

Application Number: 15/0228 – 6-8 Carlin Gate, Blackpool- Use of premises as four self contained permanent flats with associated landscaping/car parking and works following demolition of existing rear extensions and alteration to existing garage.

Decision: Grant Permission

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 on 31 July 2015 including the following plans:

- Location Plan stamped as received by the Council on 31 July 2015
- Drawing numbered 2200.12 stamped as received by the Council on 03 December 2015

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which 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 by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure 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 with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016.

4. Prior to the development hereby approved being first brought into use the refuse storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

5. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

6. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

7. No flat shall be occupied until all of the external alterations (including car parking, cycle storage, bin storage, garden area for the flats, fencing, dwarf wall, landscaping) and the internal layouts and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and all of the external alterations (including car parking, cycle storage, bin storage, garden area for the flats, fencing, dwarf wall, landscaping) hereby approved shall thereafter be retained for the benefit of the occupiers of the flats.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Document, to safeguard the living conditions of the occupiers of the flats and to improve the external appearance of the property in accordance with Policies LQ1, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential

premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

9. A dwarf wall or other means of enclosure shall be retained or erected along the frontage of the premises and details of materials and design of such means of enclosure shall be submitted to and agreed in writing by the Local Planning Authority and constructed in accordance with the approved details prior to the development hereby permitted being first brought into use. Such means of enclosure shall thereafter be retained.

Reason: In the interests of appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

10. Before the flats are first occupied an acoustic wall or fence of a location, extent, height and type to be agreed in writing by the Local Planning Authority shall be erected on the northern boundary of the garden area/car parking area for the flats and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and the amenities of the residents of the flats in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

11. Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Use Classes) Order 1987 (as amended) the flats hereby approved shall only be occupied by people for whom it is their sole or main residence and shall not be used for staff accommodation in association with the care homes at 4 Carlin Gate, 4 St Stephens Avenue and 3 St Stephens Avenue nor for any other purpose within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended)

Reason: To safeguard the character and appearance of the area and the amenities of the occupiers of neighbouring properties in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016

12. The wall along the boundary with 4 Carlin Gate shall be retained at its current height and at no time shall any gate or opening be created in the wall.

Reason: To retain the separation between the care home and residential uses in Carlin Gate in accordance with Policy BH24 of the Blackpool Local Plan 2001-2016.

Application Number: 15/0229 – Rear Garden Area to 6-8 Carlin Gate, Blackpool - Use of land as communal garden in association with existing rest homes at 4 St Stephens Avenue and 4 Carlin Gate following demolition of existing rear extensions at 6-8 Carlin Gate.

Decision: Refuse

Reasons:

1. The proposed development would be contrary to paragraph 17 of the National Planning Policy Framework and Policy BH24 of the Blackpool Local Plan 2001-2016 in that it would lead to an extension of the care home uses at 4 Carlin Gate and 4 St Stephens Avenue onto adjacent residential land and the extent of that encroachment would be detrimental to the character, appearance and amenity of the surrounding area.
2. The proposed use of the land as a garden area for the care homes at 4 Carlin Gate and 4 St Stephens Avenue, which have some 71 residents, would be detrimental to the amenities of the surrounding residential occupiers by reason of noise and disturbance associated with the use. As such the proposed use would be contrary to paragraph 17 of the National Planning Policy Framework and Policies BH3 and BH24 of the Blackpool Local Plan 2001-2016
3. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors - conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 - which justify refusal

Application Number: 15/0394 – 138 Stony Hill Avenue, Blackpool - Erection of eight two storey semi detached dwellinghouses and one detached bungalow with associated access road, car parking, landscaping and boundary treatment, following demolition of existing building.

Decision: Refuse

Reasons:

1. The proposed development is considered to be overintensive for the size of the site and out of character with the area in which the site is located. As such the proposed development would be contrary to paras 17 and 58 of the National Planning Policy Framework, Policies LQ2 and HN7 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS12 of the Blackpool Local Plan: Part 1 - Core Strategy.

2. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors - conflict with the National Planning Policy Framework and National Planning Policy Framework, Policies LQ2, BH3 and HN7 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS12 of the Blackpool Local Plan: Part 1 - Core Strategy which justify refusal.

Application Number: 15/0747 – 170 Preston New Road, Blackpool - Erection of residential development in rear garden.

Decision: Grant Permission

Conditions:

1. i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:
 - Layout
 - Scale
 - Appearance
 - Access
 - Landscaping
- ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 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 on 24 November 2016 including the following plans: Drawing number B14-1438.01 (site location plan).

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. No vehicular or pedestrian access/egress shall be obtained from/to Preston New Road.

Reason: In the interests of highway safety and in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016.

4. The reserved matters application(s) pursuant to this outline planning permission shall include a scheme to secure the provision of on-site open space, or improvements to off-site open space, together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policies BH3 and BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

5. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways, including a hard standing area of 15 m for wheel washing facilities.
- the routeing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

6. No site clearance, preparation or development work shall take place until a fully detailed scheme for the identification and protection of wildlife species, hedges and Tree Preservation Order'd trees has been submitted to and agreed in writing by the Local Planning Authority. No clearance shall be carried out between 1st March and 31st October inclusive in any one year unless surveys by a competent ecologist show that nesting birds would not be affected. Development shall be

carried out in accordance with the approved scheme.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development, in accordance with Policy LQ6 of the Blackpool Local Plan 2001 - 2016 and The Wildlife & Countryside Act 1981 (as amended).

7. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system to surface water. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To ensure proper drainage and to manage the risk of flooding and pollution to water resources and in accordance with Policies BH4 and NE10 of the Blackpool Local Plan 2001-2016.

8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policy NE10 of the Blackpool Local Plan 2001 – 2016 and the National Planning Policy Framework.