

Report to:	PLANNING COMMITTEE
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting	27 September 2016

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.

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

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

3.4 None, the report is for information only.

4.0 Council Priority:

4.1 The relevant Council Priority is 'The Economy: maximising growth and opportunity across Blackpool'

5.0 Background Information

5.1 Planning/Enforcement Appeals Determined

5.2 Unit 2 Back Threlfall Road, Blackpool FY1 6NW (15/0502)

5.2.1 An appeal by Mr Mulligan against the decision of the Council to refuse planning permission for the retention of first floor windows and use as altered on first floor as offices within Use Class B1. **Appeal Dismissed**

5.2.2 A copy of the Inspectors decision dated 4 August 2016 is attached at Appendix 3a.

The main issues are the effect of the development on the living conditions of neighbouring occupiers with regard to overlooking, loss of privacy, noise and disturbance, and secondly, whether there is sufficient parking to serve the development.

The Inspector concluded that development would unacceptably harm the living conditions of neighbouring occupiers with regard to overlooking and loss of privacy although there is sufficient parking available to serve the development.

5.3 411 Midgeland Road, Blackpool FY4 5ED (15/0531)

5.3.1 An appeal by Mr Brian Taylor against the decision of the Council to refuse Prior Approval for the use of premises as altered as a single private dwelling house. **Appeal Dismissed**

5.3.2 A copy of the Inspectors decision dated 13 September 2016 is attached at Appendix 3b.

The main issue is whether sufficient evidence has been provided to demonstrate that the appeal site was solely used for an agricultural use as part of an established agricultural unit on 20 March 2013.

The Inspector concluded that insufficient evidence has been provided to demonstrate that on the balance of probability the appeal site was used solely for agricultural use as part of an established agricultural unit on 20 March 2013.

5.4 Planning/Enforcement Appeals Lodged

5.4.1 151 READS AVENUE, BLACKPOOL (15/8411)

5.4.2 An appeal has been lodged by MSI Property Investment Ltd against the issue of an Enforcement Notice regarding the sub-division of the former single ground floor flat

used for permanent residential use and its amalgamation with the former ground floor storage.

5.4.3 138 STONY HILL AVENUE, BLACKPOOL, FY4 1PW (15/0394)

5.4.4 An appeal has been submitted by Mr Moore against the Council's refusal of planning permission for the 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.

5.4.5 4 ST STEPHENS AVENUE, BLACKPOOL, FY2 9RG (15/0227)

5.4.6 An appeal has been submitted by Belsfield Care against the Council's refusal of planning permission for the erection of roof lift to existing rear extension to provide five additional bedrooms and lounge and provision of three additional car parking spaces to rear following removal of existing storage building.

5.4.7 REAR GARDEN AREA TO 6-8 CARLIN GATE, BLACKPOOL, FY2 9QX (15/0229)

5.4.8 An appeal has been submitted by Belsfield Care against the Council's refusal of planning permission for the 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.

5.4.9 26-28 RED BANK ROAD, BLACKPOOL, FY2 9HR (15/0713)

5.4.10 An appeal has been submitted by c/o Bentley Higgs against the Council's refusal of planning permission for the installation of new shop front, erection of a single storey rear extension to and use of ground floor rear as 1 self-contained permanent flat at 26 Red Bank Road.

5.4 Does the information submitted include any exempt information? No

5.5 List of Appendices:

5.6 Appendix 3a – Planning Inspectorate Appeal Decision – Unit 2, Back Threlfall Road
Appendix 3b – Planning Inspectorate Appeal Decision – 411 Midgeland Road

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None