policy Framework identified garden land as 'previously developed', that the Local Plan did not preclude development in gardens and the proposed dwelling met all minimum standards. The key consideration for the Committee was the impact of the proposal on the character and amenities of the area. Ms Parker noted that no unacceptable impact on privacy, sunlight or daylight was anticipated.

In relation to the dwelling's location, this would be within the rear garden of a property fronting Whinney Heys Road but would also form part of the street scene of Cottesmore Place and this street was characterised by 1970s design properties. The proposed dwelling would not emulate these designs but would include a canopy of the door and window proportions and materials to reflect those of its neighbours.

In relation to the garden and highways matters, Ms Parker confirmed that at least half of the proposed front garden would be given over to planting and that the Head of Highways and Traffic Management had not raised any objections to the scheme. Cottesmore Place was double yellow lined, the property would provide sufficient parking and there were no unacceptable impacts on highway safety arising from the provision of an additional driveway.

The Committee was advised that although some conifer trees had been removed, this had not created any unacceptable impact on the Stanley Park Conservation Area or the nearby Grade II* Listed Shrine and appropriate replacement planting had been secured, which also met the requirements of the Greening Blackpool Supplementary Planning Document. In addition, Ms Parker noted that no issues in relation to environmental quality, sustainability or drainage had been raised by the relevant consultees.

The Committee was asked to grant planning permission subject to the conditions listed in the Officer Report.

Ms B Sunderland spoke as the applicant and advised the Committee that the application had been amended and resubmitted to alleviate previously raised concerns and that the

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design was sympathetic to the surrounding houses. No highways concerns had been raised and the property had been moved in order to avoid a United Utilities sewer easement. Ms Sunderland noted that one of the pictures used was out of date and that the fencing was now brand new.

The Committee discussed the application and noted the amendments that had been made for the resubmission.

Resolved:

To approve the application subject to the conditions set out in the Report.

6 APPLICATION NUMBER 22/0991 - 32-34 VICTORIA STREET, BLACKPOOL, FY1 4RA

The Committee considered application number 22/0991 for the for the use of first and second floors as a service holiday flat following replacement of external windows at 32/34 Victoria Street, Blackpool.

Ms S Parker, Head of Development Management, outlined the report and advised the Committee that the Government was currently consulting on proposals to create a specific use class for holiday accommodation uses which would be Class C5. However, at the moment there was no specific use class for this and therefore the Council considered any such use to be 'sui generis', meaning without classification. Ms Parker provided the Committee with a summary of sui generis in relation to holiday accommodation and advised that serviced holiday accommodation was not used as a home, typically attracted more noisy and boisterous behaviour, and did not make a contribution to the creation of stable and balanced communities, which was particularly significant given Blackpool's significant transience levels. Ms Parker advised that this did not mean that service holiday accommodation use should be resisted, but that some measure of control was required in order to avoid these uses resulting in harm.

The Committee was informed that minimal external alterations to the building were proposed that the proposed replacement window frames in a matt bronze colour were considered to be acceptable, solar panels would be installed on the roof and that a roof terrace had been removed from the scheme in order to minimise noise disturbance. The accommodation met the relevant standards and a noise assessment had been carried out. In addition, Ms Parker informed the Committee that no issues relating to environmental quality, parking or drainage had been identified.

Ms Parker acknowledged the objections made by the Grand Theatre and the Theatres Trust and advised that in relation to movements after shows including heavy goods vehicles, although access to the flat was from the public highway and the vehicles did protrude beyond the gate line, this would not prevent access to the accommodation.

The Committee's attention was drawn to the Update Note which contained corrections and clarifications to a number of conditions and also contained an additional response from the Theatres Trust. Ms Parker explained the concept of 'agents of change' to the Committee whereby when a new land use could be affected by operations of an existing land use then it was not the existing use that should be compromised and that this point was relevant in this case. Both the Grand Theatre and Theatres Trust had raised concerns that apartment guests could raise noise complaints in relation to noise from set

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changeovers which generally took place late at night. A noise assessment had been carried out over a period during which shows were playing at the theatre and noise attenuation measures had been accepted by Environmental Protection. Ms Parker advised that serviced holiday accommodation was not considered to be a sensitive receptor due to its transient nature and that any noise nuisance objection would not be substantiated.

The Committee was reminded that a condition was proposed to limit the use of the proposed apartment to holiday accommodation and that this could be revisited should an application ever be made to use the accommodation on a permanent basis. Ms Parker noted that the proposed use would not harm the setting of the Town Centre Conservation Area or the Grade II Listed Grand Theatre and the Committee was asked to grant planning permission subject to the conditions in the Officer Report and Update Note.

Mr A Knight, representing the Grand Theatre and the Theatres Trust spoke in objection to the application and informed the Committee that the application was of great concern and that the activities of the Theatre were not compatible with serviced holiday accommodation. He advised the Committee of his view that the noise assessment had not been carried out at an appropriate time and as such he considered it to be flawed. Mr Knight stated that changeovers using up to three articulated vehicles could take place throughout the night which could result in noise complaints against the Theatre. He also noted that the apartment would not have any designated parking or drop-off points and stated that he believed there was a moratorium on self-catering holiday accommodation businesses in Blackpool. Mr Knight asked the Committee to either defer the application in order to allow for a further noise assessment to be undertaken or to refuse on the grounds of a failure to demonstrate compatible use with the Grand Theatre.

Mr I White, representing Stay Blackpool, also spoke in objection to the application and expressed concerns about antisocial behaviour and the proposal's target market. He referred to the Blackpool Plan and advised the Committee that in his view the resort core needed a very different, reactive and positive approach to development and accommodation. He asked the Committee to refuse the application.

Mr J Boniface, Agent for the Applicant, spoke in favour of the application and advised the Committee that the applicant was a long established retailer who wished to convert the upper floors of their business into serviced accommodation to bring the whole building back into use. The building was within the Town Centre boundary and therefore the change of use was deemed to be satisfactory, was in line with planning policy CS21 and accorded with planning policy frameworks and policy tests. Mr Boniface acknowledged the objections to the proposal and advised that amendments had been made in relation to removal of a roof terrace and upgraded glazing. The Committee was advised a noise assessment had been carried out and that the applicant would comply with all noise prevention measures. The proposal was for short term serviced holiday accommodation and a management plan had been submitted that satisfied requirements. Mr Boniface asked the Committee to approve the application.

Councillor Mark Smith spoke in his capacity as Councillor for Talbot Ward and reiterated the objections and concerns raised by the Grand Theatre and the Theatres Trust, particularly in relation to antisocial behaviour and noise complaints arising out of the

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Theatre's activities. He advised that the heavy goods vehicles used by the Theatre after shows were in used throughout the night and that this would cause disturbance for any holidaymakers staying in the apartment. He advised the Committee that the Grand Theatre was of the view that the noise assessment had not been carried out at an appropriate time and that the decision should be deferred to allows a further noise assessment to be carried out.

Ms Parker responded to the points made by all speakers and advised that there was no moratorium on self-catering holiday accommodation businesses and that the identity of an applicant could not be taken into account when determining a planning application. She reiterated that the accommodation was not considered to be a sensitive receptor and that any noise complaint made could not be substantiated.

The Committee discussed the application and raised concerns regarding antisocial behaviour, public safety in relation to heavy good vehicles if accessing the accommodation late at night and also fire safety concerns for both holidaymakers and any subsequent impact on the Grand Theatre. The Committee noted that the accommodation would service up to 10 people in a relatively small apartment, although it was acknowledged that minimum space standards had been met.

In response to the Committee's discussions and concerns Ms Parker advised that an additional noise assessment would not produce any amendments to planning conditions or recommendations as the apartment was not considered to be sensitive receptor in relation to noise. In relation to fire safety, the Committee was informed that this was not a material planning consideration and that this was covered under other legislation and building control measures.

Mr I Curtis, Legal Advisor, advised the Committee that the loading and unloading of heavy goods vehicles was governed by health and safety legislation and where an activity was covered by a separate regulatory framework, the planning system should not seek to duplicate that framework.

Ms Parker further advised the Committee that serviced accommodation was now part of the Blackpool tourism market and that there were no residential neighbours in close proximity to be affected by the proposed use.

The Committee acknowledged the objections made by the Grand Theatre, Theatres Trust, Mr White and Councillor M Smith, however noted that there were no planning grounds for refusal of this item.

Resolved:

To approve the application subject to the conditions in the Report and Update Note.

7 LOCAL LISTING OF DROMORE, 137 PRESTON NEW ROAD, BLACKPOOL

The Committee considered a report requesting the formal adoption of Dromore, 137 Preston New Road, Blackpool onto the List of Buildings of Local Architectural and/or Historic Interest. The Committee was also asked to consider the objection received from the householder.

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Mr C Carrington, Head of Planning (Quality and Control), outlined the report and advised the Committee that the property had been nominated online by a local historian for inclusion on the List of Buildings of Local Architectural and/or Historic Interest. The house had been nominated due to its architectural merit as an Arts and Crafts style house and its historic interest as one of the first properties on Preston New Road. The house was also associated with a local businessman of historic significance.

The Chairman, in view of the circumstances, agreed an exception to the Procedure for Public Speaking. Mr R Rawlinson, Surveyor for the Homeowner, therefore spoke in objection to the proposal to list the property. He advised the Committee that the Homeowner was of the view that there was no evidence of the historical significance of the building or that the building had been erected in 1906 or that it was substantially the same property. He noted that the assessment had been carried out online and via a kerbside assessment and that the interior of the property had not been viewed. In relation to the exterior, Mr Rawlinson informed the Committee the property had been fully rendered and that exposed brickwork, which was common in Arts and Crafts properties, was not present. In addition all chimneystacks had been removed, UPVC windows were in situ and the tiles were of a modern construction. Mr Rawlinson also advised that the Homeowner was of the view that there was no evidence of the historic local businessman link and asked the Committee to reject the inclusion on the

Mr Carrington outlined to the Committee that the List of Buildings of Local Architectural and/or Historic Interest.

In response to questions from the Committee, Mr Carrington advised the Committee that the exterior of a property was the main focus for inclusion on a Local List, that property had been considered by a suitably qualified panel and advised them of the reasons for the property's inclusion on the Local List. These reasons included the distinctive design, the historical link, architectural interest and its setting in a conspicuous position. Mr Carrington reminded the Committee that this was not Listed Building status with Historic England and inclusion on the Local List would not remove permitted development rights or place any financial obligations on the Homeowner.

The Committee considered the item and acknowledged Mr Carrington's explanation of the difference between listing by Historic England and a Local List. The Committee noted the importance of preserving buildings of local historical interest and that the Homeowner's permitted development rights would not be removed.

Resolved:

That Dromore, 137 Preston New Road be included on the List of Buildings of Local Architectural and/or Historic Interest.

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

In consultation with officers, the Chairman confirmed that this item would be withdrawn from the agenda as this had been considered and approved at the Planning Committee held on 7 March 2023.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 13 JUNE 2023

The Committee considered a report requesting the formal adoption of the South Shore Area of Special Local Character onto the List of Buildings of Local Architectural and/or Historic Interest ('Local List').

Mr C Carrington, Head of Planning (Quality and Control), outlined the report and advised the Committee that the concept of an area-based non-designated heritage asset of an Area of Special Local Character for South Shore had been considered by the Planning Committee on 6 September 2022. Following this meeting a public consultation had been carried out to gauge local support and no objections had been received. Mr Carrington advised the Committee that Local listing would not change any existing permitted development rights for a property but would be considered as a 'material planning consideration' that could be included in the decision making process of any application affecting the property in that area.

The Committee discussed the report and noted that approval of the South Shore Area of Special Local Character would help to ensure between quality developments in that area and would improve the area in the longer term.

Resolved:

To approve the addition of the South Shore Area of Special Local Character being added to the List of Buildings of Local Architectural and/or Historic Interest ('Local List') and to recommend its adoption by the relevant Cabinet member.

10 DATE OF NEXT MEETING

Resolved:

To note the date of the next meeting as 25 July 2023.

Chairman

(The meeting ended at 7.27 pm)

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

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Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	25 July 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:

3.4 None, the report is for information only.

5.0 Council Priority:

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

6.0 Planning Appeals Lodged

- 6.1.1 22/0221 – 147 Newton Drive – appeal against the refusal of pruning of Trees (T56 - T67, T90 - T93, T101x, T114 and T115) within the Borough of Blackpool (145/147 Newton Drive) Tree Preservation Order (No.16) 1979.
- 6.1.2 22/0775 – 111 Holmfield Road, Blackpool, FY2 9RS – appeal against the refusal of planning permission for use of premises for 4.no self-contained holiday flats.
- 6.1.3 22/0783 – 1 The Croft, Blackpool, FY5 3JL – appeal against the refusal of planning permission for the erection of a two-storey side extension and single-storey rear extension.
- 6.1.4 22/0887 – 112A Neville Avenue, Blackpool, FY5 3RF – appeal against the refusal of planning permission for the erection of front and side boundary fencing up to 1.8m high.
- 6.1.5 23/0011 – Land to front of 252 Cherry Tree Road, Blackpool, FY4 4PT – appeal against the refusal of prior approval for the installation of a 15m high monopole with 3no. cabinets and associated works.
- 6.1.6 23/0094 – 236 Queens Promenade, Blackpool, FY2 9HA – appeal against the refusal of planning permission for the installation of first floor glass balcony to front, application of render to rear wall and garage, formation of parking to front and alterations to front garden wall to create additional access.
- 6.1.7 23/0205 – Pavement outside 53 Topping Street, Blackpool, FY1 3AF – appeal against the refusal of planning permission for the installation of one telephone kiosk.
- 6.1.8 23/0206 – Pavement outside 53 Topping Street, Blackpool, FY1 3AF – appeal against the refusal of advertisement consent for the display of one internally illuminated digital advertisement within the telephone kiosk.

7.0 Planning/Enforcement Appeals Determined

- 7.1 21/0234 – Land Adjacent to Central Pier, Promenade, Blackpool, FY1 5BB – Retention of single storey building, canopy, decking, and boundary treatment and use of premises as a bar and external seating area.

Appeal Dismissed

The Inspector found that despite the conclusions of the submitted Flood Risk Assessment the proposal is a type which should be subject to the sequential test and there did not appear to be any reason to limit the assessment of flood risk to the Town Centre or edge of centre sites. As such the application did not satisfactorily demonstrate there would be no other suitable alternative sites available at a lesser risk of flooding.

The Inspector found that the proposals would have a detrimental impact on the significance of Central Pier by failing to preserve its setting and would have an adverse impact on the character and appearance of the area. This is because the bar and associated structures would contrast with

the open and clear nature of the area and obscure seafront and coastline views, including cluttering and obscuring views towards both parts of the pier. The Inspector also highlighted the wording of DM10 which specifically precludes the type of development proposed west of the tram tracks.

The Inspector found that the proposals would not conflict with Policies CS1 or CS4 of the local plan given its proximity to the Town Centre and the limited likelihood of more centrally located sites being available.

The Inspector set out that they considered that there would be significant harm caused in terms of flood risk and the setting of central pier and character and appearance even if the proposals were granted permission on a temporary basis.

7.2 22/0827 – 11 Sandhills Avenue – Erection of single storey rear extension and outside office/store.

Appeal Dismissed

The Inspector agreed that the main issue is the effect of the development (which has already been erected) on the adjacent property with specific focus on the living conditions of that property.

He stated that the proposal has resulted in a substantial block of development with an overall height that is be a considerable margin above the height of the boundary fence. The neighbouring property has rear windows that serve a sitting room at ground floor level next to the boundary and because of the height and projection of the extension, the proposal would unacceptably dominate the outlook from the rear facing windows nearest to the joint boundary. The increased scale of built development immediately along the party boundary will exacerbate the overshadowing endured. Moreover, its visual presence will be significantly heightened in comparison to the previous boundary arrangement.

Further, the rear extension is overbearing on the neighbouring garden, it would dominate the limited private garden area and affect the outlook from a small summerhouse in the opposite corner of the garden, and as such, would be detrimental to the living conditions of the residential occupiers of No. 9 when using their garden. The extension is orientated in a manner which means that the rear of No.9 would be overshadowed at the rear toward the end of the day, when people would expect to use their private amenity space. Overall, there is a considerable amount of built development on the party boundary.

The Inspector found that consequently, the changes resulting from this rear extension have tipped the balance of acceptability by being unduly overbearing, reducing existing levels of outlook and increasing existing levels of overshadowing. In combination, these adverse impacts represent an unacceptable level of harm to the reasonable enjoyment of both internal and external areas of No.9 Sandhills Avenue.

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

7.4 Does the information submitted include any exempt information? No

8.0 List of Appendices:

8.1 None.

9.0 Financial considerations:

9.1 None.

10.0 Legal considerations:

10.1 None.

11.0 Risk management considerations:

11.1 None.

12.0 Equalities considerations:

12.1 None.

13.0 Sustainability, climate change and environmental considerations:

13.1 None.

14.0 Internal/external consultation undertaken:

14.1 None.

15.0 Background papers:

15.1 None.

Report to:	PLANNING COMMITTEE
Relevant Officer:	Jennifer Clayton (Acting Head of Public Protection and Enforcement)
Date of Meeting:	25 July 2023

PLANNING ENFORCEMENT UPDATE – APRIL 2023

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of Planning Enforcement activity within Blackpool, between 1 April 2023 and 30 April 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 both 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

6.0 Background information

6.1 Cases

New Cases

In total, 47 new cases were registered for investigation in April 2023 and as at 30 April 2023, there were 374 "live" complaints outstanding.

Resolved cases

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

Closed cases

In total, 24 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 April 2023;
- No s215 notices were authorised in April 2023;
- One Enforcement Notice was issued in April 2023;
- One s215 notice was issued in April 2023;
- One Community Protection Notice was issued in April 2023.

Notices authorised

Ref	Address	Case	Dates
22/8409	18 Watson Road (FY4 1EG)	Unauthorised material change of use from a single private dwelling-house to a self-contained holiday let	Enforcement Notice authorised 05/04/2023
23/8124	309 St. Annes Road (FY4 2EE)	Unauthorised material change of use from a single private dwelling-house to a self-contained holiday let	Enforcement Notice authorised 21/04/2023
21/8449	19 Warren Drive (FY5 3HB)	Unauthorised material change of use of the property from a dwelling-house (Use Class C3) to a residential children's home for one young person, with 2:1 24/7 support	Enforcement Notice authorised 26/04/2023

Notices issued

Ref	Address	Case	Dates
22/8313	22 Livingstone Road (FY1 4BZ)	Poor external condition	CPN issued 11/04/2023, compliance due 11/06/2023
21/8266	2 St. Pauls Road (FY1 2NY)	Poor external condition	S215 Notice issued 26/04/2023, and due for compliance by

			05/08/2023
23/8083	223 Palatine Road (FY1 4DX)	Unauthorised material change of use from a single private dwelling-house to a self-contained holiday let	Enforcement Notice issued 26/04/2023, and is due for compliance by 07/07/2023

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 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/external consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.

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Report to:	PLANNING COMMITTEE
Relevant Officer:	Jennifer Clayton (Acting Head of Public Protection and Enforcement)
Date of Meeting:	25 July 2023

PLANNING ENFORCEMENT UPDATE – MAY 2023

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of Planning Enforcement activity within Blackpool, between 1 May 2023 and 31 May 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 both 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

6.0 Background information

6.1 Cases

New Cases

In total, 39 new cases were registered for investigation in May 2023 and as at 31 May 2023, there were 368 "live" complaints outstanding.

Resolved cases

In total, 9 cases were resolved by negotiation without recourse to formal action.

Closed cases

In total, 36 cases were closed. These cases include those where there was no breach of planning control found, no action was appropriate, or where it was considered not expedient to take action.

Formal enforcement notices / s215 notices

- No Enforcement Notices were authorised in May 2023;
- No s215 notices were authorised in May 2023;
- No Enforcement Notices were issued in May 2023;
- No s215 notices were issued in May 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 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/external consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.

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Report to:	PLANNING COMMITTEE
Relevant Officer:	Jennifer Clayton (Acting Head of Public Protection and Enforcement)
Date of Meeting:	25 July 2023

PLANNING ENFORCEMENT UPDATE – JUNE 2023

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of Planning Enforcement activity within Blackpool, between 1 June 2023 and 30 June 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 & 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 both 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

6.0 Background information

6.1 Cases

New Cases

In total, 61 new cases were registered for investigation in June 2023 and as at 30 June 2023, there were 359 "live" complaints outstanding.

Resolved cases

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

Closed cases

In total, 56 cases were closed. These cases include those where there was no breach of planning control found, no action was appropriate, or where it was considered not expedient to take action.

Formal enforcement notices / s215 notices

- One Enforcement Notice was authorised in June 2023;
- Three s215 notices was authorised in June 2023;
- Two Enforcement Notices were issued in June 2023;
- One s215 notice was issued in June 2023.

Notices authorised

Ref	Address	Case	Dates
20/8098	Moreton Grange, Division Lane (FY4 5DZ)	Unauthorised use of the land for residential purposes	Enforcement Notice authorised 19/06/2023
20/8116	59 Springfield Road (FY1 2BA)	Poor condition of property	S215 Notice authorised 01/06/2023
21/8264	697 New South Promenade (FY4 1SY)	Poor condition of property	S215 Notice authorised 19/06/2023
23/8003	43 Talbot Road (FY1 1LL)	Poor condition of property	S215 Notice authorised 26/06/2023

Notices issued

Ref	Address	Case	Dates
21/8449	19 Warren Drive (FY5 3HB)	Unauthorised material change of use of the property from a dwelling-house (Use Class C3) to a residential children's home for one young person, with 2:1 24/7	Enforcement Notice issued 12/06/2023 and due for compliance by 20/10/2023 unless an appeal is lodged at PINS by 20/07/2023

		support	
23/8100	44 Lincoln Road (FY1 4HB)	Unauthorised material change of use from a single private dwelling-house, to a self-contained holiday let	Enforcement Notice issued 12/06/2023 and due for compliance by 20/08/2023 unless an appeal is lodged at PINS by 20/07/2023
22/8094	86 Adelaide Street (FY1 4LA)	Poor condition of property	S215 Notice issued 12/06/2023 and due for compliance by 21/10/2023 unless an appeal is lodged at Court by 21/07/2023

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 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/external consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.

Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	25 July 2023

PLANNING APPLICATIONS AND APPEALS PERFORMANCE FOR 2022/2023

1.0 Purpose of the report:

1.1 To update the Committee of the Council's performance in relation to Government targets. This report reflects overall performance over the 2022-2023 financial year.

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 performance.

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

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

4.0 Other alternative options to be considered:

4.1 None the report is for information only.

5.0 Council Priority:

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

6.0 Background Information

6.1 The Government sets targets for the speed of planning decisions.

- Major applications – 60% to be determined within 13 weeks or an agreed Extension of Time.
- Non-major applications – 70% to be determined within 8 weeks or an agreed Extension of Time.

6.2 The Council's performance must be reported to Government on a quarterly basis.

6.3 For the 2022-2023 financial year, the Council's performance in terms of speed was as follows:

- Major applications – 94.7% determined within 13 weeks or an agreed Extension of Time.
- Non-major applications – 85.0% determined within 8 weeks or an agreed Extension of Time.

6.4 The Council therefore exceeded the statutory targets for 2022-2023.

6.5 Does the information submitted include any exempt information? No

7.0 List of Appendices:

7.1 None.

8.0 Financial considerations:

8.1 None.

9.0 Legal considerations:

9.1 None.

10.0 Risk management considerations:

10.1 None.

11.0 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/external consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.

Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	25 July 2023

PLANNING APPLICATIONS AND APPEALS PERFORMANCE

1.0 Purpose of the report:

- 1.1 To update the Committee of the Council's performance in relation to Government targets. This report reflects the performance over Quarter 1 of the 2023-2024 financial year.

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 performance.

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

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

4.0 Other alternative options to be considered:

- 4.1 None the report is for information only.

5.0 Council Priority:

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

6.0 Background Information

- 6.1 The Government sets targets for the speed of planning decisions.

- Major applications – 60% to be determined within 13 weeks or an agreed Extension of Time.
- Non-major applications – 70% to be determined within 8 weeks or an agreed Extension of Time.

- 6.2 The Council's performance must be reported to Government on a quarterly basis.

- 6.3 For the 2022-2023 financial year, the Council's performance in terms of speed was as

follows:

- Major applications – 100% determined within 13 weeks or an agreed Extension of Time.
- Non-major applications – 65.6% determined within 8 weeks or an agreed Extension of Time.

6.4 The Council has therefore exceeded the statutory targets for major applications for quarter 1 but has fallen slightly below the threshold for minor applications. This shortfall is considered to reflect the ongoing pressures placed on the team by levels of workload and staff shortages. The team will renew focus on securing appropriate extensions of time to address this issue over the next quarter.

6.5 Does the information submitted include any exempt information? No

7.0 List of Appendices

None.

8.0 Financial considerations:

8.1 None.

9.0 Legal considerations:

9.1 None.

10.0 Risk management considerations:

10.1 None.

11.0 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/external consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.

**Blackpool Council
Development Management**

Officer Report to Committee

Application ref:	21/0386
Ward:	Squires Gate
Application type:	Full
Location:	6-8 Harrow Place, Blackpool, FY4 1RP
Proposal:	External alterations to include balconies to Harrow Place elevations, provision of roof terrace, three storey extension to west elevation, squaring off of building at third floor, cycle and bin stores to rear and use of premises as altered as 15 self-contained permanent flats.
Recommendation:	Members are respectfully recommended to resolve to support the proposal and delegate approval to the Head of Development Management subject to the Environment Agency confirming that they have no objection to the proposal.
Recommendation Summary:	The proposed use of the building as permanent flats is acceptable in this location. The proposed development is considered to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment.
Meeting date:	25 July 2023
Reason for bringing to Committee:	Objections have been received and the application is a major-scale scheme of general public interest.
Case officer:	Caron Taylor
Case officer contact:	01253 476221

1.0 Introduction

- 1.1 Previously, the application property formed part of a single development site with nos. 2-4 Harrow Place and nos. 647-651 New South Promenade. A planning application for the comprehensive redevelopment of this joint site was submitted in 2016 (ref. 16/0421), but the current application site of nos. 6-8 Harrow Place was later removed from this scheme. Planning permission was ultimately granted in 2018 for residential development, now known as Coastal Point, at nos. 2-4 Harrow Place and nos. 647-651 New South Promenade.
- 1.2 This application for 6-8 Harrow Place was originally submitted in April 2021. It has taken a very significant amount of time to get to the point of determination because of challenges surrounding parking provision.
- 1.3 At the time the original application covering both sites was being considered, the very limited availability of on-site parking prompted the Council to explore the potential to provide an off-site parking scheme. When planning permission was finally granted for the Coastal Point scheme (ref. 16/0421), it was subject to a range of conditions and a S106 agreement intended to secure off-site parking provision on Harrow Place and New South Promenade.

- 1.4 In 2020, the developers of Coastal Point approached the Council to progress the off-site parking scheme. The consequent review of the S106 agreement revealed a number of legal challenges to implementation that had previously been unknown or unapparent. These principally related to land ownership and disposal, and requirements associated with the stopping up of the highway. In that same year, the owner of the current application site also sought pre-application advice in respect of the potential residential redevelopment of nos. 6-8 Harrow Place.
- 1.5 In the face of what were then, and are still, considered to be insurmountable obstacles to the legal implementation of the originally envisaged off-site parking scheme, and the knowledge that further development had the potential to come forward at nos. 6-8 Harrow Place, the Council revisited the potential to deliver off-site parking in the area.
- 1.6 Given that adequate parking provision is known to be a key Member concern, particularly in this area of the town, officers did not consider it appropriate to bring this application before Planning Committee until a potential solution had been identified, along with a robust legal mechanism for delivery. A potential parking scheme to provide sufficient parking to meet all anticipated current and future development needs in the immediate vicinity has now been developed. The issue of parking provision is discussed in more detail within the assessment section of this report.

2.0 SITE DESCRIPTION

- 2.1 The application site is situated on Harrow Place to the south of the Solaris Centre. It was previously a hotel. It was historically attached to the adjacent Glenmarie Care Home to the west beyond which was Abbeydale Care Home. Together they formed a block of properties that extended from Freemantle Avenue next to no. 10 Harrow Place up to the junction with New South Promenade. The built form then extended around the corner and along the New South Promenade frontage.
- 2.2 The application property is the end property in the block and was in the past The Glenshee Hotel but has stood empty for a significant length of time. There is an alleyway (Freemantle Avenue) separating it from no. 10 Harrow Place, a detached residential property. The alleyway runs through to Cardigan Place to the south and serves the rear of the properties fronting Clifton Drive and New South Promenade.
- 2.3 The site is within Flood Zone 3 and the Blackpool Airport Safeguarding Zone. The site falls within the setting of the locally listed Solaris centre on the opposite side of Harrow Place. No other relevant constraints have been identified.

3.0 PROPOSAL

- 3.1 The proposal is to make external alterations to the building to include balconies to Harrow Place elevations, provision of roof terrace, cycle and bin stores to rear and use of premises as altered as 15 self-contained permanent flats. There is also a small three-storey extension to the eastern-side proposed at first, second and third floor and squaring off of the building at third floor.
- 3.2 The application has been supported by:
- Design and Access Statement
 - Viability Appraisal

4.0 RELEVANT PLANNING HISTORY

- 4.1 In relation to the adjacent properties, in July 2018 planning permission was granted (ref: 16/0421) for the redevelopment of the adjacent properties (647-651 New South Promenade and 2-4 Harrow Place) to 66 permanent flats. This permitted external alterations to include a front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of the premises as altered as 66 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works.
- 4.2 Minor non-material amendments were approved in May 2019 to the above scheme permitting the balconies to be made 0.8m deeper; a 3.1m wide extension to a small part of Harrow Place frontage; and alterations so that the lift and walkway in the internal courtyard were repositioned inside the building.
- 4.3 There is no relevant planning history for the property the subject of this application, other than as detailed in the introduction section that the property was previously included in a planning application alongside the adjacent properties now known as Coastal Point. During the course of the application however no. 6-8 was removed from the scheme before it was approved.

5.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION

5.1 National Planning Policy Framework

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

- Section 5 – Delivering a Sufficient Supply of Homes
- Section 8 - Promoting healthy and safe communities
- Section 11 – Making Effective Use of Land
- Section 12 - Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

5.2 National Planning Practice Guidance (NPPG)

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

5.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (Core Strategy)

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

- CS2 Housing Provision
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management
- CS10 Sustainable Design and Renewable and Low Carbon Energy

- CS11 Planning Obligations
- CS13 Housing Mix, Standards, and Density
- CS14 Affordable Housing
- CS15 Health and Education

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

5.4.1 The Blackpool Local Plan Part 2 (Part 2) was adopted in February 2023.

- DM5 Residential Conversions and Sub-Divisions
- DM10 Promenade and Seafront
- DM17 Design Principles
- DM20 Extensions and Alterations
- DM21 Landscaping
- DM28 Non-designated heritage assets
- DM31 Surface water management
- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM41 Transport Requirements for New Development

5.5 Other Relevant documents, guidance and legislation

- 5.5.1 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 Supplementary Planning Document guidance.
- 5.5.2 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.
- 5.5.3 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:
- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
 - Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
 - Connect and Link GBI i.e. making the links, improving connectivity and accessibility of GBI
 - Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.
- 5.5.4 Greening Blackpool Supplementary Planning Document - this document was adopted in May 2022 and sets out the green infrastructure and tree planting requirements for new development.
- 5.5.5 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.
- 5.5.6 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.

- 5.5.7 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.

6.0 CONSULTEE RESPONSES

- 6.1 **Local Highway Authority** - Have no objection to the principle of the proposal or to the scale. Provided there is an appropriate level of parking provision they have no objection.
- 6.2 **NHS Blackpool Clinical Commissioning Group** - Have assessed the implications of the proposal on delivery of general practice services and is of the opinion that it will have a direct impact which will require mitigation with the payment of an appropriate financial contribution of £3,101 towards reconfiguration at Stonyhill Medical Practice/Harrowside Surgery.
- 6.3 **Local Education Authority** - Are not seeking an education contribution on this occasion, due to the mix of development the yield of pupil place pressures is expected to be low.
- 6.4 **Housing Department** - There is a preference for on-site provision of affordable housing.
- 6.5 **Police Architectural Liaison Officer** - Lancashire Constabulary encourages all applicants to develop new residential schemes and refurbishments to the police preferred security initiative Secured by Design (SBD). This scheme provides a framework to ensure all aspects of security are integrated into the design to keep people safe and feeling safe.
- 6.6 **Blackpool Airport** – no response received, any comments that are received in advance of the Committee meeting will be reported through the update note.

7.0 REPRESENTATIONS

- 7.1 Press notice published: 11/05/21.
- 7.2 Site notice published: 11/05/23.
- 7.3 Neighbours notified: 04/05/21 and 25/04/23
- 7.4 Ninety-seven representations have been received to the application in total. However, when this application originally came in it proposed a parking layout that would not fit with the more comprehensive scheme envisaged by the Council. A very significant number of the objections received have related to parking provision. However, the developer has since agreed to a joint parking scheme and has submitted revised plans removing the parking originally shown. As such, many of the original objections are no longer relevant. Nevertheless, all representations received have been detailed in the relevant section below for completeness.
- 7.5 Three representations have been received to the amended plans from Mr and Mrs Storton of 10 Harrow Place and Mr Richardson the owner of the adjacent Coastal Point development

(representations to the original plans are set out further below).

7.6 Two of these are objections on the following grounds:

- The high-level windows in the kitchen/living rooms on the west elevation abutting the Coastal Point development will allow views out to the adjacent balconies on Coastal Point and similarly views from the Coastal Point apartments into the new apartments thereby detrimentally affecting privacy levels of both developments;
- The proposed floor plans cannot be built as per the submitted drawings as they would not meet current fire regulations, post Grenfell. The internal layout will require protected, secondary lobbies which will be required to be vented, usually via a smoke shaft. Under the new fire regulations for buildings of this height you cannot have front entrance doors to the apartments directly off the landings enclosing the stairs;
- The submitted Drawing No 1993/003/RevP04 'Harrow Place Other Parking Provision' differs to and conflicts with the approved parking scheme and on street provision linked to the Coastal Point planning consent ref: 16/0421 and s106 Agreement;
- Approval of the current application prior to the formal approval of a revised parking scheme linked to the Coastal Point development would render the Council liable for a challenge under Judicial Review and associated costs;
- 6-8 Harrow Place still remains derelict even though 2-4 Harrow Place is nearing completion. The build was supposed to be completed in two years and here we are eight years later with 6-8 Harrow Place starting from scratch. At least the design is in keeping with the existing development which must be a fundamental architectural principle;
- If the proposal does not go ahead the Council should compulsory purchase it and make it into a car park, before it collapses on someone, which would reduce the residential parking crisis;
- Roof garden –no objections as long as the garden to the west of our property is not overlooked. Clear glazing on this side and waist height is not acceptable.

7.7 The other representation is a neutral comment raising the following issues:

- The amended plans have removed the perpendicular parking directly in front of no. 10 Harrow Place and on the side of 10 Harrow place so there is no requirement for the 1 metre path which would have been totally unpractical, especially considering the detrimental effect to the elderly, physically impaired and for public safety;
- The 1 metre path caused the public backlash 2 years ago. The new proposal 21/0386 is in line with that originally proposed 7 years ago in 2016 under 16/0421 by the developers involved;
- The Council has assured them the scheme will maintain the parking on Harrow Place their household currently has [no. 10 Harrow Place].

7.8 Ninety-four objections were received to the original plans for the scheme. Around a third of these are from residents in the immediate vicinity. The remainder are from residents across the wider Blackpool area, with a significant number from more remote locations including Lytham St. Annes, Poulton, Carleton, Freckleton and London. These representations raise the following issues:

Councillor Cox (who was the Ward Councillor for the Squires Gate Ward until 4 May 2023):

- Objects to the scheme following consultation with residents and the potential negative impact it will have;
- This building has been vacant for over 10 years and has fallen into a state of dereliction which has been a source of complaints from local residents due to the unsightly nature

of the building and issues with anti-social behaviour with youths and "explorers" gaining illegal access to the site;

- Residents are also concerned about the plans for balconies which will overlook their properties which they feel invades their privacy;
- The plans also include a perpendicular parking scheme which residents are fearful will invade their privacy as it will be immediately outside a residential property adjacent to the development. This will also result in the loss of pavement space and will potentially create a blind spot at the junction with Clifton Drive which is a very busy road used by large volumes of traffic.

Councillor Walsh (Councillor for Squires Gate Ward):

- Objects to the application and supports the objection from 10 Harrow Place. Vehicles parked would face directly into the property and this will have a negative impact on the residents overall level of privacy;
- Is concerned about the height of the vehicles and subsequent light pollution that will enter the living room in both the evenings and throughout the dark winter months. They imagine that this would be extremely annoying for the homeowners;
- Concerns about the loss of parking for visitors to the area and the burden such a scheme (if it were to go ahead) will place on surrounding roads and streets;
- They are aware that any future residential parking schemes have been put on hold as Civil Enforcement Officers (CEO's) cannot police any more schemes. Again, this knock on effect has the potential to negatively impact surrounding roads by increasing 'parked' vehicles;
- Object to the substantial loss of pavement that is being sought away from the actual development itself. Indeed, as well as negatively changing the overall aesthetic nature of the area this type of development would set a precedent for future developers who do not have adequate 'on-site' parking.

Objections from residents and other members of the public on the following grounds:

General objections

- In principle support the application but due to the omission of details object as they have concern over proposed western rear elevation as it abuts their property and overlooks the rear and side elevation of Coastal Point. This western rear elevation shows large, Juliet style windows in the first, second and third floor close to the rear apartments on no. 4 Harrow Place which are currently under construction and which have approval for patio doors and balconies so the proposal will impact on their privacy/amenity of the apartments in no.4 and 6 Harrow Place and impact on the fire safety requirement by posing a fire outbreak. There is no need for the windows as they there are windows in the south elevation and there are no authorised window openings in this elevation at present [these have since been replaced by high level windows];
- The plans for the west elevation do not show the proposed external materials finish;
- Object to any more change in the area with constant noise;
- A number of the bedrooms appear to look out onto blank walls in light wells. How are the inevitable dead seagulls going to be retrieved from the lightwells?
- The other bedrooms look out onto service roads;
- There is not enough details in terms of the proposed materials;
- Blackpool already has plenty of two bedroom flats. They do not think there is a need for these flats;
- It looks like two person lifts are being proposed. They certainly look smaller than the lifts for the flats overlooking promenade. They would expect a lift in family

- accommodation to be able to carry two adults, a child and a push chair;
- No. 10 Harrow Place will lose privacy due to the design with lights, chatter and doors closing all the time and their front garden will become less used due to car exhaust pollution;
- Roof garden will overlook the garden of no. 10 Harrow Place;
- The building will overlook the back of their property on Clifton Drive and deprive them of privacy. Lounge windows would overlook into their garden, kitchen and back bedrooms and excessive noise from open windows would be disturbing especially at night;
- Extra vehicles using the service road would damage the already poor surface;
- Residents and visitors are being made to suffer because the owners of the buildings fell out.

Highway Issues

- Residents need all pavements for disabled people, bicycles, prams and to be able to walk safely;
- There are clearly too many apartments for the available parking in the area;
- The pavement proposed does not comply with the Disability Discrimination Act and Equality Act of 2010 in terms of its width (a wheelchair user and personal assistant side by side need 1500mm);
- The pavement should not be reduced to less than 1m;
- The development should have its own parking on their own land;
- Why does this developer have the right to make use of a money making scheme of making Harrow Place permit parking?
- If Harrow Place becomes permit parking, tourist and users of the Solaris Centre and unpermitted drivers will park on Crichton Place, Bentink Avenue, Walpole Avenue, Raleigh Avenue and Abercorn Place;
- Why should anyone pay to park outside their own home, including the residents of Harrow Place;
- The end of Harrow Place will become a cluttered, claustrophobic line of cars;
- Pulling out of the driveway of no. 10 Harrow Place will be difficult and could be dangerous if their views are obscured and they will be nowhere to park on street;
- Their bins will block the footway that is less than 1m wide;
- The parking will be dangerous;
- How far should a parking spot be from a busy road like Clifton Rd? – one is shown almost on the corner and drivers will be reversing out of the space with an impaired view while cars and buses use the street;
- Object to use of a public road for private parking which will be unavailable for local residents. Surely any new development should not be passed without adequate parking;
- The additional parking on Harrow Place will not be beneficial to the people already living in private houses there. It is unfair to allow parking for residents of the new development to have parking rights outside other private houses;
- Narrowing of the footway would impact significantly on all members of the public especially people with prams, mobility scooters and people who are disabled e.g. in wheelchairs;
- The development is a positive reflection to the town's appearance but brings nothing to the neighbourhood other than inconvenience;
- The size of the parking spaces seem too small as most vehicles are now longer and wider than they cater for;
- 10 Harrow Place will virtually become surrounded by a car park and impact on their way

- of life especially in the winter months when headlights will shine into their windows;
- The parking could impede access to residents driveways and increase the risk of accidents by preventing sufficient line of sight;
- How will it impact on deliveries to surrounding businesses by preventing access using larger vehicles?
- Residents in the area already have difficulties with parking as tourism impacts on this especially during the season;
- Where will the public and visitors park if residents' permits are required?
- Visitors will park on surrounding roads;
- It will reduce access to the Solaris Centre and impact on any future development of that site;
- The planning process has been manipulated to separate the construction/refurbishment of the apartment from the parking;
- The building will overlook existing properties from balconies and roof terraces;
- Will permits be restricted to cars or will it include vans and commercial vehicles?
- Will permits be available to all the residents in Harrow Place or limited to the owners of the flats?
- How many parking permits will be issued?
- Will charging points for electric vehicles be included in the scheme?
- How is a one-way system exiting onto the Promenade going to work during the illuminations?
- The parking spaces come very close to the corner with Clifton Drive, which they feel is also dangerous to traffic and pedestrians crossing Harrow Place;
- Could there be some safe pedestrian crossing points on Harrow Place? A unbroken run of 36 parking spaces on the north side and another of 26 on the south side will lead to pedestrians crossing the narrow road from between parked cars;
- Can bollards be put at the end of parking bays to prevent encroachment onto the pavement?
- Parking for the Solaris Centre will be reduced;
- If going ahead then it needs to be made one-way and have only one side of parking and use the existing road for parking, not the pavement;
- Vehicles will overhang what little pavement there is and it only takes one badly parked car to remove access for many;
- It will make access to the rear of the Carousel Hotel difficult due to parking bays. Delivery lorries and fire engines wouldn't be able to turn down the alley;
- The house on Harrow Place will not have a space to park or have any visitors park outside their property;
- The proposed garden in the south/east corner could easily accommodate 5 or 6 cars which would remove the need for the bays across the front of number 10 Harrow Place and also on the Western side of the service road;
- There appears to be a storage area for the proposed apartments built into the plans which, if feasible, could be used for parking;
- The forecourt space in front of the building could easily be used for additional parking and utilised better.

8.0 ASSESSMENT

8.1 Principle

- 8.1.1 The application property is not within a Main Holiday Accommodation Area and, in accordance with Policy CS23 of the Core Strategy, the change of use of the building from a

hotel to permanent residential use will be permitted where the proposals provide high quality homes which comply with the Council's standards for conversions or new build, and relate well in use, scale and appearance to neighbouring properties. Therefore the use of the building as permanent flats is acceptable in principle subject to the other criteria being satisfied.

8.2 Amenity

- 8.2.1 Policy CS13 of the Core Strategy relates to Housing Mix, Density and Standards and requires new residential development to provide an appropriate mix of quality homes which help to rebalance Blackpool's housing supply and support sustainable communities. It states on all sites, new flat developments will not be permitted which would further intensify existing over-concentrations of such accommodation and conflict with wider efforts for the comprehensive improvement of the neighbourhood. Developments including more than 10 flats are unlikely to be acceptable on sites in the inner area away from the seafront and town centre. Where flat developments are permitted, at least 70% of flat accommodation should be two bedrooms or more.
- 8.2.2 The proposal is for 15no. flats but is not within the inner area. In addition 80% of the flats will have two bedrooms so the proposal complies with policy in terms of location and accommodation mix.
- 8.2.3 Policy CS13 also requires accommodation to meet the relevant standards for conversions: the Government's Technical Housing Standards – Nationally Described Space Standards, in relation to overall Gross Internal Floor Area (GIFA) and bedroom sizes, and the Council's New Homes from Old Places Supplementary Planning Document in relation to kitchen/dining/lounge area size.
- 8.2.4 The Supplementary Planning Document also states to rebalance the housing mix and create sustainable neighbourhoods the Council will discourage the development through conversion and sub-division of properties into relatively small units and encourage larger flats and family homes. The Council will achieve this by applying floor-space thresholds based on the size of the original property to determine the number of residential units which can be created through conversion or sub-division.
- 8.2.5 All of the flats comply with the Department for Communities and Local Government National Technical Housing Standards, and where relevant the New Homes from Old Places Supplementary Planning Document in terms of their overall floor area and bedroom sizes. The applicant submitted amended plans during the course of the application, altering the design of the proposal to more closely match that of the adjacent Coastal Point building. This removed the amount of projection at ground floor and reduced the size of the walk-on balconies on the upper floors facing Harrow Place. As a result the size of seven of the flats facing Harrow Place reduced in overall size slightly but would still meet the required standards in relation to floor space. Although the kitchen/dining/lounge areas of these seven flats now fall slightly below the required standard, this is only by a small amount and the scheme is overall considered to provide a good level of internal accommodation for occupiers.
- 8.2.6 There is currently a single-storey element on the rear of the building that would be demolished as part of the proposals and small storage areas provided for fourteen of the fifteen flats on the ground floor of the building and a bin storage area along with a small area of outside space which is welcomed.

- 8.2.7 A small three storey extension would be added on the east elevation creating approximately an additional 5m² floor area at first, second and third floors. To the rear and side of the building the existing top floor would be squared off to create better accommodation in terms of head height. A roof terrace would also be created above for residents.
- 8.2.6 The depth of the building creates an issue with how to provide light to the bedrooms on the sides. There are some existing windows set within the recess on the east elevation of the building, but to provide light to the rooms on this side of the building additional ones would be added. The windows proposed on the ground floor of this elevation would be high level to provide privacy for the occupants of the proposed flats and some of the windows would serve bathrooms so would be obscure glazed. The others (that would serve bedrooms) in this elevation would have their lower section obscure glazed, with only the top, high level section being clear glazed. Whilst not ideal, this would provide occupants with some outlook whilst adequately protecting the privacy of neighbours.
- 8.2.7 The depth of the building also creates a similar issue on how to provide light to the windows serving flats 2, 5, 7, 9, 11, 13 and 15 on the west side of the building (next to Coastal Point). The proposed layout uses a light-well created between the application building and the adjacent Coastal Point building to serve some of the windows. Where the windows in the western elevation would face windows in Coastal Point, these windows would be separated by as little as 2m in places. Towards the rear of the building, the windows would simply face a blank wall. Even if the windows facing other windows are obscure glazed at the bottom with clear glazing above, this is still very far from ideal. All would offer a poor level of daylight and outlook, and ordinarily this would not be acceptable. However, in this instance it is acknowledged that similar light wells have been approved on Coastal Point, and would have originally been employed here had this property remained within that development. No other design solution that would resolve this issue whilst still achieving a beneficial use of no. 6 has been identified. Given the very particular history and circumstance of this site, it is not considered that approval of this arrangement could set a precedent for other schemes. As such and on balance, and subject to a condition ensuring that the inside faces of the light-wells are painted white to maximise light reflection, the use of light-wells as proposed is accepted.
- 8.2.8 The proposed configuration of the building allows windows to the main habitable rooms, the kitchen/dining/living areas, to be positioned on the front and rear elevations of the building to benefit from maximum light and outlook.
- 8.2.9 The west elevation of the proposal would have high level windows at first, second and third floors providing further light to the lounge/kitchens of apartments 7, 11 and 15. Concerns have been raised by the owner of Coastal Point in relation to these high level windows and their relationship with the balconies on the rear (south) elevation of Coastal Point. These are noted. However it is considered their location and position is to maximise light into the proposed flats, rather than to achieve an outlook for the occupiers. It is considered that people on the balconies would be more likely to be able to look into the high level windows than the other way around. The windows are considered acceptable subject to a condition requiring them to be obscure glazed to prevent this but still allow light in.
- 8.2.10 The proposed layout is therefore considered the best solution available to prevent overlooking to the properties and gardens to east while still providing sufficient light to the proposed flats and a providing a reasonable standard of amenity for them, and in this case is therefore accepted.

- 8.2.11 To the front the proposed small balconies would look towards the grounds of the Solaris Centre. To the rear the flats would have windows and a Juliette balcony facing south. These would face towards a bin store and a single-storey building to the rear of the properties facing New South Promenade. This building has no windows facing the application building.
- 8.2.12 The proposed flats would benefit from a roof terrace across the whole roof of the building accessed via a staircase covered by a glazed entrance/exit. It would be surrounded by a glazed balustrade set 1m back from the edge of the building. It is not considered that this would result in unacceptable overlooking to adjacent properties given its height and set back. The terrace would, however, provide some meaningful outdoor amenity space for the enjoyment of residents. Given the relatively limited availability of garden space for a development of this size, this provision is welcomed.
- 8.2.13 Overall it is considered that the proposal would not have an unacceptable impact on the adjacent properties and would provide a satisfactory quality of accommodation for future residents. The proposal is therefore considered to be in accordance with Policies CS13 and CS23 of Part 1 and Policy DM5 of Part 2.

8.3 Visual and heritage impact

- 8.3.1 When the application property was included within the adjacent Coastal Point development, the whole would have had a coherent design. When the current scheme was originally proposed, it had its own design approach. Given the scale of the two developments and the fact that they were being delivered separately, the use of two complementary but contrasting design approaches was considered to be acceptable. However, the applicant has since chosen to amend the design of the proposal to reflect the design of how the adjacent Coastal Point has been built out. It is acknowledged that the elevation treatment of Coastal Point has departed from the permission granted. However, this design is nevertheless considered to be generally acceptable and an application to regularise this situation is currently under assessment.
- 8.3.2 The front elevation of the property would align with that of the neighbouring Coastal Point. It would be remodelled so it would have two recessed sections with floor to ceiling windows on each floor and two projecting sections with a small balcony on each floor.
- 8.3.3 To the side and rear at third floor the existing property will be 'squared off' to create more head height at this level and will also match the Coastal Point development at the rear. A small three storey extension would also be added at first, second and third floors on the eastern elevation.
- 8.3.4 As stated above the proposed design would reflect the part of Coastal Point adjacent to the application building and as a result it would be viewed as one cohesive development, stepping down from the corner with the Promenade.
- 8.3.5 With regard to heritage impact, the site falls within the setting of the Solaris Centre which is locally listed and therefore a non-designated heritage asset. Paragraph 203 of the National Planning Policy Framework explains that any effect on significance should be taken into account, but that a balanced judgement must be taken. In this case, the development would be viewed as a continuation of the existing Coastal Point development and so would not have a harmful effect on the setting of Solaris or undermine its significance as a heritage asset.

8.3.6 In light of the above, the proposal is considered to be in line with Policies CS7 and CS8 of Part 1 and Policies DM5, DM17 and DM28 of the Local Plan Part 2 and is therefore acceptable.

8.4 Access, Highway Safety and Parking

8.4.1 As stated above, when granting planning permission ref. 16/0421, the Council envisaged the provision of parking on Harrow Place and New South Prom to compensate for the lack of parking spaces on site. The plans originally submitted for the current application showed 15no. perpendicular parking spaces to be created on Harrow Place outside the application property and no. 10 Harrow Place. This would have conflicted with the wider proposal meaning that it would not have been possible to deliver both schemes.

8.4.2 Under permission ref: 16/0421, approval was granted for the creation of 66 flats. However, planning permission had previously been granted for 19 units at nos. 653-655 New South Promenade (variously under references 14/0448/14/0763, 16/0204, 16/0560 and 18/0501). The Committee report for permission ref. 16/0421 notes that together these two developments provided 85 flats. The report states that the parking provision devised for application ref. 16/0421 would amount to 88 spaces, and appears to imply that this provision would meet the needs of the entire Coastal Point development across nos. 2-4 Harrow Place and 647-655 New South Promenade. The overall scheme of 85 flats would have benefitted from 88 spaces as follows:

- 16 on-site to the rear of the building
- 3 to the front of nos. 653-655 New South Promenade (outside the red edge of the application site)
- 14 to the front of nos. 647-651 New South Promenade (part inside and part outside of the red edge of the application site)
- 55 on Harrow Place

8.4.3 Although the parking provision proposed in relation to 16/0421 only strictly related to the 66 units proposed as part of that scheme, the accompanying Committee report clearly considered the level of parking in the context of the overall Coastal Point development. Overall, this equated to roughly one space per flat, and was considered to be acceptable given that the site is in a highly sustainable location on tram and bus routes. Although the Council's current parking standards would typically now require provision of 150% parking for flats, the highly accessible nature of the site means that 100% provision, or one space per flat, would be equally acceptable for the current application at nos. 6-8 Harrow Place. Altogether the developments in the immediate vicinity would provide 100 flats (66+19 at Coastal Point and 15 at 6-8 Harrow Place).

8.4.4 As stated in para 1.6, the Council has devised a potential comprehensive parking scheme on Harrow Place and New South Promenade that would meet the combined parking needs of the Coastal Point development and the current application proposal. The scheme would provide 86 spaces in total on Harrow Place and New South Promenade. Planning permission ref. 16/0421 approved 16 spaces to the rear of Coastal Point. It appears that only 15 have been provided on site. Nevertheless, these spaces in addition to the 86 on Harrow Place and New South Promenade would give a total provision of 101 spaces for the 100 flats. This level of parking is considered necessary and appropriate to serve the developments. In any event and with specific reference to the scheme the subject of this application, provision of 15

parking spaces (at a rate of one space per flat) is considered necessary to make the development acceptable.

- 8.4.5 If the Council's proposal is pursued, it would be the Council's intention to deliver the scheme as one piece of work to minimise costs and reduce disruption to the local area rather than it be undertaken in two phases. It is intended the parking will be delivered as a joint venture between the Council and the relevant land-owners/developers. Members are respectfully advised that works within the highway do not need planning permission and can be done under the Council's highway powers.
- 8.4.6 Should this option be pursued, the Council would fund the parking provision in its entirety on the understanding that it would be able to recover a part of this expenditure through planning obligations. The Council has undertaken to cover the cost of service diversion works as its contribution to the scheme and would not seek to recover this outlay. If pursued, it is intended that the expenditure to be recovered would be clawed back partly through the payment of commuted sum contributions, and partly through a commitment to purchase resident parking passes at an elevated charge until the full cost of the works is repaid. As the parking would serve two separate developments, but would be delivered by the Council, very careful consideration has been given to potential mechanisms that could be used to secure it.
- 8.4.7 Whilst it is the Council's clear preference to implement the parking scheme it has devised to meet all development requirements in the immediate area, the existing situation with regard to the existing planning permission at Coastal Point (ref. 16/0421) must be acknowledged. It must be recognised that it may not be realistically practicable to implement the Council's scheme without the cooperation of the two developers involved.
- 8.4.8 As the Coastal Point scheme is at an advanced stage of development and is already generating parking pressure in the nearby area, the Council would prefer to ensure that the envisaged parking provision is delivered as soon as possible to meet the current demand from existing residents of Coastal Point and those yet to move in.
- 8.4.9 As set out above, an application under s73 of the Town and Country Planning Act to vary aspects of permission ref. 16/0421 has recently been submitted in respect of the Coastal Point development. If the Council is able to support this scheme and grant an approval (which under a s73 application is a new planning permission), this would enable the existing S106 legal agreement to be revised or a new S106 drafted. Any such agreement could secure the necessary contributions and commitments from the Coastal Point development to cover the parking provision to be allocated to that scheme. Alternatively, it may enable the imposition of appropriate conditions to secure the necessary parking provision to meet the needs of the development.
- 8.4.10 The situation with nos. 6-8 Harrow Place is different as development has yet to commence. As the Council cannot be certain that the provision parking scheme it has devised will be delivered, due to the complexities of implementation given the different parties involved, the imposition of a planning condition on any permission granted in respect of this application is considered to be the most appropriate option. The condition would prevent the commencement of development until a scheme to secure appropriate car parking provision (at a rate of one space per flat) has been secured. This scheme would need to identify both the provision and a mechanism for delivery.

- 8.4.11 In the event that the Council is able to pursue the implementation of its parking scheme, as set out above, the Council would look to forward fund and implement the scheme in full, and then recover the monies from the developers who would benefit from the provision.
- 8.4.12 With regard to the discharge of any condition relating to parking provision for this proposal, the applicant could seek to discharge such a condition on the basis of the Council's proposals. In terms of agreeing a mechanism for delivery, it is envisaged that any application for discharge of condition could include a S106 legal agreement to secure appropriate planning obligations as follows:
- (a) If the parking scheme has not been carried out by the Council:
 - (i) The developer could pay the Council a lump sum to fund the works in their entirety;
 - (ii) The developer could pay the Council a lump sum to partially fund the works with the remainder to be funded by the Council. The developer would then need to commit to the purchase of 15 permits a year at a fixed sum until the Council's outlay on their behalf has been repaid.
 - (b) If the parking scheme has been carried out by the Council:
 - (i) The developer could pay the Council a lump sum to cover the costs of the works in their entirety;
 - (ii) The developer could pay the Council a lump sum to partially cover the costs of works and then need to commit to the purchase of 15 permits a year at a fixed sum until the Council's outlay on their behalf has been repaid.
- 8.4.13 The condition would, however, provide safeguards in the event that the Council is unable to implement the parking scheme it has devised. The requirement for the applicant to submit a parking scheme and mechanism for delivery would provide flexibility for the applicant to identify an alternative option for parking provision to that devised by the Council. Crucially in terms of ensuring appropriate parking provision, if it is not possible for an acceptable parking solution to be identified, it would prevent development from taking place on site.
- 8.4.14 Notwithstanding the above, it must be recognised that a planning permission, once granted, remains extant for 3 years. Consequently, it is quite possible that the Council would find itself in a position whereby it was able to implement the parking solution envisaged before any application to discharge the recommended condition were made. In this case, and as stated above, the Council would look to implement the scheme and then recover the expenditure in the future from the relevant developers. It is envisaged that, if the parking spaces are provided prior to any development at nos. 6-8 Harrow Place, those intended to serve that scheme would be used as general pay and display spaces until such time that they are required to meet the needs of the development. At that point, and subject to the terms of any discharge of condition or planning permission granted, they could then change to residents parking for the flats.
- 8.4.15 In the event that the parking provision is delivered but any planning permission granted in respect of this application lapses, the Council would continue to use the spaces as general pay and display and is satisfied that, over time, it would adequately recoup its costs to justify the expenditure of public funds. The potential to then allocate the spaces to any future residential development would remain, and any necessary and proportionate obligations to secure this could be explored at that time.

- 8.4.16 To respond to many of the objections received to the application regarding the width of the footways, these related to the width of the footway on the applicant's originally submitted layout plan which showed the footway width on the south side of Harrow Place being less than 1m. The highway layout plan now proposed by the Council maintains all the footways at, at least 2m. Manual for Street confirms that there is no minimum width that footways need to be, but generally 2m is seen as the ideal minimum width (confirmed in the Department for Transport's Inclusive Mobility document) as this allows two people in wheelchairs to pass each other comfortably. With the footways now shown as 2m it is considered the proposal is acceptable in relation to pedestrian safety.
- 8.4.17 Many of the objections to the scheme note that the parking that is to be created for residents of the scheme and Coastal Point would be on what is now public highway, and that private developers would therefore benefit from this to the detriment of residents and visitors.
- 8.4.18 Since the permission for the adjacent Coastal Point building was originally granted it was always the intention that Harrow Place would be reconfigured to create parking to facilitate the developments on the corner of New South Promenade and Harrow Place, replacing buildings that had long stood empty. The application proposed seeks to do the same by remodelling and putting to a new use a current long-standing empty building. It is considered without the parking provision proposed such ambitious redevelopment of the site could not occur leaving a dilapidated site to the detriment of the streetscene and general amenities of the area. Whilst the proposal would result in the loss of general parking for other residents and visitors in the immediate vicinity, it is considered, on balance, that the benefits of redeveloping the site to a good standard and providing sufficient parking for it outweigh the negative impacts associated with the scheme.
- 8.4.19 A lay-by outside no. 10 is proposed for general parking unassociated with the developments, though the final details of this will be down to the Council's Highways Department as works within the highway do not need planning permission.
- 8.4.20 Fourteen of the flats would have a small store on the ground floor which could be used to store a bicycle store and is welcomed.

8.5 Drainage and flood risk

- 8.5.1 Part of the site is located within Flood Zone 3 and part in Flood Zone 2 with the rest in Flood Zone 1. However the proposal is for a change of use of the existing building to residential with internal and external alterations. The proposal would result in a reduction in the ground floor footprint of the building. As the scheme is a conversion, there is no requirement for the applicant to demonstrate compliance with the sequential test. A site-specific Flood Risk Assessment is required however, and the scheme must comply with the exceptions test.
- 8.5.2 This latter requirement is considered to be easily satisfied. This is a prominent site within the setting of a locally listed building. Permanent residential development is considered to be the only appropriate land-use on the site in the current planning policy context. As such, the public benefits of bringing the site back into active, beneficial use, and providing new housing, is considered to outweigh any identified flood risk.
- 8.5.3 The applicant has not submitted a site-specific Flood Risk Assessment. However, the flood risks affecting the site and any necessary mitigation measures are currently being reviewed and officers will provide additional commentary on this matter through the update note. The

Environment Agency is a statutory consultee on development proposals in Flood Zone 3. As their consultation period will not have elapsed in advance of the Committee meeting, it will not be possible for a determination to be made on that date.

- 8.5.2 Foul and surface water will be drained via the mains sewer as per the existing building which is considered acceptable.

8.6 Biodiversity impact

- 8.6.1 The existing frontage of the building is completely covered in hardstanding and the rear yard is largely earth covered in weeds. A condition is proposed to ensure these areas are suitably landscaped to ensure biodiversity net gain through biodiversity enhancements. The existing roofspace of the building has been in active use, as evidenced by the presence of dormer extensions, and so the building is not expected to offer any realistic potential of being used by roosting bats.

8.7 Planning Obligations

- 8.7.1 Under policies in the development plan there are requirements, where relevant, for new developments to make contributions to infrastructure. These include affordable housing, public open space, trees and health care provision.
- 8.7.2 Policy CS14 relates to affordable housing. This states that all market and specialist housing developments, including conversions, creating a net increase of three dwellings or more will be required to provide affordable housing (either on-site or off-site) or make a financial contribution towards affordable housing provision. Developments within the defined inner area are exempt from this requirement. The site is not within the inner area.
- 8.7.3 Where developments would comprise 15 dwellings or more, the affordable housing requirement is 30% of the total number of dwellings created. On-site provision will be sought where possible. Off-site provision, or a financial contribution of broadly equivalent value, will be considered instead of on-site provision where the site is unsuitable for affordable housing, or where this would be more effective in delivering affordable housing to support Blackpool's regeneration objectives. However, the National Planning Policy Framework states that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. This would suggest that no affordable housing requirement should be levied in this case.
- 8.7.4 The proposal would generate a requirement for a commuted sum towards Public Open Space of £24,827.04 and a contribution towards local healthcare provision of £3,101 towards reconfiguration of Stonyhill Medical Practice/Harrowside Surgery. However, Blackpool Clinical Commissioning Group has based this figure on 14 units. If it was based on 15 units (an additional two-bed flat) this figure would be slightly higher.
- 8.7.5 No contribution is required towards the provision of local education, but there is a requirement to provide either two trees per dwelling on site or pay £1000 per tree for off-site provision. As there would not be sufficient space for these trees on the site a commuted sum would be payable. In addition there is a requirement for the developer to pay the cost of providing parking spaces on Harrow Place to serve the development and make it acceptable in planning terms.

- 8.7.6 The applicant has, however, made an argument that the payment of all of the above would render the scheme unviable.
- 8.7.7 Viability is a material planning consideration as set out in the National Planning Policy Framework, and the approach that should be adopted is set out in the National Planning Guidance. The applicant has submitted a viability argument in relation to the scheme on the basis that the value generated by the development would be less than the cost of developing the site if they had to pay all the financial obligations required by policy as well as pay to provide the necessary parking.
- 8.7.8 The applicant has submitted a report that they state demonstrates their argument. However, what has been submitted is not a financial viability assessment that follows the approach as set out in the National Planning Guidance but rather appears to be a traditional valuation report.
- 8.7.9 However, the Council has had the report professionally independently reviewed and a financial viability appraisal of the scheme has been undertaken that adheres to Royal Institution of Chartered Surveyors Guidance Note: Financial Viability in Planning; Conduct and Reporting and the National Planning Guidance. This is considered a robust review of the financial viability of the site. It concludes that the developer can afford to pay £40,000 in planning obligations for the scheme to remain financially viable.
- 8.7.10 In such situations a planning judgement has to be made as to which of the obligations should take priority. In this case it is considered that the most important element is the provision of parking as without it the proposal would have a significant detrimental impact on the surrounding area and residents. It is therefore not possible to provide the other obligations without the proposal being unviable. This weighs notably against the scheme and must be considered in the overall planning balance.

9.0 Other Issues

- 9.1.1 Comments have been made regarding the proposed layout not complying with fire regulations post-Grenfell as secondary lobbies will be needed. It is accepted that this may require some minor internal alterations at Building Regulations stage.
- 9.1.2 The comments of the Police Architectural Liaison Officer will be passed to the developer via an informative note on any permission.
- 9.1.3 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).
- 9.1.4 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.
- 9.1.5 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.

10.0 Sustainability and planning balance appraisal

10.1.1 Sustainability comprises economic, environmental and social components.

10.1.2 Economically the scheme would have some limited positive impact as the creation of new residential units would help to support local shops and services and some employment would be generated during construction. The loss of the former hotel use would accord with planning policy and the wider strategy for resort regeneration and so would weigh in favour of the proposal.

10.1.3 Environmentally, environmental quality and biodiversity would not be materially affected, and the scheme will allow some limited landscaping on a constrained site where there is currently very little. The proposal would be visually acceptable and would have a positive impact upon the quality of the streetscene relative to the current, long standing vacant building in a poor state of repair.

10.1.4 Socially, the scheme would provide good quality permanent accommodation and will not have an unacceptable impact on amenity. No unacceptable impacts on the significance of heritage assets would result and, subject to confirmation, it is anticipated that the development could be kept safe from flood risk and would not exacerbate flood risk elsewhere. No unacceptable highway safety impacts are anticipated. The scheme would make a notable contribution towards the meeting the Council's identified housing land supply.

10.1.5 In terms of the planning balance, the scheme would not deliver the full range of planning obligations required, but would bring a derelict site in a prominent position back into beneficial use by delivering new housing of an acceptable standard. It is considered that this weighs sufficiently in favour of the application that it can be considered to constitute sustainable development. No other material planning considerations have been identified that would outweigh this view.

11.0 FINANCIAL CONSIDERATIONS

11.1 The scheme would generate Council Tax revenue but that is not a material planning consideration and it can carry no weight in the planning balance. The Council would place itself in a degree of financial risk by forward funding and providing the car parking required to serve the future needs of this development. However, this has been carefully considered by officers and it is considered that the costs of the works could be satisfactorily recouped through use of the parking spaces for play and display purposes in the event that no development is delivered. As such, the financial risk is considered to be reasonable and manageable.

12.0 BLACKPOOL COUNCIL PLAN 2019-2024

12.1 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.

12.2 This application accords with the priorities by creating new homes of a good standard from a currently vacant building in a poor state of repair.

13.0 CONCLUSION

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

14.0 RECOMMENDATION

14.1 Members are respectfully recommended to resolve to support the scheme and delegate approval subject to no objections being received from the Environment Agency, no further representations raising substantively new issues being received, and subject to the following conditions. Please note that an additional condition in relation to flood risk mitigation may be required and would be communicated through the update note:

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 20 April 2023

Proposed Ground Floor Plan drawing ref. B/21/41/03

Proposed First, Second, Third Floor and Roof Terrace Plans drawing ref. B/21/41/03

Proposed Elevations drawing ref. B/21/41/05

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, including those of the roof balustrade, 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.

Please note that, for the purpose of this condition, it is expected that the internal faces of the light-wells will be finished in white to maximise light reflection.

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. No flat/maisonette shall be occupied until all of the internal and external alterations shown on the approved plans have been carried out in full and in full accordance with the approved details.

Reason: In order to ensure that the accommodation provides an adequate standard of residential amenity to improve the external appearance of the property and ensure that it has appropriate residential character in accordance with Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies DM5 and DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027, and the Council's New Homes from Old Places Supplementary Planning Document 2011.

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 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. Before the development hereby approved is first brought into use the refuse storage shown on plan ref. B/21/41/03 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 and Policies DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

8. (a) The glazing in the east elevation shown to be obscure glazed on drawing ref: B/21/41/05 (Proposed Elevations) and the bathroom windows and high level windows in the west elevation shall be at all times obscure glazed to a level of 5 on the Pilkington Glass levels of obscurity or other equivalent rating.

(b) The glazing the subject of this condition shall be non-opening below a height of 1.7m above internal floor height.

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

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

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

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

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

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

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

11. Within three months of each flat being occupied, the storage area for that flat at ground floor as shown on plan ref. B/21/41/03 shall be provided and shall thereafter be retained and maintained as such.

Reason: In order to provide storage for the flats that could be used as cycle storage and to facilitate travel by a sustainable transport mode in accordance with Policy CS5 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.

12. 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.

13. Demolition and/or construction of the scheme hereby approved shall at all times comply with the following:

- (i) Days and hours of work shall be limited to 0800-1800 Monday to Friday and 0800-1200 on Saturday with no working on Sundays and Public Holidays
- (ii) A board displaying contact details for site management shall be displayed throughout the demolition/construction period. This board shall be easily legible from a public vantage point.
- (iii) At no time shall materials be burned on site
- (iv) All materials brought onto site shall be and remain covered until use to minimise dust generation as far as is practicable

- (v) All materials and works with the potential to generate dust will be damped down through misting or light spray to minimise dust generation as far as is practicable
- (vi) Wheel washing will be carried out as appropriate to prevent the transfer of mud, dust and other debris onto the public highway
- (vii) Notwithstanding the requirements of part (vi), any mud, dust or other debris on the public highway generated by the development shall be cleaned and removed same day
- (viii) Developer to inform Local Highway Authority in writing to highwaysandtraffic@blackpool.gov.uk at least 14 working days prior to any obstruction of public highway by demolition/construction vehicles or operations

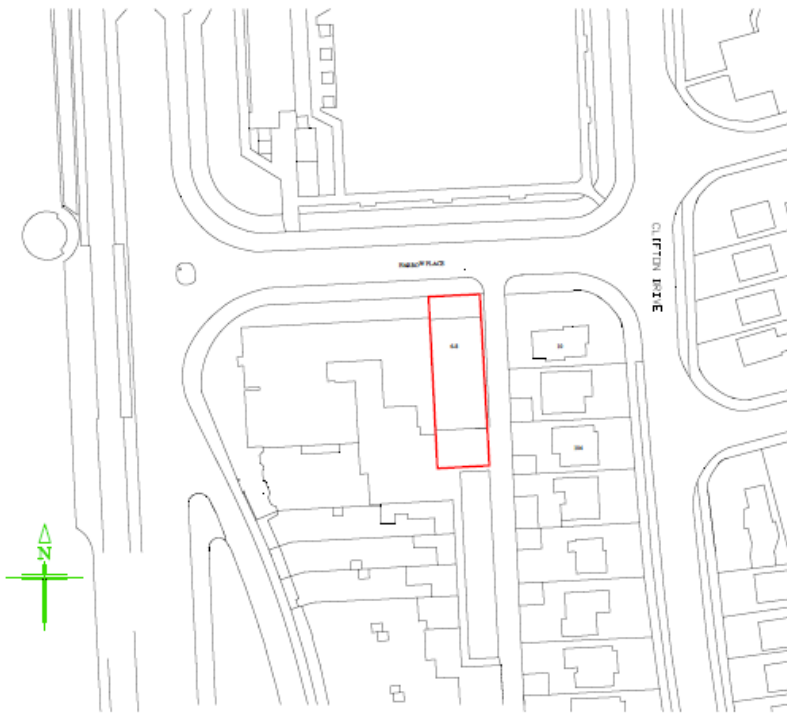
Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

14. (a) No development shall commence a scheme for the provision of car parking at a ratio of at least one space for each flat, together with a mechanism for its delivery, has been submitted to and approved in writing by the Local Planning Authority; and

(b) No flat hereby approved shall be first occupied until the scheme agreed pursuant to part (a) of this condition has been implemented in full and in full accordance with the agreed details.

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.

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Location Plan
1:1250



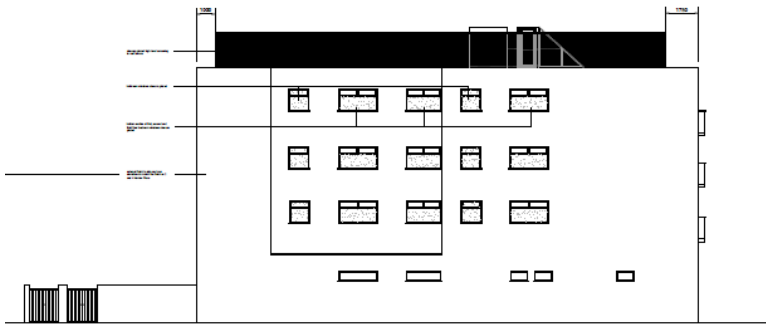
Site photographs



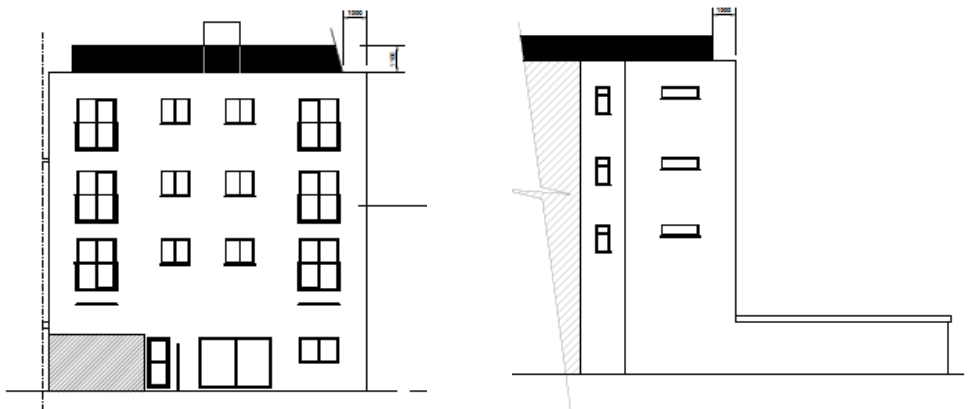
Proposed front elevation



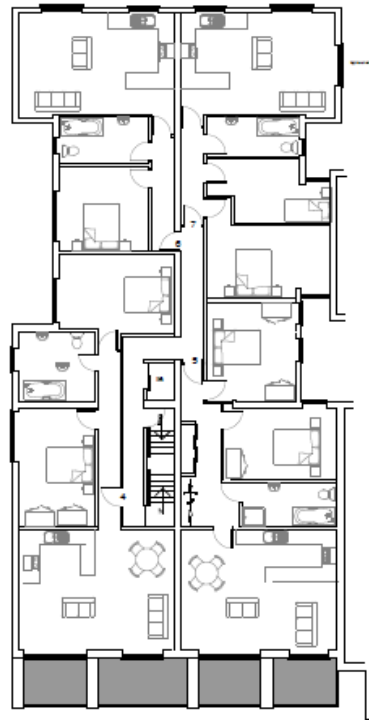
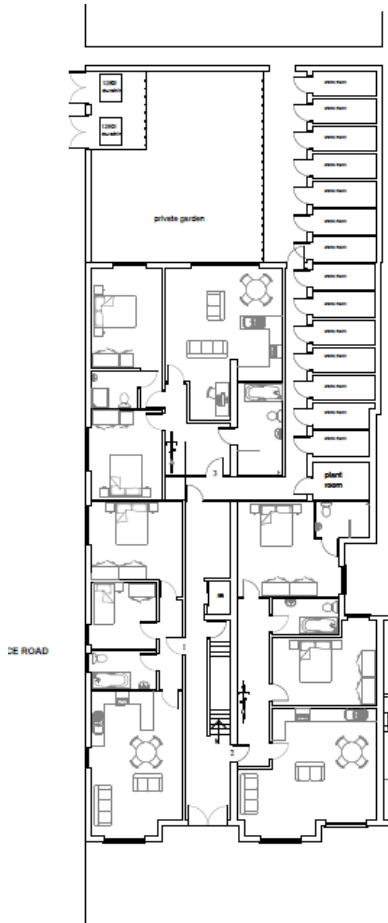
Proposed rear elevation



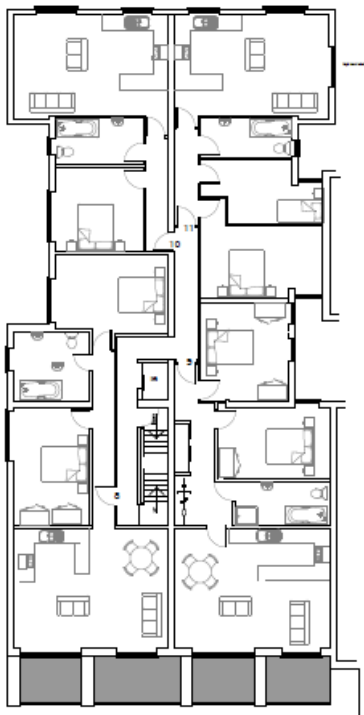
Proposed side elevations



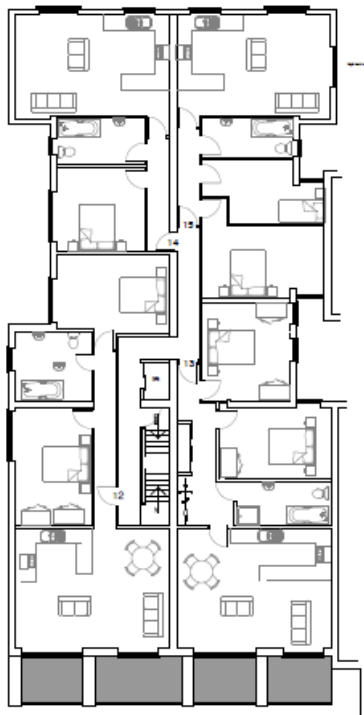
Proposed floor plans



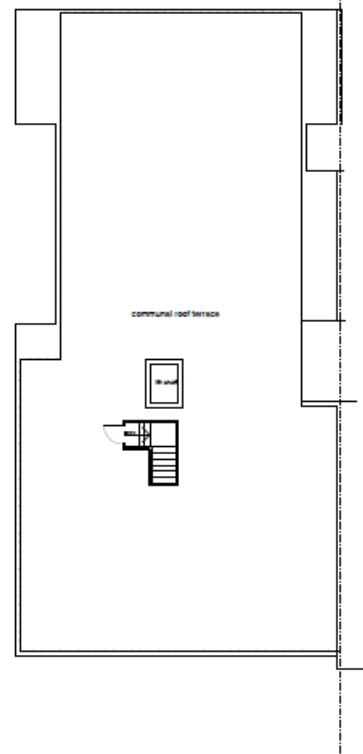
First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Terrace

**Blackpool Council
Development Management**

Officer Report to Committee

Application ref:	22/0955
Ward:	Waterloo
Application type:	Full
Location: 50 Dean Street, Blackpool	
Proposal:	Use of premises as 8no. units for supported family living accommodation for temporary occupation with associated staff facilities, including replacement roof to existing conservatory, installation of front access ramp, re-positioning of rear external staircase and rendering to existing walls. (please note that the description of development has recently had to be corrected and re-publicised)
Recommendation:	That Members resolve to support the proposal. To delegate final approval of the application to the Head of Development Management subject to confirmation of a mechanism to secure the future use of the premises as proposed and the expiry of the consultation period.
Recommendation Summary:	The proposed use would meet existing needs that have been identified by the Children’s Service Team. The proposed use would not result in any adverse impacts on highways, residential amenity or heritage. The proposed development would be sustainable development and there are no material considerations that would outweigh this assessment.
Meeting date: 25 July 2023	
Reason for bringing to Committee:	At the request of former Councillor Derek Robertson who was ward councillor for the Waterloo Ward at the time the application was submitted.
Case officer:	Rachael Evans
Case officer contact:	01253 476 320

1.0 SITE DESCRIPTION

1.1 The application site is located on the corner of Dean Street and Moore Street. Dean Street is located to the south of the site whilst Moore Street is located to the west. The site is occupied by a large property of a Tudor style appearance, which is predominantly 3-storey with a 2-storey wing to the rear of the property. The property is currently a hotel known as The Old Coach House. When viewed from Dean Street, the property has a detached appearance however, the rear of the property is attached to no.31 Moore Street. A lawn / garden area is located to the front of the property and sweeps around to the east. To the west and south of the property is a car park. The site is enclosed along Dean Street and part

of Moore Street by a red brick boundary wall. Part of the boundary along Moore Street comprises of a cobbled wall. A pedestrian gate is set within the wall on Dean Street. Two vehicular access points into the site are located off Moore Street.

- 1.2 A residential dwelling is located to the east of the site whilst directly opposite the site to the south is Elmsdene, a dementia care home with residential dwellings either side. To the west and north of the site are residential dwellings.
- 1.3 The site is identified as being within the Defined Inner Area and within an area of airport safeguarding. The building is locally listed. No other constraints are identified.

2.0 PROPOSAL

- 2.1 The proposed development seeks to change the use of the existing guest house to a care facility providing support for parents with babies. The proposal seeks to create 8 no. units for supported family living accommodation for temporary occupation with associated staff facilities. It would be managed and operated by New Spring Family Care Ltd, who are an existing provider, known to the Council and are an independent and private run company.
- 2.2 New Spring Family Care Ltd responds to the needs of families who have experienced difficulties providing safe parenting to their children. Their aim is to prepare families for living independently.
- 2.3 The facility would provide care for 8 families/parents and their babies. Residents would be referred to New Spring Family Care Ltd as they need a safe and secure environment with additional support and assessment prior to reintegration with society. The primary aspect of care would be given to the babies, until the parents have been assessed and it is considered that they can provide the care themselves.
- 2.4 Each family/parent would reside in the premises for approximately 12 weeks; however, some may stay longer where necessary. If the family/parent still needs some extra support after this time, but do not necessarily need to form part of the main unit, the scheme proposes an apartment on the third floor that can be used by residents to provide them with some independence, however, still allows them to be within close reach of healthcare professionals for assistance as and when necessary.
- 2.5 The facility would generate a need for 20 staff in total, operating with 6/7 staff on site during daytime hours consisting of a Registered Manager, Social Worker, Care Manager and 4 support staff. There would be two staff on waking watch with an on-call manager system in place. Staff would generally operate on a shift pattern of 8am until 8:20pm and 8pm until 8:20am to allow time for a handover.
- 2.6 The proposal also includes alterations to the existing building including a new conservatory roof, installation of a front access ramp, moving an external staircase re-positioning of rear external staircase, rendering to existing walls and part removal of garden wall to Moore Street.
- 2.7 The proposed care facility would largely utilise the existing layout, however in order for the facility to function effectively, there would be some alterations of existing bedrooms to office space and introduction of new areas within the property internally, such as the inclusion of family bathrooms, office spaces, a pram store, contact centre.

2.8 The application has been supported by:

- Planning Statement
- Management Plan
- Company Information
- Statement of Purpose

3.0 RELEVANT PLANNING HISTORY

3.1 05/0779 - Erection of single storey side extension, first floor side extension, erection of dormers to sides and alterations to existing roof heights – Approved 22 December 2005.

3.2 05/0291 – Erection of single storey rear and side extension, first floor side extension and erection of dormers to side and rear – Refused 18 July 2005.

3.3 00/0127 – Erection of three storey extension to form lift shaft – Approved 4 April 2000.

3.4 99/0323 – Erection of extension between roof gables to form staff accommodation and alterations to roof on west elevation – Approved 15 June 1999.

3.5 93/0461 – Alterations to external elevations, erection of single storey and two storey extensions and use of part of premises as licensed restaurant in connection with existing guest house – Approved 13 July 1993.

3.6 89/1793 – Erection of a side conservatory – Approved 26 October 1989.

3.7 87/1499 – Erection of bay window to dining room, two storey rear extension to form additional bedroom accommodation, private garage and external fire escape – Approved December 1987.

3.8 86/1706 – Use of premises as boarding-house/hotel – Approved 6 January 1987.

3.9 86/1689 – Use of premises as guest house, internal alterations and erection of two storey extension to form additional bedrooms – Approved 6th January 1987.

3.10 76/1459 – Erection of extension to form store – Approved 22 October 1976.

4.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION

4.1 National Planning Policy Framework

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

- Section 5 – Delivering a Sufficient Supply of Homes
- Section 8 - Promoting healthy and safe communities
- Section 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

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

- CS2 Housing Provision
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS11 Planning Obligations
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Standards, and Density

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

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

- DM3 Supported Accommodation and Housing for Older People
- DM5 Residential Conversions and Sub-Divisions
- DM17 Design Principles
- DM18 High Speed Broadband for New Developments
- DM20 Extensions and Alterations
- DM21 Landscaping
- DM28 Non-Designated Heritage Assets
- DM41 Transport Requirements for New Development
- DM42 Aerodrome Safeguarding

4.6 Other Relevant documents, guidance and legislation

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

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

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

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

- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
- Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
- Connect and Link GBI i.e. making the links, improving connectivity and accessibility of

GBI

- Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.

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

4.6.6 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community and its ability to address the environmental issues affecting climate.

4.6.7 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government's clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.

5.0 **CONSULTEE RESPONSES**

5.1 **Historic England:** No comment.

5.2 **Heritage Officer** – No objection.

5.2.1 The proposed use will have little impact on the significance of the former residence. Retention of any original internal features such as plasterwork is strongly encouraged. The alteration to the external staircase will be on one of the side extensions and will have quite low visibility from the road. Replacing the roof of the conservatory will provide a more solid appearance, but the materials will complement the main structure

5.2.2 However, the cobble wall which is proposed to be removed is an original feature and could well pre-date the property itself. As such I would request that this is retained if you are minded to approve the application. I would also suggest that any re-rendering is carried out in lime rather than modern insulated render, in order not to trap any moisture in the old brick beneath.

5.3 **Local Highway Authority** - No objection. The removal of the wall is undesirable as vehicles are likely to enter and leave the site more quickly although this is not a reason for refusal. If the section of wall is to be removed then it would be necessary to extend the crossings.

5.4 **Children's Services** – No objection. This is a specific, OFSTED regulated service providing time limited intensive parent and baby support, which would be commissioned by CSC. We have a need that exceeds local supply, and the capacity that the new site will offer is welcome from our perspective. The provider has a good rep with us, we see good levels of support and positive outcomes. The current site is too small to allow for expansion

5.5 **Housing Officer** - No objection

5.5.1 This appears to be a more specialist model aimed at younger parents who may be needing / receiving support from Children's Social Care. We have had similar schemes before and they have had sometimes had the converse effect of actually creating "need" (demand) from

other parts of the system at detriment sometimes to families living independently.

5.5.2 This seems to be a relocation rather than new scheme. We need to understand if New Spring operating this model now at Lostock and, if so, what information/evidence of need is available from there and why are they looking to relocate.

5.5.3 From an area perspective, a quiet, discreet, specialist service, managed well, the location would be acceptable, a generic hostel in this location would not be.

6.0 REPRESENTATIONS

6.1 Press notice published: N/A

6.2 Site notice published: 19.10.2023

6.3 Neighbours notified: 17.01.2023

6.4 4 representations have been received from the following properties:

- 56 Dean Street, Blackpool, FY1 1BP (3 Representations from the same address)
- 24 Moore Street, Blackpool, FY1 1DA

6.5 These representations raise the following issues:

- The property was a private home and then a 5 star hotel and should remain one of the two.
- The development will seriously impede on privacy through overlooking onto a private garden area.
- Impact on parking.
- Similar properties have brought nothing but problems and anti-social behaviour.
- Other properties in the area have opened as assisted living buildings and have subsequently been shut due to the property being unsafe.
- As a locally listed building, the building should be cherished.
- Objection to physical changes to the roof of the conservatory as it is over a private garden.

6.6 The Committee is respectfully reminded that issues relating to civil matters and preference for an alternative scheme are not valid planning considerations.

7.0 ASSESSMENT

7.1 Principle

7.1.1 This application seeks to change the use of the property from a hotel (C1 Use) to a supported family living accommodation for temporary occupation with staff facilities (Sui Generis). Part 2 Policy DM 3 sets out the Council's Policy for supported accommodation and housing for older people. The policy states that proposals for supported accommodation will be permitted where the development meets the criterion as set out within the policy.

7.1.2 The policy requires that there is a demonstrable need for the type of accommodation proposed in the Borough. The Children's Services commissioning team have advised that there is a need for the facility and have provided the following data:

Current Placement Figures (as of 23.02.23):

- Mother and Baby Residential Placement: 9
- In Blackpool: 5 (These placements are with New Springs, Blackpool)
- Out of Area: 4 (2 of these placements are with New Springs, Preston)

Financial Year Totals:

- Total Number of Mother and Baby Residential Placements made in Financial Year April 2022-March 2023 (to date): 24
- Total Number of Placements in New Springs, Blackpool in Financial Year: 10
- Total Number of Placements in New Springs, Preston in Financial Year: 7
- Total Number of Placements made in other provisions in Financial Year: 7
- 17 out of 24 placements have been made with New Springs – Blackpool or Preston

Current Searches for Mother and Baby Residential: 1

Future Need (known to Home Finding Team):

- Legal Gate way 08.02.23 – 4 unborn/new born babies were discussed (care plans to be finalised)
- Legal Gate way 22.02.23 – 3 unborn babies were discussed (care plans to be finalised)

7.1.3 The data supplied demonstrates that there is a need for such a facility within the Borough. The applicant's agent has confirmed that this facility would be a relocation of the facility currently at Lostock Gardens however, the Local Planning Authority have been advised by the Council's Social Care team that whilst the applicant's lease at Lostock Gardens has come to an end and the site does not allow for expansion, the applicant will be continuing to operate from Lostock Gardens as well from the proposed site. Furthermore, the Council's Social Care Team has advised that the Council has a need that exceeds local supply, and the additional capacity at the proposed site would be welcomed.

7.1.4 The policy states that in order to protect the character and amenities of residential areas and avoid undue concentration of supported accommodation, no more than 10% of any one block will be permitted in such use and no supported accommodation will be permitted where there is evidence of an existing property meeting similar needs within 400 metres.

7.1.5 There are currently no other properties within 400m of the application site which meets a similar need to that proposed by this scheme.

7.1.6 To ensure that the use of the premises remains as proposed to meet housing needs of local people, officers are currently exploring options to control occupancy and the future use of the premises. This could be achieved through a legal agreement or restrictive condition, and appropriate legal advice is being sought. As the most appropriate mechanism is yet to be finalised, officers are seeking a resolution of support from Members. In the event that the mechanism is finalised prior to the Committee meeting, the officer recommendation may change to one of determination.

7.2 Amenity Impact

7.2.1 In order to deliver high quality accommodation, the Council expects all the bedrooms (which would be the occupiers main living space) to meet the standards for residential accommodation as set out in the Nationally Described Space Standard. This approach is justified by paragraph 130 of the National Planning Policy Framework which expects

developments to function well and add to the overall quality of the area over the long-term lifetime of the development. Notwithstanding bedroom no.4 as shown on the proposed first floor plans, seven bedrooms would meet the minimum room standards for a double bedroom as set out in the Nationally Described Space Standard. A double bedroom would provide sufficient space for up to 2 young persons / adults as well as accommodate a baby's cot. Bedroom no. 4 would be slightly under the 11.5 m² minimum floor space requirement, measuring approximately 11.1m². It is considered that, in the context of the development, the 0.4m² deficiency in floor space would not be a sufficient reason to refuse this application.

7.2.2 The supported accommodation would be set across all floors. The ground floor would consist of a lounge, dining room, kitchen, meeting room, office, and contact centre and pram room. The first floor would comprise of No.7 bedrooms with ensuite, no.1 separate bathroom and no. 1 meeting room. The second floor would be self-contained and would comprise of a lounge/kitchen and bathroom and no. 2 bedrooms. The self-contained apartment (including the office space) would have a floor area of approximately 66.04m². A 2 bedroom 4 person apartment would require a minimum floor space of 70m². The flat would be somewhat deficient in floor area buy approximately 4m². Whilst no.2 double bedrooms are proposed, owing to the nature of the use of the building, it is unlikely that the self-contained transition flat would be occupied at one time buy 4 young persons / adults. It is considered that on balance, given the proposed use of the building, the layout as proposed is acceptable.

7.2.3 At its closest, 50 Dean Street is sited approximately 2m to the common boundary of no. 56 Dean Street. No new openings are to be inserted into the side elevation of the property facing 56 Dean Street. The existing conservatory roof would be replaced and tiled to be of a similar appearance of the roof on the host building. The existing stairs located towards the rear of the building would be relocated on the east elevation, towards the rear of the building and rotated 90 degrees. It is considered that the re-orientation of the staircase would not result in an adverse impact of the amenities of the occupiers of no.56 Dean Street.

7.2.4 As part of the proposals, the applicant is not proposing to remove the non-original extensions such as the roof lift and conservatory. This would be contrary to the policies set out in the New Homes from Old Spaces Supplementary Planning Document. However, it is considered that in this instance, the roof lift provide the additional space required for the transitional flat on the second floor. The proposed conservatory is also proposed for retention.

7.2.5 The Council's Conservation Officer has advised that in this particular instance, the roof lift has been well designed and as such, is visually acceptable. Indeed, the conservatory is a domestic addition and is to be enhanced as part of this development. Further, sufficient outdoor amenity space would be within the curtilage of the site for the users of the facility without the removal of the conservation.

7.3 Visual impact

7.3.1 Part 1 Policy CS7 sets out the Council's strategic policy with regard to the Quality of Design whilst Part 2 Policy DM17 sets out in detail the Council's design principles.

7.3.2 Limited alterations are proposed to the building which include: the replacement of the roof

of the existing conservatory, installation of front access ramp, re-positioning of rear external staircase and rendering to existing walls. The initial proposal did include the removal of part of the cobbled wall however, this has since been removed from the scheme and is proposed for retention and the site location plan and drawings have been updated to reflect this change.

7.4 Heritage Impact

7.4.1 The application site contains a locally listed wall and building. Paragraph 197 of the National Planning Policy Framework sets out that when determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

7.4.2 Part 2 Policy DM28 makes clear that in regard to non-designated heritage assets, there will be a presumption in favour of their retention when considering development proposals. Development which would remove, harm or undermine the significance of a non-designated heritage asset will only be permitted where robust evidence can demonstrate that the benefits of the development clearly outweigh the harm.

7.4.3 The original proposal included removal of part of the cobbled boundary wall adjacent to Moore Street. However, the cobbled wall is an original feature and could well pre-date the property itself. As such, the applicants have removed the demolition of the wall from the application.

7.4.4 The proposed development would include some external alterations to the building. No objection has been made by the Council's conservation officer to these works however, owing to the age of the building, the re-rendering must be carried out in lime rather than modern insulated render, in order not to trap any moisture in the old brick beneath should planning permission be granted. The finishing materials could be secured by condition.

7.5 Access, highway safety and parking (including active travel provision)

7.5.1 Part 2 Policy DM41 sets out the Council's Policy in regard to transport requirements in new developments.

7.5.2 The initial proposal sought the removal of the cobbled wall however, this is now proposed for retention. No alterations are proposed to the existing vehicular access arrangements on Moore Street.

7.5.3 As part of the development, the no. 6 car parking spaces are proposed to be retained. No electric vehicle charging points have been provided by the applicant however, these could be secured by condition should planning permission be granted. No cycle parking provision has been proposed by the applicant. Given the nature of the development proposal, it is unlikely that residents of the facility would cycle however, appropriate provision should be made within the curtilage of the site for employees and visitors. Details of covered cycle storage arrangements could be secured by condition.

7.5.4 The Local Highway Authority has reviewed the proposals and raises no objection to the scheme on highway grounds.

7.6 Drainage and flood risk

7.6.1 Part 1 Policy CS9 sets out the Council's strategic policy to water management. Part 2 Policy DM31. Policy DM31 of the policy states that surface water from development sites will be discharged via the most sustainable drainage option available. There are no proposed alterations to the existing drainage arrangements afforded by the site and this is considered to be acceptable.

7.7 Biodiversity impact

7.7.1 Section 174 of the National Planning Policy Framework 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Part 1 Policy CS6 and Part 2 Policy DM21 sets out the Council's policies with regard to Green Infrastructure. All new development should incorporate new or enhance existing green infrastructure of an appropriate size, type and standard. Where on-site provision is not possible, financial contributions will be sought to make appropriate provision for open space and green infrastructures. Part 2 Policy DM35 states that development proposals will be required to result in no loss or harm to biodiversity through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement; b. minimise the impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist.

7.7.2 In accordance with the Greening Blackpool Supplementary Planning Document, the applicant proposes to plant no.7 trees (1 tree per family unit) within the curtilage of the site. The trees would be positioned as shown on drawing GL473F/64 (landscaping). A condition could be attached to any decision to ensure that should any tree die within the first 5 years of being planted, a replacement tree of similar species and size shall be planting.

7.8 Environmental impact - air, water and land quality

7.8.1 The proposal would not have an impact on land, air or water quality.

7.9 Other Issues

7.9.1 The application has been considered in the context of the Council's general duty in all its functions to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998 (as amended).

7.9.2 Under Article 8 and Article 1 of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. This application does not raise any specific human rights issues.

7.9.3 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster

or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

7.10 Sustainability and planning balance appraisal

- 7.10.1 Sustainability comprises economic, environmental and social components.
- 7.10.2 Economically, the scheme would have a very limited impact but the creation of a supported family living accommodation would help to support local shops and services and some local employment opportunities would be generated during the conversion and alteration works.
- 7.10.3 Environmentally, environmental quality and biodiversity would not be materially affected, and the proposed external alterations would not harm the locally listed building.
- 7.10.4 Socially, the scheme would provide good quality supported family accommodation that would relocate users from an existing facility at Lostock Gardens. The scheme would contribute to a needed service within the Borough. The proposed development would not have any highway safety impacts.
- 7.10.5 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 N/A

9.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 9.1 The Council Plan sets out two priorities. The first is 'the economy: maximising growth and opportunity across Blackpool', and the second is 'communities: creating stronger communities and increasing resilience.
- 9.2 This application would support families in the Borough on a temporary basis before those families are moved out to live in the community. The facility would provide support to families in the community and as such, would meet the Council's second priority.

10.0 CONCLUSION

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

11.0 RECOMMENDATION

- 11.1 Members are respectfully recommended to resolve to support the application and delegate approval to the Head of Development Management subject to the conditions below and subject to a mechanism being finalised to secure the long-term use of the facility. This may require a legal agreement or the imposition of an additional condition. This resolution would be subject to no further representations raising materially new issues being received.

- 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 the 8th December 2022

Proposed ground floor plan - GL473F/60

Proposed first floor plan - GL473F/61

Proposed second floor plan - GL473F/63

Proposed side and front elevation - GL473F/71

Proposed side and rear elevation - GL473F/72

Landscaping Plan - GL473F/64

Documents:

Company Statement - New Spring Family Residential Centre

Management Plan - received 5th January 2023

Planning Statement - PWA Planning, December 2022

Statement of Purpose - New Spring Family Care Ltd v4 22/2/22

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 (a) Prior to the first occupation or use of the development hereby approved, the landscaping scheme shown on plan ref. GL473F/64 (landscaping plan) shall be implemented in full and in full accordance with the approved details; and

(b) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 5 (a) Prior to the first use of the development, a car parking layout which shows 10% of the spaces to be accessible parking bays and 10% of the spaces to be electric vehicle charging bays with a minimum of 7KW charging facilities shall be submitted to and agreed by the Local Planning Authority.
- (b) Prior to the development hereby approved being first brought into use, the parking layout agreed pursuant to part (a) of this condition shall be provided and shall thereafter be retained as such.
- Reason: In order to ensure that adequate and accessible parking provision is available to meet the needs of the development in the interests of highway safety, and to encourage travel to and from the site by ultra-low and zero emission vehicles 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.

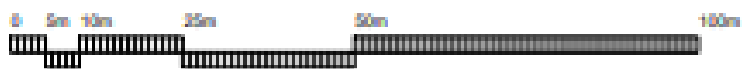
- 6 Before the development hereby approved is first brought into use:
- (a) details of cycle storage provision to include the type of cycle stand and the form and materials of a waterproof cover and enclosure shall be submitted to and agreed in writing by the Local Planning Authority; and
- (b) the cycle storage agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.
- Reason: In order to encourage travel to and from the site by a sustainable transport mode in accordance with Policy CS5 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.

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Location plan



1:1250 Location Plan



Site photographs



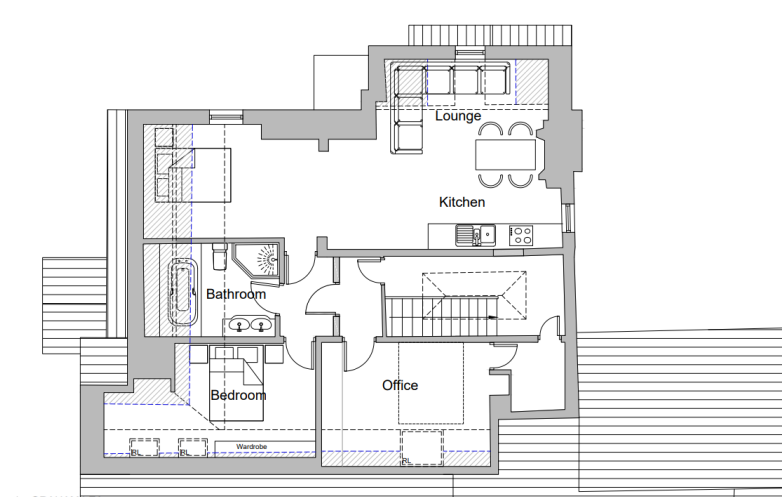
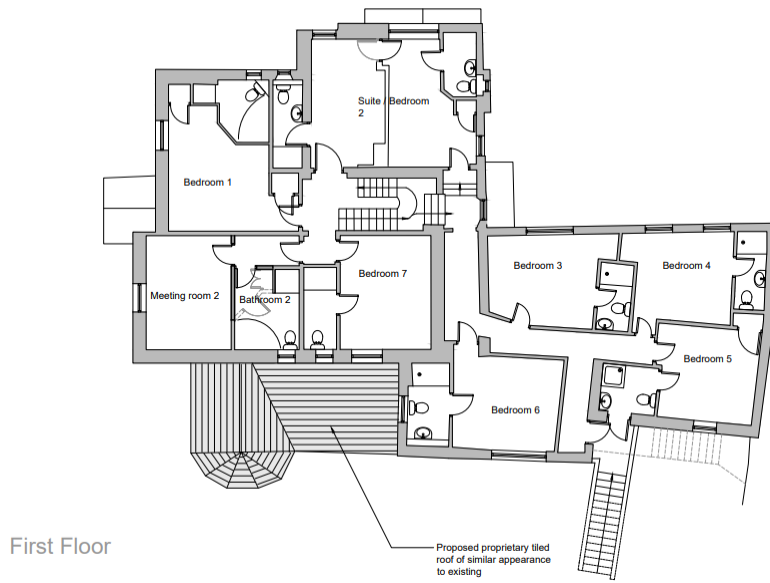
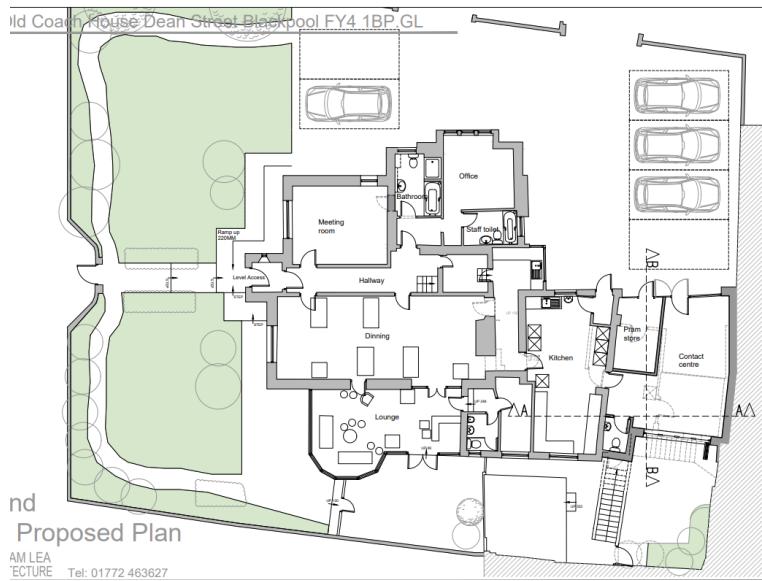
Proposed Front Elevation



Proposed side and rear elevations



Proposed layout plans



**Blackpool Council
Development Management**

Officer Report to Committee

Application ref:	23/0020
Ward:	Bloomfield
Application type:	Full
Location: 10 Woodfield Road, Blackpool, FY1 6AX	
Proposal:	Use of premises as three 3-bedroom serviced holiday accommodation and replacement of existing windows, erection of 1.8m high boundary wall and rendering of rear boundary wall, and erection of 1.8m high fencing for creation of an enclosure for a communal bin store.
Recommendation:	Approve
Recommendation Summary:	The proposed use of the building as serviced holiday accommodation is acceptable in this location and would comply with Policies CS21 and CS23 of the Core Strategy. The proposed development is considered to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment.
Meeting date:	25 July 2023
Reason for bringing to Committee:	At the request of Chair due to neighbour objections.
Case officer:	Rachael Evans
Case officer contact:	01253 476 320

1.0 SITE DESCRIPTION

- 1.1 The application site is currently a three-storey, mid-terrace hotel (Crompton House) located on Woodfield Road. The premises has a sunlounge at street level. Holiday accommodation is located either side of the application site. Woodfield Road predominantly consists of holiday accommodation (guest houses/hotels) but there are residential dwellings that sit alongside these uses. The property benefits from off-street car-parking to the rear of the property with access via an alley way off Bolton Street.
- 1.2 The application site is located within the Defined Inner Area and Airport Safeguarding area. It falls within a designated Main Holiday Accommodation Area (off Promenade). No other constraints are identified.

2.0 PROPOSAL

- 2.1 The proposal seeks to use the premises as three 3-bedroom serviced accommodation units with one serviced apartment on each floor. The ground floor apartment would accommodate 5 persons whilst the first and second floor would accommodate up to 4 persons. As part of the proposals, windows would be replaced, a wall to the rear of the property erected, and a bin store enclosure created.

2.2 It has been brought to the Council's attention that since the submission of the application, the applicant has commenced works on the site. Windows have been replaced, and a boundary wall to the rear of the property erected and rendered. The Council has advised the applicant's agent that any works carried out without planning permission are done at the applicant's own risk.

2.3 The application has been supported by:

- Design and Access Statement (including Townscape Visual Impact Assessment)
- Noise Assessment
- Management Plan

3.0 RELEVANT PLANNING HISTORY

3.1 96/0453 – Erection of a single storey rear extension – refused 19 August 1996

3.2 92/0864 – Erection of a single storey rear extension – approved 16 December 1992

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 8 - Promoting healthy and safe communities
Section 9 – Promoting Sustainable Transport
Section 12 - Achieving well-designed places

4.2 National Planning Practice Guidance (NPPG)

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

4.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

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

CS6 Green Infrastructure
CS7 Quality of Design
CS11 Planning Obligations
CS12 Sustainable Neighbourhoods
CS13 Housing Mix, Standards, and Density
CS21 Leisure and Business Tourism
CS23 Managing Holiday Bed Spaces

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

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

DM5 Residential Conversions and Sub-divisions
DM17 Design Principles
DM18 High Speed Broadband for New Developments
DM20 Extensions and Alterations
DM21 Landscaping
DM35 Biodiversity
DM41 Transport Requirements for New Development
DM42 Aerodrome Safeguarding

4.5 Other Relevant documents, guidance and legislation

- 4.5.1 New Homes from Old Places Supplementary Planning Document – this document was adopted in March 2011 and sets out the Council’s minimum design and amenity standards for new homes created through conversion.
- 4.5.2 Department for Community and Local Government National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council’s New Homes from Old Places Supplementary Planning Document guidance.
- 4.5.3 Blackpool Council declared a Climate Change Emergency in June 2019 and is committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.
- 4.5.4 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:
- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
 - Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
 - Connect and Link GBI i.e. making the links, improving connectivity and accessibility of GBI
 - Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.
- 4.5.5 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 **Environmental Protection** – The submitted noise report demonstrates that the proposed use will not have a negative impact on the surrounding area.

5.2 **Head of Highways and Traffic Management Services** – No comments received in response to the proposals.

6.0 REPRESENTATIONS

6.1 Press notice published: N/A

6.2 Site notice published: N/A

6.3 Neighbours notified: 10/01/2023

6.4.1 Four representations have been received from the following properties:

- 12 Woodfield Road, Blackpool FY1 6AX
- Woodfield Road, Blackpool, FY1 6AX
- 15 Montpelier Avenue, Blackpool, FY2 9AE
- 5 Wellington Road, Blackpool, FY1 6AR

6.5 These representations raise the following issues:

- Concerns over the property being un-manned and being of a Sui Generis use.
- Serviced accommodation lends itself to anti-social behaviour, noise pollution, theft and drug use.
- The development will result in a loss of a parking space to the rear of the property.
- Concerns over the residential amenities of the neighbouring occupiers.
- The property would have no manager on site.
- The application does not propose the removal of the sun lounge extension.
- The window frames were timber and have been replaced with grey upvc and is out of keeping with neighbouring properties.
- How do the occupiers dispose of waste.
- No occupancy levels are proposed.
- Individuals are already living in the property and planning permission has not been granted.

6.6 The Committee is respectfully reminded that issues relating to allegations of theft and drug use are not valid planning considerations.

7.0 ASSESSMENT

7.1 Principle

7.1.1 Policy CS21 of the Core Strategy sets out that in order to physically and economically regenerate Blackpool's resort core and town centre, the focus will be on strengthening the resort's appeal to attract new audiences year-round. This will be achieved by supporting proposals for new visitor accommodation focused on the town centre, resort core and

defined accommodation areas unless exceptional circumstances justify a peripheral location outside these areas.

- 7.1.2 Policy CS23 of the Core Strategy sets out the Council's policy with regard to managing holiday bed spaces. Within the main holiday accommodation areas as defined within the SPD, existing holiday accommodation use will be safeguarded and new or refurbished holiday accommodation will be supported. The principle of tourist accommodation is therefore acceptable.

7.2 Amenity

- 7.2.1 Holiday flats are a form of residential accommodation which would be used for sleeping and living purposes by the occupants, albeit on a transient basis. In order to deliver high quality new holiday accommodation, the Council expects self-contained holiday flats to meet the Council's adopted standards for residential accommodation. This approach is justified by paragraph 130 of the National Planning Policy Framework which expects developments to function well and add to the overall quality of the area over the long-term lifetime of the development. As such, the proposal must comply with the Council's standards relating to housing mix, floor space, and external alterations.
- 7.2.2 Policy CS13 relates to housing mix, density and standards for new residential development and conversion and sub-divisions of existing building for residential use. Policy CS13 requires that all flat development has at least 70% of the accommodation containing two bedrooms or more.
- 7.2.3 This application proposes 3 self-contained serviced holiday flats. Flat 1 would be approximately 86sq.m and would contain 3 bedrooms and would have an occupancy of up to 5 persons. The bedrooms meet the minimum standards, as does the overall floorspace, but the communal area is 3sqm short. It has been suggested that the second double bedroom is reduced to a single bedroom and that the lounge/kitchen is increased however, the applicants architect has confirmed that this is not possible as the wall is load-bearing. Flat 2 would be approximately 77sq.m and would contain 3 bedrooms and have an occupancy of up to 4 persons. Flat no.3 would be approximately 79sq.m and would contain 3 bedrooms and would have an occupancy of up to 4 persons. Both of these flats meet minimum bedroom sizes and the overall floorspace is acceptable, but flat 2 falls short of the minimum communal space standard by 2sqm. In this instance, it is considered that the internal layout of flat 2 cannot be reasonably altered to provide an increase in the amount of communal floorspace within the proposed flat. Amendments have since been received (see drawing PL_003 Rev D) which shows additional living space in flat 3 which provides 45 sq.m communal floorspace with 2sq.m of storage and resolves the previously identified shortfall.
- 7.2.4 The Council's Environmental Health Officer has been consulted upon the application. The Environmental Health Officer has raised concerns regarding existing noise levels emanating from the property and that noise recordings which have been submitted by neighbouring premises are showing to be detrimental. The Local Planning Authority was made aware during the determination of the application that a family was residing in one of the flats however, the family has now vacated the premises.
- 7.2.5 In regard to the proposed application, an acoustic survey and assessment has been submitted with the application. The report concludes that on-site monitoring has identified existing background sound levels will result in an adverse impact on those proposed properties to the front of the development. As such additional mitigation measures are

required. These have been identified as standard double-glazing units with trickle window vents to ensure a suitable level of ventilation is achieved. The report states that the implementation of such measures would result in suitable internal sound levels within the development. The Council's Environmental Protection officers have reviewed the report and have confirmed that based on the report submitted, the proposed use of the premises will not have a negative impact on the surrounding area provided that the measures contained within the report are implemented. This could be secured by condition.

- 7.2.6 A separate management plan (by SASCO) has been submitted to support the application. The management plan sets out the proposed arrangements for preventing Anti-Social Behaviour at the premises as well as details of the day to day running of the self-contained apartments. The details as set out in the submitted management plan are considered acceptable.
- 7.2.7 As part of the proposals a replacement bay window on the side elevation of the ground floor rear projection which would serve a single bedroom is proposed to be constructed. It is acknowledged that during the assessment of this application, replacement works to this window have commenced. The original bay window served a kitchen (a habitable space) and as such, the replacement bay window will not alter the circumstances of the site and would not result in any adverse impacts on the residential amenities of the occupiers of no.8 Woodfield Road.
- 7.2.8 The proposal also includes the creation of a dedicated enclosure for the storage of bins within the rear yard. Waste will be collected as per the existing arrangements afforded by the property.

7.3 Visual Impact

- 7.3.1 The adopted development plan is clear in that all new development is expected to be of a high standard of design and make a positive contribution to the quality of its surrounding environment. As part of the proposals, the existing first floor timber windows are to be replaced with the UPVC double glazed units in grey. The window frames were replaced during the determination of this application. Whilst the majority of windows frames within the street are white Upvc, the installation of UPVC, grey window frames is not considered to harm the character and appearance of the area.
- 7.3.2 The proposal also seeks the erection of a 1.8m rear boundary wall. The wall would enclose the rear of the property and would result in the loss of no.2 car parking spaces. The wall would be rendered. Details of the colour of the render could be secured by condition. Within the enclosed yard, a bin storage area is proposed to be erected. The bin store enclosure would be constructed of timber and would be approximately 1.8m high. Visually, the erection of the boundary wall and enclosed bin store would not harm the visual amenities of the area.
- 7.3.3 As part of this proposal, the single-storey sun lounge is proposed for retention. The Council's New Homes from Old Spaces Supplementary Planning Document states that street facing sun lounges must be removed and the replacement façade must be of a high quality. Officers have sought advice from the Council's Building Control Team who have advised that in this case the sun lounges are formed with a single block leaf between each property, therefore the removal of one sun lounge leads to the need to build a new cavity wall on the outside in order to maintain suitable weather protection to the neighbouring property. This would need a party wall agreement with the neighbour and would also result in the

neighbour's sun lounge effectively protruding past the front elevation of this property, unless the neighbour agreed to move the whole wall over in order to prevent it over sailing the party wall line.

- 7.3.4 Party wall matters are a civil issue outside the realms of planning control. Notwithstanding this, it is considered that owing to the property being mid-terraced and given the advice from the Council's Building Control Officers, exceptional circumstances exist to allow the sunroom extension to be retained as part of this application as no alternative, practicable solution can be identified.

7.4 Access, Highway Safety and Parking

- 7.4.1 No alterations are proposed to the site access and as such, there are no concerns with regards to highway safety.
- 7.4.2 The proposals would result in the loss of no.2 car parking space to the rear of the property however, the site is located within a sustainable location with easy access to regular public transport; trains, buses and trams. Furthermore, there are a number of pay and display car parks in and around the Town Centre.
- 7.4.3 Concerns have been raised during the application regarding the parking of tradespersons / visitors on the footpath. Matters pertaining to illegal parking is a matter outside of this planning application.

7.5 Other Issues

- 7.5.1 **Drainage** - No alterations to the existing drainage arrangements are proposed as part of this scheme. The site is also located within Flood Zone 1, the lowest risk of flooding. No unacceptable drainage or flood risk issues are anticipated.
- 7.5.2 **Biodiversity** - The proposal would not affect any features of particular ecological interest. As such, no unacceptable biodiversity impacts are anticipated. As part of the proposals in accordance with Part 1 Policy CS6, Part 2 Policy DM21 and the Greening Blackpool Supplementary Planning Document, the applicant is proposing to provide no. 3 trees within the curtilage of the property.
- 7.5.3 **Environmental quality** - the proposal would not have an impact on land, air or water quality
- 7.5.4 The Local Planning Authority was made aware during the determination of the application that works at the site had commenced and that one of the proposed holiday flats was being let out to a family. The applicant's agent was advised that any works carried out without the benefit of planning permission are done so at the applicant's own risk and should planning permission not be granted, enforcement action may be taken against the applicant.
- 7.5.5 The Local Planning Authority was also made aware that during the determination of the application that the Council's Environmental Protection department received complaints regarding unacceptable levels of noise (noise nuisance) at the property. This is a matter outside of the planning process covered under the Environmental Protection Act 1990.
- 7.5.6 The application has been considered in the context of the Council's general duty in all its functions to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998 (as amended).

- 7.5.7 Under Article 8 and Article 1 of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. This application does not raise any specific human rights issues.
- 7.5.8 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty (“PSED”) under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

7.6 Sustainability and planning balance appraisal

- 7.6.1 Sustainability comprises economic, environmental and social components.
- 7.6.2 Economically, the proposed development would provide local employment opportunities during the conversion of the development and once the holiday accommodation is operational. Tourists staying in the Borough would contribute to the local economy. This weighs in favour of the scheme.
- 7.6.3 Environmentally, the proposed development would not have any unacceptable visual impacts, drainage, ecological or environmental impacts.
- 7.6.4 Socially, the proposed development would provide self-contained holiday accommodation which would comply with the minimum standards as set out in the Nationally Described Space Standards but not the New Homes from Old Spaces Supplementary Planning Document. Nevertheless, on balance the accommodation is considered to be satisfactory. No unacceptable impacts on residential amenity, heritage or highway safety are identified.
- 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 The proposed development would not result in any financial contributions being sought from the development but the proposed use would contribute to the local economy as set out above.

9.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 9.1 The Council Plan sets out two priorities. The first is ‘the economy: maximising growth and opportunity across Blackpool’, and the second is ‘communities: creating stronger communities and increasing resilience.
- 9.2 This application would contribute to the choice of holiday accommodation within the Borough and increase the number of holiday accommodation units catering for the tourist economy. The proposed development would contribute to the tourism industry and would meet the Council’s two priorities.

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 11th January 2023

Proposed floor and elevation plans (drawing JBA622_PL_003_D)

Design and Access Statement (Joseph Boniface Architects Ltd)

Management Plan (Sasco) received 21st March 2023

Acoustic Survey and Assessment (Martin Environmental Solutions Ltd, April 2023)

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 finishing 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 boundary treatments detailed on plan ref JBA622-PL-003 Rev D shall 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.

- 5 (a)The use hereby approved shall not commence until a board displaying management contact details for the property has been displayed in accordance with the submitted Management Plan. This board shall thereafter be retained and maintained for so long as the use hereby approved is operational.

(b) The use hereby approved shall at all times operate in full accordance with the approved Management Plan unless otherwise first submitted to and agreed in writing by the Local Planning Department.

(c) The development hereby approved shall proceed and thereafter be retained and at all times operated in full accordance with the approved Acoustic Survey and Assessment prepared by Martin Environmental Solutions Ltd. ref. 2484-1 dated April 2023.

Reason: In order to ensure that the accommodation is properly operated; to ensure that other visitors and local residents have a recourse in the event of any disturbance; and in order to safeguard nearby residential and visitor amenity and the character and function of the area. This is in accordance Policies CS7, CS12, CS17 and CS21 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM5 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

6 (a) Prior to the first occupation or use of the development hereby approved the landscaping scheme shown on plan ref. JBA622_PL_003 Rev D shall be implemented in full and in full accordance with the approved details; and

(b) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

7 The accommodation shall be used for serviced holiday accommodation only within the category of sui generis and for no other purpose within the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended. For the avoidance of doubt, the accommodation shall at no time be occupied on a permanent basis or by persons who are not on holiday. A person is considered to be on holiday where the duration of the stay does not exceed 30 days.

Reason: The accommodation is unsuitable for permanent occupation because AND/OR the development lacks any outdoor space or storage space AND/OR no contribution towards public open space provision has been secured. As such this condition is necessary to accord with Policies CS7, CS12, CS13, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM5 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027, the Holiday Accommodation Supplementary Planning Document and the Council's New Homes from Old Places Supplementary Planning Document.

Use of premises 3no. 3 bedroom serviced holiday accommodation and replacement of existing windows, erection of 1.8m high boundary wall and rendering of rear boundary wall and erection of 1.8m high fencing for creation of an enclosure for a communal bin store.

23/0020 - Woodfield Road

Site Location Plan

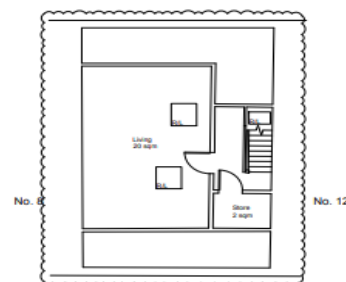
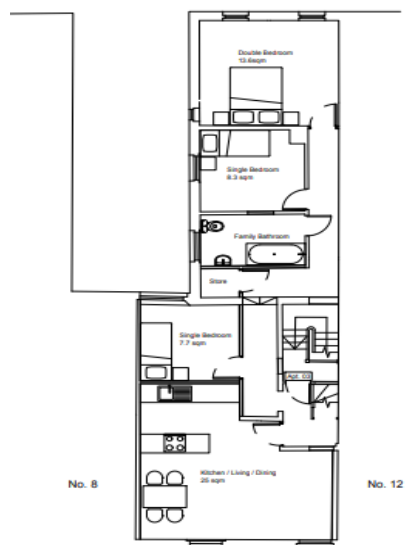
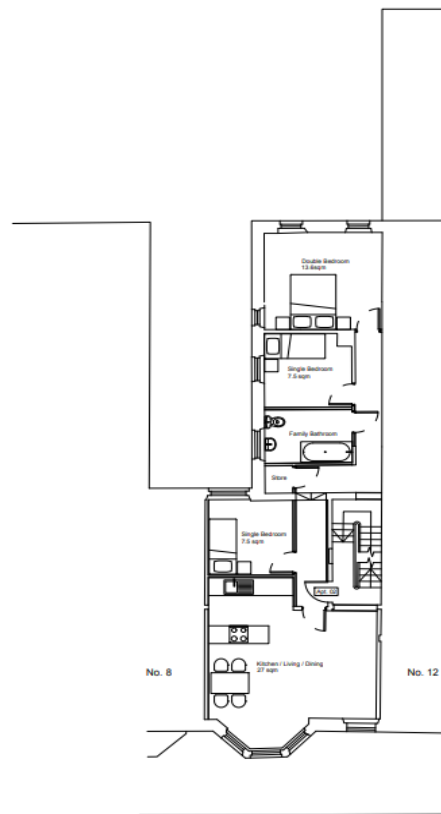
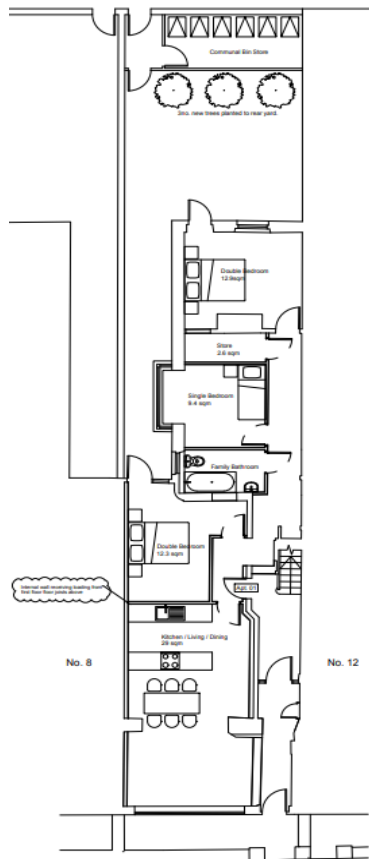


Site Photographs



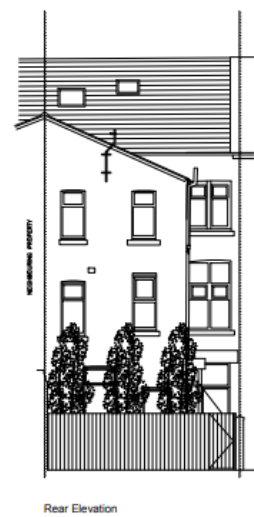
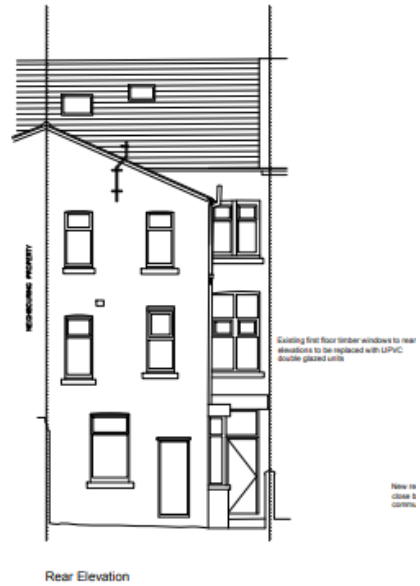
Use of premises 3no. 3 bedroom serviced holiday accommodation and replacement of existing windows, erection of 1.8m high boundary wall and rendering of rear boundary wall and erection of 1.8m high fencing for creation of an enclosure for a communal bin store.

Proposed Floor Plans



Use of premises 3no. 3 bedroom serviced holiday accommodation and replacement of existing windows, erection of 1.8m high boundary wall and rendering of rear boundary wall and erection of 1.8m high fencing for creation of an enclosure for a communal bin store.

Proposed Elevation Plans



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