

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 8 OCTOBER 2024

Present:

Councillor Flanagan (in the Chair following Item 1)

Councillors

Campbell	Farrell	Marshall
Ellison	Jackson	Wilshaw

In Attendance:

Jenni Cook, Democratic Governance Senior Adviser

Ian Curtis, Legal Officer

Clare Johnson, Principal Planning Officer

1 APPOINTMENT OF CHAIR

Following the change of membership of the Committee the Committee considered the appointment of a Chair to the vacant position.

Resolved:

That Councillor Dave Flanagan be appointed as Chair of the Planning Committee for the remainder of the 2024/25 municipal year.

Councillor Flanagan took the Chair for the remainder of the meeting.

2 APPOINTMENT OF VICE CHAIR

Following the appointment of Councillor Flanagan as Chair of the Planning Committee, the Committee considered the appointment of a Vice Chair of the Planning Committee.

Resolved:

That Councillor Laura Marshall be appointed as Vice Chair of the Planning Committee for the remainder of the 2024/25 municipal year.

3 DECLARATIONS OF INTEREST

There were no declarations of interest.

4 MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2024

Resolved:

That the minutes of the meeting held on 4 September 2024 be approved as a true and correct record.

5 PLANNING ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee considered an update on planning enforcement appeals lodged and determined since the last meeting.

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The Committee noted that four appeals had been lodged and no appeals had been determined.

Resolved:

To note the update.

6 DEVELOPMENT MANAGEMENT - APPEALS LODGED AND DETERMINED

The Committee considered an update on Development Management appeals lodged and determined since the last meeting.

One appeal had been lodged and three appeals had been determined. Of those appeals determined, all had been dismissed.

Resolved:

To note the update.

7 PLANNING ENFORCEMENT UPDATE AUGUST 2024

The Committee considered a report on Planning Enforcement activity within Blackpool, between 1 August 2024 and 31 August 2024.

During August 2024 62 new cases had been registered for registration and as at 31 August 2024, 367 complaints were recorded as “live”, 13 cases had been resolved by negotiation without recourse to formal action and 18 cases had been closed. In addition, two Section 125 notices had been issued.

Resolved:

To note the update.

8 PLANNING APPLICATION 24/0135 AND LISTED BUILDING CONSENT APPLICATION 24/0136 - BLACKPOOL CENTRAL LIBRARY, GRUNDY ART GALLERY AND ADJACENT CAR PARK, QUEEN STREET, BLACKPOOL, FY1 1PX

The Committee considered planning application 24/0135 for external works to the existing building (Use Class F1) including erection of a 2 storey side extension to the Grundy Art Gallery on site of adjacent car park, and provision of new service area, access, landscaping and associated works, following removal of various railings and ramps, bus shelter, a storage container and lean-to. In addition to this the Committee considered listed building consent 24/1036, also for the Grundy Art Gallery and adjacent car park, Queen Street, Blackpool.

Ms Clare Johnson, Principal Planning Officer, provided the Committee with an outline of the planning history of the site and an overview of both applications and advised that the library and gallery was a Grade II listed building situated in the Town Centre Conservation Area. The additional space was required to store artwork and heritage collections which would increase gallery space and improve public access. The proposed single storey extensions would form a gallery and back-of-house space to the rear of the building and would not be visible as part of the street scene, nor would the single storey detached

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substation also proposed to be located at the rear of the site.

The Committee was advised that the proposed extension was a two-storey cube design which would front onto Queen Street, connecting the Grundy via a glazed two-storey link extension. The extension would be placed forward of the listed building with recessed and protruding brick courses and feature panels to provide visual interest and impact. In addition, blacklit opaque glazed panels would form a parapet to the roof and the extent and location of these panels could be agreed by condition.

In relation to the existing modern access ramps that fronted Queen Street, Ms Johnson advised that these would be removed and replaced, and that the railings along the Queen Street boundary would also be removed. Subject to agreement by condition, it was proposed that landscaping would be introduced on Queen Street, Abingdon Street and also to the boundary of the back street at the rear of the site. Ms Johnson noted that the design of the main extension was modern and that the materials could be agreed by condition to provide a significant contrast between the old and new buildings. The Committee was advised that when extending a historic building, this approach and level of contrast was commonly favoured over a pastiche approach.

In relation to access, it was proposed that new entrances between the library and gallery be provided as well as reconfiguration of the existing library space and more washroom facilities. These facilities would include a changing places room for disabled visitors and the Committee was advised that this facility was much needed within the Town Centre.

In relation to heritage impact, Ms Johnson advised that Historic England had raised concerns regarding the illumination of the glazed parapet and advised that the main extension would break the established building cause some harm to the listed building's significance, it felt that the public benefits of the scheme outweighed that harm and had not objected to the application. Planning Officers had agreed with the harm that the loss of railings, forward projection of the extension and illuminated parapet would cause, however agreed that the harm would be outweighed by the educational and cultural benefits of the scheme.

In relation to representations, the Committee was advised that three representations had been received which had raised concerns in relation to the loss of Queen Street car park and revenue, loss of light and public safety. Ms Johnson advised that the application had been re-advertised following these representations, to be clear that the development did include the loss of the car park. In respect of the concerns about car parking, the Committee was advised of the Council's Town Centre Car Parking Strategy and that the car park although well utilised, was relatively small and whilst the loss of the car park was unfortunate, the public benefits of the scheme outweighed the loss of the car park.

In respect of residential amenity the Committee was advised that the two storey extension would be set approximately 17 metres away from the nearest dwelling situated on the rear access road at 28 Queen Street. The site was situated within the town centre and as such the area was more built-up than in other suburban locations. Ms Johnson acknowledged that the extension would replace the open views from dwellings across the Queen Street car park, however this did not constitute a loss of privacy and it would not cause unacceptable levels of harm to neighbour amenity.

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The Highways Authority had not raised any objections to the scheme subject to conditions as set out in the Committee Report and the Committee was advised that although no onsite parking was proposed, cycle storage and associated facilities would be provided. Details of the final highways scheme would form part of the legal agreement and this would include any details around the potential removal or relocation of a bus stop.

The Committee was advised that no drainage or flood risks had been identified, nor would the scheme have an unacceptable environmental or air quality impact. In terms of planning balance, the two-storey side extension would cause some harm to the setting of the listed building and character and appearance of the Conservation Area, however the harm would be outweighed by the public educational and cultural benefits of the scheme. The Committee was asked to approve the applications subject to conditions as set out in the Committee Report.

The Chair advised that notwithstanding the procedure for speaking at Planning Committee, he had agreed to read out the objection of a member of the public who had objected to the scheme but had been unable to attend the Committee as he had been unaware of the date. The Chair read out the objection submitted by Mr M Knowles of Dickson Road who raised concerns in relation to the loss of car parks and revenue and that Queen Street was an essential car parking amenity and asked that the application be deferred in order to carry out a parking needs assessment for the resort as a whole. In his view Banks Street was too far away to use as an alternative car park and he also raised concerns about the further impact on car parking of other town centre developments such as the Holiday Inn and the Winter Gardens Conference Centre.

Mr C Hartley, Agent for the Applicant, spoke in favour of the application and advised that the extension would provide much needed extra capacity for the building and enable the Grundy Art Gallery to enhance its cultural provision and increase visitor numbers. Work had been undertaken with key stakeholders and there had been no objections from statutory consultees. He acknowledged the impact that the two-storey extension would have on the Town Centre Conservation Area and outlined the educational and cultural benefits of the scheme and benefits to public realm facilities. He asked the Committee to approve the applications.

Councillor M Thomas spoke in favour of the application in connection with his work on the 'Be who you want to be' project within the Claremont Ward. He advised the Committee of the cultural benefits to the LGBTQ community and how the proposed scheme would enhance the cultural offer of the area. He asked the Committee to approve the applications.

The Committee discussed the applications and noted the effectiveness of the contrast between the older, listed building and the modern style of the proposed two-storey extension. The cultural and educational benefits of were also acknowledged.

Resolved:

To approve both the planning permission application and the listed building consent subject to the conditions in the Committee report.

9 DATE OF NEXT MEETING

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Resolved:

To note the date of the next meeting as 12 November 2024.

Chairman

(The meeting ended at 6.19 pm)

Any queries regarding these minutes, please contact:
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