

Application Number 16/0443 – LAND TO REAR OF 1 - 7 BROAD OAK LANE, BLACKPOOL

Erection of seven detached bungalows with associated access road and car parking.

Decision: Refuse

Reasons

1. The application site falls within the designated Newton Hall Countryside Area and separates Broad Oak Lane, which is a narrow rural road, from the main body of Staining. Given the elevated site, the sporadic and isolated nature of the properties to the west, and the dense area of trees and shrubs to the south, the development proposed would appear incongruous, particularly in relation to the properties to the west; and would dominate and compromise the open and rural character of this part of the Countryside Area. The proposal would be an urban extension of the settlement into a designated area of countryside, the character and appearance of which would be significantly harmed, contrary to the objectives of Policy NE2 of the Blackpool Local Plan 2001 - 2016 and Policy CS1 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. As such the proposal would not represent sustainable development in the terms of the National Planning Policy Framework.

2. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case the impact on the character and function of the designated Newton Hall Countryside Area and Staining village, weigh sufficiently against the proposal so as to conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and the Blackpool Local Plan 2001-2016, which justify refusal.

Application Number 16/0686– 262 QUEENS PROMENADE, BLACKPOOL

Use of premises as a 21 bedroomed Care Home.

Decision: Grant Permission

Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

- Location Plan stamped as received by the Council on 14 November 2016
- Drawing numbered B/16/88/02 Rev A

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a

soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The premises shall be used as a nursing home or home for dementia care and for no other purpose (including any other purpose within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended).

Reason: To enable the Local Planning Authority to have control over the use of the premises in accordance with Policy BH24 of the Blackpool Local Plan 2001-2016.

Application Number 16/0810 – 256-258 CHURCH STREET, BLACKPOOL

Use of premises as a non-residential drug and alcohol advice and support centre within Use Class D1.

Decision: Grant Permission

Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

- Location Plan stamped as received by the Council on 9th January 2017
- Drawings showing floor layouts stamped as received by the Council on 9th January 2017

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. The use of the premises shall not operate outside the hours of 09-00 to 17-00 unless otherwise agreed in writing with the Local Planning Authority

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The premises shall be used as a non-residential drug and alcohol advice and support centre as set out in the application submission and for no other purpose (including

any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended.

Reason: In order for the Council to retain long-term control over the use of the building in order to ensure that its use meets identified local needs as appropriate and in the interests of the character and function of the area and the residential amenities of nearby neighbours in accordance with Policies BH2, BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS12 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Prior to the development hereby approved being first brought into use, off-street car parking provision shall be provided in accordance with details to be submitted and agreed in writing with the Local Planning Authority and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 16/0845 – 429-437 PROMENADE, BLACKPOOL

Erection of five-storey building comprising two no. bar/restaurants at ground floor level (Class A3 and A4 uses) and 15 no. self-contained flats on the upper floors, with associated vehicular accesses from Bolton Street to car parking facilities for 16 vehicles, with refuse storage and cycle parking to the rear.

Decision: Grant Permission

Conditions and Reasons:

1.
 - i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:
 - Appearance
 - ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans: Location Plan stamped as

received by the Council on 15th December 2016

Drawings numbered

JBA195-PL-002 Rev C (Ground Floor Plan)

JBA195-PL-003 Rev C (Proposed Plans)

JBA195-PL-006 Rev B (Proposed Promenade and Rear Courtyard Elevations)

JBA195-PL-008 Rev C (Proposed External Landscaping Plan and Bin/Cycle Storage Detail)

JBA195-PL-009 Rev D (Proposed Streetside Elevation)

JBA195-PL-011 (site layout showing traffic calming/visibility)

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £10,320 towards the provision of, or improvement to, off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

4. Notwithstanding the information shown on the submitted plans, details of the refuse storage provision shall be submitted to the Local Planning Authority and agreed as part of any future reserved matters application. This agreed refuse storage shall then be provided before the development hereby approved is first brought into use and shall thereafter be retained. No refuse shall be stored forward of the front building line of the building.

Reason: In the interests of the appearance of the locality and the residential amenity of the occupants of the development and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. The cycle storage and bin storage shown on the approved plan shall then be provided before the development hereby approved is first brought into use and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. No works shall take place until a Construction Management and Site Waste Management Plan (including recycling) have been submitted to and approved in writing by the Local Planning Authority. The Plans shall include and specify the provision to be made for the following;
- a joint dilapidation survey in relation to the adjoining highway
 - vehicle access to and from the site
 - dust mitigation measures as a result of the works
 - control of noise emanating from the sites as a result of the works
 - hours of construction work for the works
 - the locations of contractors' compounds, site buildings and other storage arrangements
 - provision for all site operatives, visitors and waste loading, off loading, transfer, parking and turning within the site during the construction period
 - arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways, including a hard standing area of 15 m for wheel washing facilities, and
 - the routeing agreement of works traffic
 - The site should be secured at the perimeter with security fencing and gates as well as other measures such as monitored CCTV accredited with either National Security Inspectorate (NSI) or Security Systems and Alarm Inspection Board (SSAIB).

The works shall then proceed in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of Crime Prevention and Community Safety, the amenities of surrounding residents, to ensure there is no unacceptable risk of pollution to water resources or to human health, to safeguard the character and appearance of the area, to assist in securing safe waste minimisation, recycling and energy conservation and in the interests of highway safety in accordance with Policies CS7 and CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, AS1, BH3 and BH4 of the saved Blackpool Local Plan 2001-2016.

7. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plan shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. No flat shall be occupied until its internal layout and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Guidance and to safeguard the living conditions of the occupiers of the flats, in accordance with Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to first occupation of the building, a scheme of noise insulation between the commercial and residential premises shall be agreed in writing by the Local Planning Authority and implemented. The scheme shall thereafter be retained, unless a variation is agreed in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of the occupants of the development and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Details of the appearance, technical specification and siting of any external ventilation ducting and plant shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed ducting and shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of the proposed flats and nearby residential premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Servicing and delivery times for the restaurant units and any serviced apartments shall not operate outside the hours of 7.30am – 7pm, Mondays to Fridays and 9am - 7pm Saturdays and not at all on Sundays.

Reason: To safeguard the living conditions of the occupants of the proposed flats and nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. Prior to the installation of any external lighting a scheme detailing the location and specification of any luminaires shall be submitted to and agreed in writing by the Local Planning Authority and shall thereafter be implemented in accordance with the agreed details. The scheme must accord with the guidelines set out in the Institute of Lighting Engineers publication "Guidance Notes for the Reduction of Obtrusive Light".

Reason: In the interests of the residential amenity of the occupants of the

development and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order amending it) the commercial units at ground floor level of the premises shall be used as restaurants with ancillary bars only (within Class A3) and for no other purpose, including any other purpose within Classes A1, A2 or A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended). For the avoidance of doubt, neither unit shall be used solely as a bar or other drinking establishment within Class A4 of the above Order.

Reason: In the interests of safeguarding the character and function of this section of the Promenade and to safeguard the residential amenities of future occupants of the site and nearby neighbours due to concerns over alcohol related crime in accordance with Policies BH3, BH11 and BH17 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan 2012-2027.

14. Before the building is first occupied, a surface water drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority and implemented as agreed. The scheme shall thereafter be retained.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. Before the building is first occupied, a foul water drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority and implemented as agreed. The scheme shall thereafter be retained.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

16. The building/use hereby approved shall not be occupied, until the servicing provisions, including manoeuvring areas, have been agreed in writing by the Local Planning Authority and provided in accordance with the approved details. Such areas shall not be used thereafter for any purpose other than servicing.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. The building hereby approved shall not be occupied until the rear access road has been upgraded to include traffic calming measures in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The traffic calming measures shall be thereafter retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.