

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 17 JANUARY 2017

Present:

Councillor L Williams (in the Chair)

Councillors

Humphreys	O'Hara	Stansfield
Hutton	Scott	

In Attendance:

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Mr Gary Johnston, Head of Development Management

Ms Clare Lord, Legal Adviser

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 20 DECEMBER 2016

The Committee considered the minutes of the last meeting held on 20 December 2016.

Resolved: That the minutes of the meeting held on 20 December 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 decisions to allow appeals against the Council's refusal of planning permission in respect of the following planning applications:

1. Planning Application 16/0251 for the erection of a single storey detached building, with formation of decking areas, for use as ancillary accommodation (granny annex) to existing private dwelling house following demolition of existing detached store and workshop at 338 Midgeland Road, Blackpool.
2. Planning Application 16/0353 requesting advertisement consent for a high level LED screen on the front elevation of the building at 11 Talbot Road (former Rumours club), Blackpool.
3. Planning Applications 13/0734 and 13/0736 requesting planning permission and listed building consent for external alterations including replacement windows and erection of part two-storey, part single-storey rear extension, second floor rear extension including enclosed roof garden following part-demolition of existing single-storey corridor extension, and use of part-ground floor, part- first floor and second floor as altered as five self-contained permanent flats with associated basement cycle storage, rear bin store, landscaping, car parking and boundary treatment at the Synagogue, Leamington Road, Blackpool.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 17 JANUARY 2017

Mr Johnston, Head of Development Management, advised the Committee that, out of a total of 20 appeals that had been determined by the Planning Inspectorate in the calendar year 2016, 17 had been dismissed with the remaining three appeals upheld as detailed above. This represented an 85 per cent success rate which was slightly below the Government target of 90 per cent, however, it was hoped that the recent trend could be reversed to enable the target to be achieved.

Responding to a question from a Member of the Committee, Mr Johnston confirmed that the number of appeals determined by the Planning Inspectorate this year was slightly above average when compared to previous years and that the number of appeals determined by the Planning Inspectorate varied by Local Authority. Mr Johnston reported his view that the relatively low number of appeals upheld by the Planning Inspectorate demonstrated that the Council had been generally successful in defending appeals.

Resolved: To note the planning appeals determined.

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during November 2016. The report stated that 33 new cases had been registered for investigation, 24 cases had been resolved by negotiation without recourse to formal action and 42 cases had been closed as there was either no breach of planning control found, no action was appropriate or it was not considered expedient to take action.

One enforcement notice had also been authorised during the same period.

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 APPLICATION 16/0674 - THE SANDS VENUE

The Committee considered planning application 16/0674 from The Sands Venue for the erection of a single-storey side extension and a three-storey extension to the roof to create third, fourth and fifth floors and use of premises as altered to provide an A1 retail unit and hotel reception at ground floor level, with hotel accommodation above comprising 96 en-suite bedrooms and associated facilities, with associated rooftop plant area and basement car park for 55 cars and demolition of foot bridge over Bank Hey Street.

Mr Johnston gave the Committee a brief overview of the application and presented visual images of the site layout and proposed development. The Committee was reminded that it had previously granted outline planning permission for the development and that the application before it was for approval of the reserved matter of appearance. Mr Johnston reported that a key issue during consideration at the outline stage of the application related to the height of the proposed development and its relationship with the nearby landmark buildings and the application before Committee sought to address those

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 17 JANUARY 2017

concerns. A visual image of the development at outline stage was circulated to Members.

Following concerns raised by the Committee, Mr Johnston reported on the area assigned for taxis to drop off and pick up passengers and stated his view that although there would be a slight reduction in the number of available spaces, there was still a large area available for use by the taxis.

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.

Chairman

(The meeting ended 6.30 pm)

Any queries regarding these minutes, please contact:
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