

Planning Application 16/0421 – 647-651 New South Promenade and 2-8 Harrow Place, Blackpool

NEIGHBOUR REPRESENTATIONS

A letter of objection and a petition has been received from the South Shore Action Group. The objections relate to –

- the scale of the development – the proposal would dominate the skyline, affect views and overlook properties in Clifton Drive. It would be visible from properties in Abercorn Place. It would shade the rear gardens and rear conservatories of properties fronting Clifton Drive
- impact on the area – the number of flats proposed would cause noise and disturbance to existing residents
- road use, noise and congestion – the proposed 86 flats will cause there to be additional traffic in the area and additional congestion. The loss of on street parking in Harrow Place will displace visitor parking to other streets in the locality. The development could impact on residents of Clifton Drive in terms of their use of the rear alley. Increased traffic noise is inevitable
- improvement in natural amenity – there is limited landscaping proposed. Access to the southern side of Solaris and the grounds of Solaris would be restricted by the development
- precedent – concern is raised regarding other dilapidated buildings and there being no other buildings over 4 storeys in height
- Concern over structural stability of the proposed development

The petition has been signed by 99 local residents

Mr K Hoskins Carn Brae Hotel, 657-659 New South Promenade, Blackpool, FY4 1RN (Supports)

I can only reiterate time and time again, in what I said before regarding this application. Having lived next door to an empty building for over 12 years putting up with damp problems, pigeon infestation and seeing the adjoining building go into disrepair I was so pleased when someone finally bought the empty buildings and had the foresight to do something with them!! I've have seen the new plans and as before, I would like to say? This is what Blackpool needs to move forward in to the 21st century..!! I know parking will affect my business because I don't have a car park of my own and I have to rely on parking spaces for guests to park their cars. The new apartments will have a direct effect on my business. But I would rather take a chance on parking than the eyesore I have to put up with now. The luxury sea front apartments will improve the area. I am behind this development all the way it's what this part of town needs investment because I can't see the council doing anything to improve the area.

Mr S Ward Southbeach, 365/367 promenade, Blackpool, FY1 6BJ (Neutral)

Hope its sets a precedent on Blackpool Promenade as we intend to build 6 floors on our site with parking for 40 cycles like this application.

Mr J Benson 91 Clifton Drive, Blackpool, FY4 1RS (Objects)

We are pleased to see that the height of this building has been reduced. We feel that this is an improvement on the original plan. we appreciate that these buildings do need some urgent tlc. However, we still feel that the car parking provided for is not adequate especially in view of other proposed plans for the area and would respectfully request that further reduction in the height of the building should be considered, thereby reducing the number of apartments and thus increasing the availability of car parking for the new residents.

Mr B Watmough 87 CLIFTON DRIVE, BLACKPOOL, FY4 1PH (Objects)

Comment submitted date: Fri 29 Jul 2016

There is certain to be an impact on this residential area, and there will be a noise issue if there are to be 87 families moving into the area. The area will change because long term this will just become yet another very big HMO. .With drunks sat outside waiving to visitors as they pass on their way into town on their coaches, with regard to safety it will be an accident waiting to happen the way that cars speed round Crichton place. We all know that it is not possible to park this amount of cars in the surrounding area, without creating more noise and disturbance, and some of these families will have people visiting, and they will want to park nearby. If this goes ahead I will expect a rate reduction as it will no longer be residential and property values will fall.

Comment submitted date: Mon 08 Aug 2016

I have already raised my strong objections to these ridiculous plans that still do not explain where these new residents will be parking their cars, it is an impossibility to cater for the volume of traffic at the weekends as it is now and can only get worse. Please do remember that this is a residential area and once you allow this very large H.M.O to go ahead you will be inundated with demands for rate reductions, and I will be at the front of the queue. Please will someone with some sense have a new look at the area and then realise that people working in town and don't want to pay parking charges to leave their cars around the the Solaris Centre to save money so where are these H.M.O residents going to park? Please don't just bin this, but give it some consideration.

CONSULTATION RESPONSES

Further discussions are being held with the Head of Highways and Traffic Management and an oral update will be provided. I am also awaiting a response from the applicant's agent regarding the parking proposed on the New South Promenade frontage of the site.

RECOMMENDATION

The recommendation is to agree in principle to the application but to defer and delegate the application for the Head of Development Management to issue the decision subject to no new representations being received (the publicity period for the application ends on 25 August 2016) It is recommended that the deferral is also subject to a satisfactory resolution of the parking issue and subject to any additional conditions that may be required to cover the parking issue.