

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 23 AUGUST 2016

Present:

Councillor L Williams (in the Chair)

Councillors

I Coleman	Elmes	Maycock
Critchley	Hutton	Stansfield

In Attendance:

Bernadette Jarvis, Senior Democratic Governance Adviser
Mr Gary Johnston, Head of Development Management
Mr Latif Patel, Group Engineer, Traffic Management
Mrs Carmel White, Chief Corporate Solicitor

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 5 JULY 2016

The Committee considered the minutes of the last meeting held on 5 July 2016.

Resolved: That the minutes of the meeting held on 5 July 2016 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee noted the Planning Inspector's decision to dismiss an appeal that had been submitted against the Council's decision to refuse outline planning permission for the erection of a house on adjacent land to Derryn, School Road, Blackpool.

Members also noted that an appeal had been lodged against the issue of an Enforcement Notice relating to the change of use of the pedestrian passageway adjacent to 50 Lyndhurst Avenue to form part of residential curtilage at 50 Lyndhurst Avenue and the siting of a static caravan within the pre-existing and extended curtilage at 50 Lyndhurst Avenue and use of the said static caravan for residential purposes independent from the main dwelling without planning permission.

Resolved: To note the planning and enforcement appeals lodged and determined.

Background papers: Letters from the Planning Inspectorate dated 23 June 2016 and 28 July 2016.

4 PLANNING ENFORCEMENT UPDATE REPORT - JUNE 2016

The Committee considered a report detailing the planning enforcement activity

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undertaken within Blackpool during June 2016. The report detailed the number of new cases registered for investigation, the number of cases resolved by negotiation without recourse to formal action and the number of cases closed due to no breach of planning control found, no action was appropriate or where it was not considered expedient to take action. The report also provided comparative information for the same period last year.

The report also noted the enforcement notices and S215 notices authorised and served in June. It also provided comparative information from the same period last year.

In response to a question from a Member of the Committee, Mr Johnston agreed to investigate the current situation regarding compliance with conditions attached to a previous planning permission at Land adjacent to 39 School Road.

Resolved: To note the outcome of the cases set out in the report and to support the actions of the Service Manager, Public Protection Department, in authorising the notices.

5 PLANNING ENFORCEMENT UPDATE REPORT - JULY 2016

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during July 2016. The report detailed the number of new cases registered for investigation, the number of cases resolved by negotiation without recourse to formal action and the number of cases closed due to no breach of planning control found, no action was appropriate or where it was not considered expedient to take action. The report also provided comparative information for the same period last year.

The report also noted the enforcement notices, S215 notices and Community Protection notices authorised and served in July 2016. It also provided comparative information from the same period last year.

Resolved: To note the outcome of the cases set out in the report and to support the actions of the Service Manager, Public Protection Department, in authorising the notices.

6 PLANNING APPLICATION 16/0019 - 77-81 ALBERT ROAD

The Committee considered an application for the external and internal alterations to include erection of two and three storey rear extensions, alterations to elevations, formation of bin and cycle store, provision of parking to rear and use of premises as altered as a 20 bed hotel, restaurant and function room on lower ground and ground floors and 6 self-contained permanent flats to first, second and third floors at 77-81 Albert Road, Blackpool.

Mr Johnston, Head of Development Management, presented the Committee with a brief overview of the application and site layout plans and elevational plans. He advised Members that the property currently contained 47 bedrooms and not 40 as detailed in the report. The property was situated within the South Town Centre Main Holiday Accommodation area and had been vacant for a number of years. In Mr Johnston's view,

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the proposed development would not impact on the character and appearance of the area as the majority of the ground floor frontage would have the appearance of a hotel and would be in keeping with other hotels in the vicinity and would retain hotel use at street level. He reported on the Holiday Accommodation Supplementary Planning Document that permitted developments that improved low quality accommodation and advised Members of the necessity of the permanent flats to help fund the refurbishment of the hotel. He also referred Members to the Viability Appraisal referred to in the Update Note and circulated a visual image of the current street view of the property.

In response to questions from the Committee, Mr Johnston confirmed that the flats would meet the required standards in terms of minimum floor space and reported on the separate access for the hotel and flats.

During consideration of the application, Members of the Committee expressed concerns relating to the provision of permanent flats within a main holiday accommodation area and the potential for a precedent to be set for further permanent living accommodation in the area. However, the Committee also noted that the property had been vacant for a number of years and was in need for refurbishment. It also acknowledged the benefits of the proposed development in retaining some holiday accommodation in the area and noted that the holiday character of the property would be retained on Albert Road frontage. On balance the Committee considered that the benefits of the development outweighed the loss of some of the holiday accommodation.

Resolved: That the application be approved, subject to the conditions, and for the reasons set out in the Appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

7 PLANNING APPLICATION 16/0394 - PREMIER INN, RED LION HOTEL, DEVONSHIRE ROAD

The Committee considered an application for external alterations including erection of part two/part three storey extension to north elevation of existing bedroom accommodation to form 26 additional bedrooms, plant housing and air conditioning housing, three storey extension to south elevation of existing bedroom accommodation to form lift shaft, partial rendering of existing bedroom accommodation, and alterations to existing play area and car park to form 11 additional parking spaces at Premier Inn, Red Lion Hotel, Devonshire Road, Blackpool.

Mr Johnston, Head of Development Management, presented the Committee with a brief overview of the application and site layout plans and elevational plans. He reported on the distances and elevations of the proposed development in relation to neighbouring properties. He advised Members that the report should have made reference to the location being outside any of the main holiday accommodation areas as well as the Resort Core. He confirmed that the current bedroom block was some 30 metres to the south of the boundary with the rear gardens fronting Village Way and not to the north of the boundary as stated in the report.

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Mr Johnston reported on the history of the hotel and confirmed that the current accommodation comprised a total of 67 bedrooms. Members were advised that there were currently 132 car parking spaces at the site, with an additional 11 car parking spaces being provided as part of the proposal and that whilst the number of car parking spaces would fall below the maximum requirement, this was based on independent hotel and restaurant uses which would not be the case for this development. Mr Johnston reported on the proposed relocation of the bin storage further away from neighbouring properties and referred to proposed condition 12 which limited the operation of bin, bottle and skip collections to reduce the impact of noise and disturbance on residents of neighbouring properties.

Mr Johnston referred Members to the additional representations in the Update Note. He reported on the consultation response from the Head of Highways and Traffic Management and confirmed that the applicant had indicated that there were no plans to cease the informal arrangement regarding the use of the car park by parents of the two nearby schools.

Mrs Haydock and Mrs Wroe spoke in objection to the application. Their main concerns included the principle of extending holiday accommodation in a residential area outside of the Resort Core which in their view conflicted with current policy, the impact of the proposed design on the view/setting of the locally listed building and safety of pedestrians from vehicles using the site.

Mrs Warren, agent for the applicant, spoke in support of the application and reported on the demand for the additional holiday accommodation and the lack of an alternative suitable site for the development. She highlighted the steps that the applicant had taken to address the concerns raised by nearby residents which included relocation of the bin storage and discussions with contractors to remind them of their contractual obligations regarding times for delivery of goods and refuse collection.

Mr Johnston confirmed that the Built Heritage Manager accepted that the proposed development would have some impact on the setting of the locally listed building when viewed from Devonshire Road but not sufficient to justify refusal of the application. He advised Members that policy sought to resist new holiday accommodation outside of the Resort Core and Main Holiday Accommodation areas but as the proposed development related to an existing hotel, it was debatable whether it applied in this case.

During consideration of the application, Members of the Committee expressed concerns at the impact on residents of neighbouring properties from deliveries and refuse collection and agreed that, should the application be approved, clear conditions should be attached to the permission to restrict the operation of bin, bottle and skip collections to between 8am to 9pm on Mondays to Saturdays and between 10am and 9pm on Sundays and Bank Holidays and deliveries of goods between 7am to 6pm daily.

In response to Members' concerns regarding the impact on residents of nearby properties from the depositing of internal waste to outside skips, Mr Johnston reported that a condition could not be imposed on the existing pub/restaurant but requested that the agent reported the Committee's concerns to the owner.

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Resolved: That the application be approved, subject to the conditions, including the amended condition 12 and the additional condition relating to the hours of operation for deliveries of goods as outlined above, and for the reasons set out in the Appendix to the minutes.

Background papers: Applications, plans and replies to consultations on the application.

8 PLANNING APPLICATION 16/0421 - 647-651 NEW SOUTH PROMENADE AND 2-8 HARROW PLACE

The Committee considered an application for external alterations to include front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of premises as altered as 86 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works at 647-651 New South Promenade and 2-8 Harrow Place, Blackpool.

Mr Johnston, Head of Development Management, presented the Committee with a brief overview of the application and site layout plans and elevational plans. He advised Members of the reduced projection of the proposed building and the installation of obscure glazing to reduce the impact on the amenity of residents of neighbouring properties. He reported on the changes made to the proposed development in view of the Committee's comments on the previous application, which included a reduction in the height of the building and the number of flats and an increase in car parking provision. In Mr Johnston's view, the proposed development was consistent with the aims of policy CS2 of the Core Strategy which sought to encourage high quality residential accommodation on the Promenade. Mr Johnston confirmed that there had been no objection in principle from the Head of Highways and Traffic Management and reported on the proposed parking scheme which would be provided jointly between the developer and the Council with the developer seeking to secure designated parking spaces for residents of the flats for a period of five years. Mr Johnston explained that the application, if approved, would be subject to a Section 278 legal agreement and a Traffic Regulation Order and that a Section 106 Agreement was needed to cover payments associated with the car parking in Harrow Place.

Mr Boniface, spoke in support of the application on behalf of the applicant. He reiterated the changes made in response to the Committee's comments and the consultations that had taken place with planning officers and residents. He reported on the intention to transform the existing building into high quality accommodation in a landmark building which in his view would complement the Council's regeneration plans.

During consideration of the case, Members spoke favourably on the benefits of the proposed development and welcomed the changes relative to the previous scheme and the applicant's efforts in seeking to reach agreements on the proposed development with local residents.

Resolved: That the application be approved in principle and deferred for delegation to the Head of Development Management, subject to the completion of a Section 106 Legal Agreement and subject to the proposed conditions and for the reasons, set out in the Appendix to the minutes.

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Background papers: Applications, plans and replies to consultations on the application.

Chairman

(The meeting ended 7.16 pm)

Any queries regarding these minutes, please contact:
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