

Planning Committee:

Planning Application Reports – Update Note

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

Case: Year:	Address:	Update:
15/0842	LAND BOUNDED BY STIRLING ROAD, MATHER STREET, COLLINGWOOD AVENUE AND REAR OF ADDISON CRESCENT (QUEENS PARK & LAYTON RECREATION GROUND), BLACKPOOL	<p>Following development of the detailed drainage network design throughout the site, an adjustment is required to tie into the existing system, which has in turn had an impact on the previously proposed building finished floor levels. The finished floor levels to the plots furthest from the proposed point of drainage connection in Laycock Gate have had to be lifted in order to ensure enough fall at compliant gradients is achieved across the site. The drainage strategy proposed at planning stage, and originally consulted with United Utilities, has not changed in principle, it is a revision so the drainage gradients and falls comply across the site.</p> <p>During detailed design (post submission), the proposed Foul Water connection was missing the existing manhole connection depth. In order to mitigate this level difference, the plots at the head of the new Foul Water system required lifting so that the design worked hydraulically. The impact on the finished floor levels is:</p> <p>Plots135-137 +100mm Plot 191 +400mm Plots 189-190 +900mm Plots 187-188 +450mm Plot 186 +150mm Plots 172-178 +200mm Plots 165-171 +220mm Plots 162-164 +250mm</p>

		<p>The small increase in heights would hardly be noticeable from public viewpoints. The most impact would be on 49 Addison Crescent (the rear garden of which is immediately adjacent to plot 109) and would result in the gable wall to the property on plot 109 being 900mm higher than originally proposed. However, 49 Addison Crescent has a long rear garden, is at a raised height compared to the development site, and is to the south west, so the impact in terms of loss of daylight and over dominance would not be so significant as to justify refusal. The proposed gable wall is blank, so there would be no issue with privacy either.</p> <p>The affected neighbours on Addison Crescent (39 – 57 odds) have been notified about the amendments and the recommendation is to defer and delegate approval to the Head of Development Management, subject to the receipt of no significant objections from them within the 14 day consultation period (from 1st March).</p> <p>3 of the original submission drawings are replaced:</p> <ul style="list-style-type: none"> • LPL35Ph2-100B (Proposed Drainage Layout) replaced by LPL35Ph2 -101A • LPL35Ph2 -002E (Proposed Finish Floor Levels) replaced by LPL35Ph2 -102A • 12-062-366A (Proposed Site Sections and Streetscapes, Sheet 2of2) replaced by 12-062-366B. <p>Subject to Committee’s acceptance of the proposal, the Council will commission the landscape architects for the scheme (TEP) to produce a layout for Layton Recreation Ground in consultation with the Parks and Recreation department. The current suggestion is to plough and plant meadow grass with wild flowers at the south end of the site where the land is dampest. Semi-formal planting would be between this and formal planting which would be closest to the houses. Footpaths would run throughout the greenspace. It is anticipated that Blackpool Coastal Housing would be responsible for maintenance of the formal planting.</p> <p>1st March – comments received from the Head of Transportation: The principal of development is accepted.</p> <p>1. The estate roads to be formally adopted under a S38 agreement. Details relating to limits of adoptions, construction, materials, lighting, surface water drainage to be discussed with Highways and Traffic, Blackpool Council with a view to obtaining an acceptable scheme.</p>
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		<ol style="list-style-type: none">2. The paths within the open space and to the rear (or front) of plots 165 to 190 will not be taken over by the Highway Authority for future maintenance.3. The stopping-up of areas of the public highway to be undertaken via the Town and Country Planning Act.4. Street lighting proposals to be discussed and scope of work agreed with the PFI contractor with a view to delivering an acceptable lighting scheme.5. How is surface water to be discharged for the new units?6. Tie-ins between new and existing highway areas to be done to acceptable standards.7. Tree planting on the public highway will not be supported as single trees may not survive and maintenance will be a problem in future years.8. There is a loss to car parking provision in comparison to existing parking levels. Effectively, one car parking space per unit is provided. If in the future, the occupancy of the units is to change as the units can be adapted to accommodate young families and the reliance on the private car is greater, there may be a short fall. How is this to be managed?9. Tracking details that have been provided but only for private vehicles. A similar exercise must be undertaken for refuse collection vehicles (the largest is 11m x 3m).10. The refuse collection and strategy to be discussed and agreed with the Head of Waste Services.11. A Construction Management Plan to be conditioned.12. A separate condition to be included for wheel washing measures during construction with 15m of hardstanding being available to wash vehicles down.13. A joint dilapidation survey to be carried out prior to commencement of the works.14. The development will require formal postal addresses.15. The development will require formal postal addresses, applicant to contact the Head of Transportation. <p>Objection from 32 Addison Crescent: The planning officer states that "The proposal involves the demolition of the existing Blackpool Boys and Girls Club and the loss of the current Queens Park Community Centre. Although the information has not been submitted with the application, I am aware that the Council is working closely with the Boys and Girls Club to explore options to relocate the facility and as an interim measure has temporarily located them in the Victory Road neighbourhood offices."</p>
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15/0868	BLACKPOOL ZOO	<p>The EC Zoos Directive (Directive 1999/22/EC) requires EU Member States to regulate zoos in accordance with its provisions. The Directive is transposed into national legislation in England by means of the Zoo Licensing Act 1981 (Amendment) (England and Wales) Regulations 2002. Defra issued guidance on the provisions of the Zoo Licensing Act 1981 in 2012 in a document called “Secretary of State’s Standards of Modern Zoo Practice” and part 8.8 specifically relates to elephant welfare ¹.</p> <p>In terms of space standards, the minimum area for an internal pen is 200sqm for up to 4 elephants and a bull pen must be a minimum of 80sqm. The preferred flooring is deep sand. The proposed elephant house would have a total of 1,254sqm of floor area for the elephants, divided into one large pen (664sqm) and 4 smaller pens, the smallest being 97sqm. All floors in the pens would have 1.2m depth of sand.</p> <p>Externally, the minimum requirements are for 2000sqm for 8 females, 3000sqm for males and females and should include a bathing pool, dust baths and mud wallows. The proposal includes 7890sqm including a 500sqm bull paddock, a 1260sqm sand paddock including a pool and waterfall and a 6130sqm grass paddock.</p> <p>These minimum requirements are also set out in the British and Irish Association of Zoos and Aquariums (BIAZA) “Management Guidelines for the Welfare of Zoo Animals” (3rd Edition)². Blackpool Zoo is a member of BIAZA.</p>

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69596/standards-of-zoo-practice.pdf

² http://www.santuariodeelefantes.org.br/docs/BIAZA_management_guidelines_elephants_2010.pdf

		<p>Under the Zoo Licensing Act, the Council is required to inspect the Zoo every three years along with Secretary of State appointed and Council appointed vets. Less formal inspections are carried out annually.</p> <p>There is also a Zoo Ethics Committee which meets every 6 months to discuss all manner of animal welfare issues. The provision of a new Elephant House has been discussed in depth at previous meeting and the scheme has been developed with elephant welfare and public safety as the primary considerations.</p> <p>A letter has been submitted from the Director of Blackpool Zoo in response to the volume of objections relating to animal welfare and issues surrounding keeping elephants in captivity along with the IUCN Red List of Threatened Species. These documents are appended to the Update Note.</p> <p>Additional objections have been received regarding elephant welfare but no new issues have been raised. The total number of objections stands at 84.</p> <p>In addition a petition containing 8150 signatures has been received and the covering letter states –</p> <p><i>To Blackpool Council:</i></p> <p>Re: Planning Application 15/0868 to build a new elephant enclosure at Blackpool Zoo</p> <p><i>We are writing to urge you to reject a planning application submitted by Blackpool Zoo to build a new elephant enclosure.</i></p> <p><i>Elephants are highly intelligent, sensitive animals whose needs cannot be adequately met in captivity. In the wild, Asian elephants roam huge distances and live in complex family groups. In zoos, they are forced to spend their entire lives behind bars, alone or in artificially created groupings, often displaying stereotypic behaviour, known as "zoochosis", because of boredom and frustration.</i></p> <p><i>Two elephants have died at Blackpool Zoo since 2014. Rather than condemning future generations of elephants to this miserable existence, Blackpool Zoo should phase out elephant displays altogether and retire its one remaining elephant, Kate, to a sanctuary.</i></p>
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