
Planning Application Reports – Update Notes

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:
16/0074	3 BANKS STREET, BLACKPOOL	<p>Letter of support from 11 Banks Street.</p> <p>Letter of objection from 33 General Street. As the co-owner of a thriving hotel business in this area (just one of many) I believe that the Holiday Protected status of Banks Street should be maintained and that any change of use for Number 3 would set a precedent for other hotel property owners to apply for similar changes of use.</p> <p>I also believe that any property owners supporting this application may have change of use on their agenda. Any change of use would be detrimental to the Holiday Zone and hence my business.</p> <p>Demolition of this Victorian building would have a dramatic effect on the street scene which I believed the Council were in favour of maintaining generally in Blackpool</p>
16/0191	57-61 BISPHAM ROAD, BLACKPOOL	<p>Further letter from 1 Pearl Avenue stating they own part of the access and oppose the application due to their part ownership and their lack of access.</p> <p>Further letters of objection from 7 and 10 Bromley Close. We are exceptionally disappointed that all the trees have been removed from the development site and appalled that the plans suggest there were never trees on this plot. The plans and the labelling and dimensions of the plans is misleading at best. The site is not as outlined and the dimensions on the plan are also incorrect, especially to the</p>

		<p>front of the property where the bay windows have been omitted from the ground floor of the property.</p> <p>We have been informed that this former allotment had restrictive Deeds of Covenant in place preventing building. The submitted plans title is misleading as the land in question is not "land to the rear of Bromley Close", but in fact the front of Bromley Close as our front door faces the plot in question.</p> <p>We are aware that there is hazardous material on site in the form of both asbestos and Japanese Knotweed - the latter specifically must be safely eradicated before potential development, which government guidelines suggest requires a three year plan</p> <p>The proposed red edged boundaries incorrectly include 250cm of land which is in fact owned by other parties which puts site access into question.</p> <p>The guidance regarding two storey facing properties doesn't seem to allow for sloping ground. On the plan it shows as 22.5m (rear of their property to the front of our property) which in principle, if both buildings were on the same elevation, would be adequate spacing based on government guidelines. However, our property is significantly lower than the proposed development, by approximately 1.5m. According to guidelines for every 0.5m difference in height, the development should be moved a further metre away, equating to an additional 3m gap between properties - totalling 25m minimum.</p> <p>Space marked in front of the proposed buildings on the plans appears to be 78cm more than the space which is actually available. If the plans were adjusted then the plot would be left with just over 3m left for parking which clearly is not sufficient, as government guidelines for off road parking state a 5.5m minimum requirement.</p> <p>The agent has confirmed that the appropriate joint ownership notices have been served on 1 Pearl Avenue and 57 Bispham Road</p>
<p>16/0196</p>	<p>LAND AT BAGULEYS GARDEN CENTRE, MIDGELAND ROAD, BLACKPOOL, FY4 5HE</p>	<p>An additional objection from 145 Midgeland Road has been received in light of an amended site layout plan. Amendments have been made to the site plan but they still do not address the issue of privacy for existing residents of the area.</p>

		<p>It has been proposed that the position of plot 19 be amended to rotate the outlook from the main facade away from the rear boundary of plot 6, if this is a cause for concern for the proposed new building then surely a two storey property overlooking a bungalow should also be considered.</p> <p>I also note that plot 18's orientation has been amended which causes me more concern as the positioning of this house's windows will also have a view to my property.</p> <p>On another point, since the clearing of the area there have also been increased sightings of rats and subsequently weasels. Environmental Health has been to the area and they have identified that they are prevalent in the area. Whilst neither are an endangered species the weasel habitat is on the decline and due to the increased developments in the surrounding areas it appears that they are having to source an alternative location in which to live.</p> <p>With this in mind, and following the previous disregard for the habitat of wildlife in the area (removal of trees which were housing bats), I request that this is considered and appropriate action be taken to avoid any distress during the process of development.</p> <p>OFFICER COMMENTS: Environmental Protection is aware of the rat problem in the area and is dealing with the issues. Overlooking and loss of privacy are addressed in the main report.</p> <p>A construction management plan to be submitted detailing the measures that will be taken to reduce the impact in terms of noise and dust on surrounding residential property. *a construction management plan was imposed on the outline approval</p>
16/0363	WINTER GARDENS, 97 CHURCH STREET, BLACKPOOL	<p>Police Architectural Liaison Officer- I have conducted a crime and incident search of this area and during the period 20/09/2015 to 20/09/2016 there have been a variety of crimes including assault, theft and criminal damage. As this scheme is Outline there is limited information available regarding security proposals and drawings are a work in progress therefore the security recommendations made in this document are general at this stage. In order to reduce the opportunity for crime and disorder at this new development I make the</p>

		<p>following security recommendations:-</p> <p>Security Recommendations Security Condition - Based on threat, harm and risk I would ask that a security condition be included on any planning permission that adequately addresses the risk of crime and disorder and appropriate counter terrorism security measures. Below is a list of some of the security measures that will be recommended for this development:</p> <p>Secured By Design - The scheme should be built to Secured By Design security standards which focuses on designing out the opportunity for crime and disorder at new build schemes by promoting natural surveillance, good lighting and enhancing physical security features.</p> <p>CCTV – The scheme should be covered by an internal and external infrared CCTV system. A full operational requirement will be required for the development to determine the most appropriate location for cameras to be situated to maximise formal surveillance. The exhibition space, the new entrance to the Winter Gardens, the foyer and reception should be covered by CCTV. The informal meeting space and back of house loading and facilities bay and link to the Empress Ballroom should also be provided with CCTV coverage. The system should be accompanied by signage indicating that CCTV is in operation for the purposes of preventing and detecting crime.</p> <p>Physical Security– All external doors and windows should be certificated to PAS 24/2012 standards. All ground floor glazing should be laminated. Roof lights should be certificated to LPS 1175. All opening windows must be fitted with restrictors. Internal doors leading to private areas should be fitted with an access control system such as a keypad so as to manage footfall throughout the building and reduce unauthorised access into private areas such as office space.</p> <p>Boundary Fencing and Access Control – The back of house loading and facilities bays should be covered by CCTV and secured with a 1.8m high gate and fencing arrangement. The gate should be fitted with access control arrangements.</p> <p>Intruder Attack Alarm – The building should be fitted with an intruder attack alarm that is monitored via an Alarm</p>
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