

## MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 14 JULY 2014

### Present:

Councillor Owen (in the Chair)

Councillors

Brown	Mrs Jackson	O'Hara	Stansfield
Elmes	Matthews	Smith	Williams

### In Attendance:

Karen Galloway, Principal Engineer Transportation  
Gary Johnston, Head of Development Management  
Chris Kelly, Senior Democratic Services Advisor  
Carmel White, Assistant Head of Legal Services

### 1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

### 2 MINUTES OF THE MEETING HELD ON 9TH JUNE 2014

It was noted that in item 9 'Planning Application 14/0302 – Land bounded by Fishers lane, Common Edge Road and Ecclesgate Road', it should have read that the Committee considered the application for eight detached dwellinghouses, rather than for six detached dwellinghouses as recorded in the minutes.

**Resolved:** That, subject to the above amendment, the minutes of the meeting held on 19<sup>th</sup> June 2014, be signed by the Chairman as a correct record.

### 3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

**Resolved:** To note the Planning/Enforcement Appeals lodged and determined.

Background papers: (1) Letter from the Planning Inspectorate dated 9<sup>th</sup> June 2014.

(2) Letter from the Planning Inspectorate dated 4<sup>th</sup> June 2014.

### 4 PLANNING ENFORCEMENT UPDATE REPORT - MAY

**Resolved:** To note the outcomes of the cases set out in the report and to support the actions of the Service Manager - Public Protection in authorising the Notices.

### 5 PLANNING ENFORCEMENT UPDATE REPORT - JUNE

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**Resolved:** To note the outcomes of the cases set out in the report and to support the actions of the Service Manager - Public Protection in authorising the Notices.

### 6 PLANNING APPLICATION 14/0460 - BAINES ENDOWED C OF E SCHOOL, PENROSE AVENUE

The Committee considered application 14/0460 for the erection of two single storey extensions to front elevation to enlarge the existing staff-room and media suite and provide additional office space and a first aid room with associated landscaping works at Baines Endowed CofE School.

The Committee considered the application, which was a resubmission of a proposal that the Committee had previously refused on design grounds. It was noted that a number of key changes had been made to the design of the extensions proposed and a meaningful area of landscaping would now be provided at the front of the school to compensate for the loss of the existing trees. However, Members still had concerns regarding the design of the development and considered that a pitched roof rather than the flat roof as proposed, would be more appropriate if possible. It was considered that planning officers should further discuss the design of the proposal with the applicant's agent.

**Resolved:** That the application be deferred to a future meeting.

Background papers: Applications, plans and replies to consultations upon the applications.

### 7 PLANNING APPLICATION 14/0302 - LAND BOUNDED BY FISHERS LANE, COMMON EDGE ROAD AND ECCLES GATE ROAD

The Committee considered application 14/0302 for the Erection of eight detached dwellinghouses with associated garages, car parking, landscaping, boundary treatment and vehicular access from Common Edge Road at land bounded by Fishers Lane, Common Edge Road and Ecclesgate Road.

Ms J Briscoe addressed the Committee and spoke in objection to the application, raising concerns regarding the effect on nearby listed building (1 and 2 Fishers Lane).

Mr G Johnston, Head of Development Management, reported to the Committee that the item had been deferred at the last meeting following concerns raised by Members. He advised the committee that the applicant had provided a response to those concerns, details of which were contained with the report.

The Committee considered the response from the applicant to the concerns raised at the previous meeting. The consultation with the Built Heritage Manager was also discussed and Members was considered that there were still serious grounds for concern over the protection of the listed cottages. Members had particular concern that the development would have an adverse impact upon the open setting of the listed cottages, would pose a serious risk to the structure of the cottages and would detract from the character and appearance of the Marton Moss Countryside Area.

**Resolved:** That the application be refused for the reasons set out in the appendix.

Background papers: Applications, plans and replies to consultations upon the applications.

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### **Chairman**

(The meeting ended 5.45 pm)

Any queries regarding these minutes, please contact:

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