

COMMITTEE DATE: [11/04/2017](#)

**Application Reference:** 17/0060

WARD: Anchorsholme  
DATE REGISTERED: 02/02/17  
LOCAL PLAN ALLOCATION: Protection of Public Open Space  
Other site of nature conservation value  
Coast and foreshore

APPLICATION TYPE: Full Planning Permission  
APPLICANT: United Utilities Water PLC

**PROPOSAL:** Re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, 6 vent stacks, erection of cafe and bowling club/ maintenance building, re-contouring and landscaping of park, new amphitheatre feature, new footpaths, provision of MUGA (multi-use games area), trim trail, and childrens playground, new access from Princes Way, new walls and fencing.  
(Re-submission of 15/0820)

**LOCATION:** ANCHORS HOLME PARK , ANCHORS HOLME LANE WEST, FY5 1ND

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**Summary of Recommendation:** Grant Permission

#### **CASE OFFICER**

Mark Shaw

#### **BLACKPOOL COUNCIL PLAN 2015 -2020**

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience

#### **SUMMARY OF RECOMMENDATION**

The application is a revision of the previously approved scheme and has generated significant local concerns regarding the additional impact of the revised proposal including the water pumps now being proposed above ground within a larger building rather being placed underground.

However, the application is recommended for a conditional approval, to enable the agreement of some of the detailed matters including boundary treatment and landscaping, in allowing the revisions to the previously approved proposal works to store and manage water/ wastewater within the combined drainage system at times of heavy rainfall beneath the park, water that would otherwise be pumped into the Irish Sea adversely affecting bathing water quality. Following the completion of the works by United Utilities the park will be re-developed providing a much improved public open space making better use of the space

available. The new and improved park will also have direct and level access onto the new Promenade.

## **INTRODUCTION**

The application involves a revision to previously approved development to complement the new large underground storage water tank in Anchorsholme Park to enable the better management and control of water flows within the drainage network at times of heavy rainfall. This will reduce the discharge of waste water into the Irish Sea and hence improve water bathing quality. As part of this work the existing 1.5km outfall pipe will be replaced with a new 3.7km outfall pipe which forms the subject of a separate application to the Marine Management Organisation. At present a 1.5km outfall pipe pumps water/ wastewater out into the Irish Sea up to three times a season affecting the quality of the bathing water. Following the completion of these works Anchorsholme Park will be re-developed providing a new park layout.

## **SITE DESCRIPTION**

Anchorsholme Park provides approximately 10 hectares of Protected Public Open Space and lies in north Blackpool close to Cleveleys adjacent to Princes Way and the Promenade which has now been renewed up-grading the sea defences forming a continuation of the recent sea defence and Promenade works in Cleveleys. The Park was previously 2 metres higher than Princes Way with a stone retaining wall forming the boundary between the two. The recently re-opened Princes Way has however now been built up to be level with the Park so that the new Park will connect directly onto the Promenade and vice versa. A strip of land at the southern end of the Park adjacent to Princes Way is designated as a Biological Heritage Site being the remnants of a former sand dune system.

## **DETAILS OF PROPOSAL**

The revised proposal involves the erection of a new larger stormwater pumping station building and screening facility, and 6 sculptured vent stacks close to Anchorsholme Lane West to replace the existing pumping station located on the headland, a new control building for the new underground storage tank. The works will be accompanied by associated hardsurfacing, landscaping and boundary treatment. A new pedestrian and maintenance vehicular access would be provided from Princes Way into the Park which will be re-developed/ re-profiled and re-landscaped. One of the two existing bowling greens will be replaced by a bowling clubhouse/ maintenance building and landscaping. Within the centre of the Park a cafe and water tank control building and children's playground will be provided, at the southern end of the Park a Multi- Use Games Area will be constructed. One of the aims of the scheme is to provide three hubs within the Park rather than all the facilities being concentrated close to Anchorsholme Lane West.

The application is accompanied by an Environment Statement, a Flood Risk Assessment, a Statement of Community Involvement, a Planning Statement, a Ground Investigation Report, a Land Quality Risk Assessment and a Groundwater report.

The main revisions to the scheme previously approved by Planning Committee on 5 April 2016 under ref: 15/0820 are summarised as follows:

- a) Pumping station to now be positioned at ground level and housed within a larger building but within a smaller compound
- b) Café building to have a more simplified design
- c) 1.5 metre high timber boundary fencing to pumping station to be replaced with 1.5 metre steel railings
- d) Gabion wall boundary features to be replaced with crib walls
- e) Overall height of the park to be raised by 500mm
- f) Specialist road and path finishes removed and replaced with coloured topping to match the sea defences. Other surfaces to be tarmac

Further details have been requested from the applicants to clarify the extent of the proposed revisions and the reasons for those changes and also to respond to the Ward Councillors' concerns. The applicant's responses are appended to this report at Appendices 6b, 6c and 6d.

### **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- Need for the United Utilities Development
- Differences from the Approved Scheme
- Design
- Impact on Residential Amenity
- Other Matters

### **CONSULTATIONS**

**Environment Agency:** Land Quality- We have noted and would agree with the following statement from the submitted Environmental Statement (ES):

For Water Quality, and Hydrology the significance of the environmental effects remains consistent with those reported in ES from November 2015. The updated Land Quality assessment identified impacts to human health during construction and operation of the scheme resulting from the presence of isolated areas of made ground on site. In addition, the potential for deterioration of soil quality to could occur during the construction and operation of the site has been assessed. The overall residual significance of these remains as 'slight' and 'neutral or slight' as originally assessed in the November 2015 ES. Overall, no change would occur to landscape effects, as the alterations to the design are in keeping with the original design and the change in effect is not considered significant.

We have no further comment other than to refer the developer to the CL:AIRE Definition of Waste Code of Practice for the re-use of materials on site, and to refer to our previous comments in respect of the infill materials to the original chamber. The latter comments were made as part of our charged advice service to United Utilities and are reproduced below: The chemical assessment of the materials within the shaft previously constructed on the site shows that there has been decomposition of materials resulting in the generation of Methane and Carbon Dioxide within the shaft. The construction of the shaft has isolated the materials from within so that the water quality has not impacted outside of the shaft, in the Blown Sand near surface aquifer, although the report suggests that the compromise of the base of this

shaft may have generated a poor hydraulic connectivity between the two. The development of the site suggests that the shaft will be accessed to connect to the main Fylde Coast Tunnel from the discharge pipes of the works to be developed on site. As such if the materials within the shaft are to be reused on the site we would ask that a more detailed chemical analysis of these soils is undertaken to ensure that they appropriately risk assessed for their final end use. The CL:AIRE code of practice will cover this.

**Head of Highways and Traffic Management:** No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

**Service Manager Public Protection:** No comments or objections

**Head of Parks and Green Spaces:** With regard to this planning application we have no objections and fully support the proposals.

**Contaminated Land Officer:** No comments

**Sustainability Manager:** No comments received

**County Archaeology:** The Environmental Statement that accompanies this application outlines Changes to the Environmental Statement that: "It is considered that the proposed revisions to the scheme will not result in any additional impacts to Cultural Heritage assets and therefore is not likely to result in any changes to impact significance in relation to Cultural Heritage. As such, the assessment reported in Chapter 9 of the November 2015 ES remains valid" On the basis that the mitigation proposed in the November 2015 Environmental Statement remains valid, Lancashire Archaeological Advisory Service (LAAS) would suggest that the recommendations are implemented as recommended and for the avoidance of doubt a condition should be applied. Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, LAAS would recommend that a scheme of works is secured by means of the following condition:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. Note: The programme of field investigation should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists.

This is in accordance with National Planning Policy Framework paragraph 141: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

**Sport England:** The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. This application falls within the scope of the above guidance as it relates to development which creates opportunities for sport.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to

PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. The proposal includes the provision of a Multi-Use Games Area, trim trail and pavilion for the bowling club. Each of these facilities will help increase physical activity in the area by providing well located and accessible facilities. This being the case, Sport England offers its support for this application, as it is considered to meet Sport England's policy objectives to enhance and provide sports facilities.

**Lancashire Wildlife Trust:** I note that the documents submitted with the current application express the view that the proposed revisions will not impact on the ecological findings for the original application - with which I am not directly familiar. However, I'm advised that the Extended Phase 1 Habitat Survey Report from that original application includes recommendations aimed at protecting extant biodiversity; but that there is no apparent mention of enhancement of biodiversity recommended in the National Planning Policy Framework (paragraph 117).

That said, there is a commitment in the current application to create habitat adjacent to the adjoining Local Wildlife Site ('Lancashire Biological Heritage Site') 34SW01: Queen's Promenade Coastal Grassland - Blackpool North Shore Boating Pool to Little Bispham. However, I cannot locate any detail on that proposal beyond the following statement. "An area of wildflower planting is proposed to the north of the park, adjacent parallel to Princes Way. By putting the wildflower planting in this location it is intended to create a relationship with the adjacent Biological Heritage Site that will enhance biodiversity interest, whilst at the same time leaving the large majority of the restored park as amenity grassland for recreational use".

It would be essential for your authority to be satisfied that the composition and provenance of any introduced flora as propagules or whole plants would complement and not compete with the native coastal grassland vegetation community for which the Local Wildlife Site has been identified, and that subsequent management would be effective, and monitored to assess it for that effectiveness.

The Local Wildlife Site description states that: 'The relict dune habitat to the north of the site is one of only three known localities in the county for sea bindweed, a species included under the category of 'Endangered' in the Provisional Lancashire Red Data List of Vascular Plants. The striped snail *Ceriuella virgata*, a species of restricted distribution in the county, occurs on the site.' Delivery of any effective proposal to expand and sustain the expansion of the local populations of one or both of these species would be particularly welcome.

The documents mention the need for a management plan to prevent harm during construction and, in the Extended Phase 1 Habitat Survey Report, there are several references to 'Precautionary Methods of Working' being required to protect specific species and habitats. You should consult with your ecological adviser as to whether those are adequate. If you are advised that that be so, then details of those should be submitted to and approved by the Council before further construction work takes place. The assessment of impacts on Natura 2000 sites appears adequate to us: however, you should also consult Natural England as the Government's statutory adviser on such international designations, in England and offshore to 12 miles. We also recommend that, before further work takes place, any planning permission should require that full details of how biodiversity and local ecological networks will be enhanced by the proposed development be submitted to and approved by the local planning authority.

**Natural England:** Natural England has previously commented on this proposal. The advice provided in our previous response applies equally to this resubmission although we made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal. Should the proposal be amended in a way which significantly affects its impact on the natural environment then Natural England should be consulted again.

**Lancashire Constabulary:** The Crime Impact Statement is formed based on local crime figures and trends, incidents reported and community knowledge gathered from local policing teams. It is with this policing knowledge that recommendations are made which are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development.

Crime Risks In the last 12 month period there have been very few incidents/crimes reported in the park. It is clear from the design and layout that the reduction of crime and disorder risks has been considered and implemented. In order to keep the crime figures low and avoid costly repairs after the redevelopment, I ask that the following advice is considered within the design;

Natural surveillance is considered within the landscaping plan to ensure that no areas are concealed from view as planting gets established, to deter crime and anti-social behaviour. Rainwater pipes should be flush to the wall so that they cannot be used to aid climbing onto the roof of the buildings. The glazing in the sunpipes located on the roof of the café must be toughened or laminated to reduce the risk of damage.

The proposed 1.5m high railings and gates securing the access to the main building are an insufficient height to keep intruders out, this includes youths looking for somewhere to hang out even if there is no criminal intent - if the purpose of the railings is to deter intruders then it should be a sufficient height to do this effectively otherwise it is not adequate or cost effective. A minimum height of 1.8m is advised. Where the railings are located on top of the existing wall, the railings should sit on the outer edge of the wall to reduce the foothold provided by the wall.

If the main building houses valuable/desirable equipment I would advise that this building has a remotely monitored intruder alarm linked to an alarm receiving centre in order to ensure a police deployment on a confirmed activation.

Blackpool Local Plan Part 1 : Core Strategy (2012-2027) Policy CS7: Quality of Design New development in Blackpool is required to be well designed, and enhance the character and appearance of the local area and should:

- b. Ensure that amenities of nearby residents and potential occupiers are not adversely affected
- c. Provide public and private spaces that are well-designed, safe, attractive, and complement the built form
- e. Maximise natural surveillance and active frontages, minimising opportunities for anti-social and criminal behaviour.

It is important that new development is well designed in order to prevent crime and anti-social behaviour. The Council will therefore promote 'Secured by Design' principles in new developments in order to create safer and secure environments. National Planning Policy

Framework, Paragraph 58 "Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Section 17 Crime and Disorder Act 1998- Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

**Wyre Borough Council:** No comments received

### **PUBLICITY AND REPRESENTATIONS**

Press notice published : 16 February 2017

5 x site notices displayed : 16 February 2017

Neighbours notified : 3 February 2017

#### **Mr B Bayley 2 Gresham Road, Blackpool**

I should like to raise an objection and receive your comments in relation to the following. Chapter 13 of the Environmental Statement "air quality and odour" states that the existing louvred pumping station building is to be "decommissioned" and that the two existing vent stacks on the promenade will be "disused." However, I can find no undertaking to remove these structures and I believe that a planning condition should be imposed to ensure their removal. Without such a condition, the "industrial" views from Anchorsholme Lane West will comprise 8 vent stacks, the large "main facility" building, compound and the redundant louvred building.

Moreover, submitted plans show the site of the decommissioned louvred building and surrounding concrete apron to be held by United Utilities (UU). If this building is to be decommissioned this site should be landscaped (following demolition) and transferred to Blackpool BC as "exchange land" , thereby mitigating the loss of public open space ( following the significant loss of existing open space through UU enclosing its "main facility" building and service areas). The Council should be resisting the loss of public open space where possible and this would be one way of achieving it. Funds could also be provided by UU to bring the unkempt and disused area of land to the south and west of the tram turning circle into managed, formally designated public open space. I understand that land to the north is to be given over to car parking and this could clearly not form "exchange land" for the park.

Frankly, the less "private" land held by UU in Anchorsholme Park the better. I perceive UU to be unsatisfactory estate managers. Correspondence demonstrates that it took over a year to achieve the removal and the clean up of an eyesore at the existing pumping station building, namely rusting sheet metal, other rubbish and graffiti. Unbelievably, this was only achieved after the intervention by the Consumer Council for Water. I cannot help but see history repeating itself given the number of structures, enclosures, fences, walls and vent stacks proposed by UU. I realise that the scheme needs to be accommodated but I would ask that any loss of open space be resisted where possible and real measures taken to reduce the risk of part of the park simply becoming an operational eyesore. In summary, I am objecting to this application on the grounds of:-

1. loss of public open space (in the absence of exchange land)
2. the failure of UU to give undertakings as regards the removal of decommissioned building.

**Mr B Seddon 11 Blandford Avenue, Blackpool** - Cost should not be the reason for the change. We have put up with the disruption for months and we deserve the best

**Mrs L Kohl 11 College Avenue, Blackpool**, As a resident I'm unhappy with the plans! I don't think the plans have been thought about it's just the cheapest and easiest option!

**Mr H Waggett 4 Melton Place, Thornton-Cleveleys**- I am concerned that the re landscaping of the Park is an excuse for United Utilities to raise the level of the current park blocking the beautiful views of the sea and the Lake District residents overlooking the park have enjoyed for decades. I consider it is a cheap way of United Utilities not to remove the spoil they have created. In my own case I am concerned about the height of the proposed amphi-theatre blocking the views which I have enjoyed for over 30 years.

I also consider that the amphi-theatre will be a focus for anti-social behaviour similar to what occurred at the old 'blue shelter' now demolished. This led to one local resident who tried to intervene being beaten up. I have raised these concerns with United Utilities at EVERY public meeting possible but I do not consider I have been taken seriously.

**Dr P Barker 305 Fleetwood Road, Thornton Cleveleys** Re contouring is an excuse for not removing subsoil to cut costs. This was not in original plans. It will facilitate anti-social behaviour by reducing visibility from surrounding roads etc. Original plans stated pumps were to be underground (as they are now and have been for 30+ years). Plan to have them above ground is again a cost-cutting exercise and should be rejected - reason stated is negated by the fact that they have not suffered from flooding in the past.

Most of what United Utilities have proposed latterly is contrary to the originally agreed plans and I suspect was always their true intention. The Park has been out of action for years and will be for some time yet. We want it to be a park again, not a spoil heap topped with grass. You prosecute fly-tippers, don't allow unauthorised tipping of waste subsoil just because it is a big company.

**Miss V Firth 25 College Avenue**, Though I understand that United Utilities (UU) has to carry out the work improving their systems I consider that the following proposed changes to existing approved plans will be detrimental to the appearance of the Park.

A. FENCING and WALLS PREVIOUSLY APPROVED-Bespoke 1.5m timber fencing and decorative gabion walls - with materials chosen to soften the transition between hard and soft landscaping and to allow views into the area to reduce the likelihood of anti - social behaviour and to create attractive route to centre of the Park. The design character of decorative gabions would be implemented across the Park for continuity.

THE NEW APPLICATION WILL REPLACE Bespoke Timber Fencing replaced with Steel railings and handrails - detrimental to the appearance of the Park

I also note the Police Comments "The proposed 1.5m high railings and gates securing the access to the main building are an insufficient height to keep intruders out. This includes youths looking for somewhere to hang out even if there is no criminal intent - if the purpose of the railings is to deter intruders then it should be a sufficient height to do this effectively otherwise it is not adequate or cost effective. A minimum height of 1.8m is advised. Where the railings are located on top of the existing wall, the railings should sit on the outer edge of the wall to reduce the foothold provided by the wall". Will UU be submitting a further application to raise the height of the steel fencing? 1.5m or even worse 1.8m steel fencing will not be an attractive feature. This is meant to be a Park to attract locals and tourists - this change from bespoke timber to steel will have a negative impact on the physical environment of the Park. This contrasts to the claim in the approved proposal that "master planning and



redevelopment of the park would lead to a positive impact".

Decorative Gabion walls replaced with crib walls - gravity retaining walls, constructed from interlocking, precast, concrete components. The reason given for this change is "in recognition of the potential for gabion walls to be vandalised resulting in increased maintenance requirements" - BUT surely if this was a problem it would be known before the submission of the original plans. Crib walls appear more prone to vandalism as they will provide footholds for climbing. I also note with interest that crib walls are advertised as low cost retaining walls - Is this the underlying reason for the change?

B. FOOTPATHS and STANDING AREA PREVIOUSLY APPROVED exposed aggregate concrete and decorative exposed aggregate concrete TO BE REPLACED WITH All in tarmac finished to identified widths. Again the approved footpaths and standing areas were an attractive feature - tarmac is not

IN RESPECT OF THE ABOVE TWO OBJECTIONS Local Planning Policy LQ1 states the quality of design in the built environment requires that "All new developments will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment" I hope that the Planning Committee take note of this Policy as the proposed changes to the plans will result in a lower standard of design than the plans originally approved. UU representatives made many statements about improving the appearance of the Park, producing a Landscape Masterplan with the original features included. Their original planning application gave sound reasons for these features. They should not now be given planning approval to substitute these with alternatives of an inferior design and quality.

FURTHER OBJECTIONS: C. LANDSCAPING IN NEW APPLICATION Overall height raised by up to 500mm - This will leave the Park less secure for the landscaping will create too many places for youths to gather unobserved, leading to the possibility of vandalism and anti social behaviour. Also the landscaping could lead to future problems in maintaining the appearance of the Park.

D. PARK MAINTENANCE and BOWLING BUILDINGS I am disappointed that with the reduction in the size of the UU compound there has been no consideration given to moving the above buildings further away from Parkland Close thus resulting in less disturbance and loss of privacy for residents. Thus I object to the proposals for the above reasons.

**P S Hewitt 1 Parkland Close, Blackpool** we all know these works need to be done for good reason, my objections are the aftermath when completed, could be so much improved, and not carried out at minimum costs.

A). the Park maintenance Building and Bowling club building should be reconstructed on existing footprints, the initial approved application showed the land was needed for the development, this is no longer the case. The sighting of these building will increase nuisance and disturbance to local residents.

B). The new compound is to be permanently closed, for anti vandalism reasons, fully understandable unfortunately UU have reduced the compound, and feel it could be further reduced, leaving as much open park space as possible. Also noted enclosed for potential vandalism and misbehaviour, what protection is there for the rest of the Park?

C). Pumps above ground, reasons given risk of flooding. The existing have been underground since 1930. this is another cost cutting exercise, that will increase noise levels

2. Mounding and build up of ground level.

A). Reason given, reduction in traffic with the removal of earth from site, reducing disturbance to residents. Not the case this reduces costs, creates hidden areas to the park, where anti social behaviour cannot be monitored, or reported as residents will not be able to see what is going on, as so many times over the years reported such. Please see the comments of Lancashire police. There will be no protection to the Café or Park area due to earth build up.

3. Pathways- Reduction of pattern pathways for tarmac. Cost cutting, reducing the attraction of the park.

**Mr Ron Pilling, 12 Cherrywood Avenue, Blackpool** objects for the following reasons:-

At no time did United Utilities indicate the facility would be anything other than underground. If this proposal is approved the residents will be faced with an ugly industrial building on Blackpool Promenade that can only be described as a sewage works. Do they have the legal right to confiscate this area of parkland without compensation and to erect a building of this size and nature? If it cannot be rejected at least it should be an iconic structure to enhance its prime location on the sea front. The negative impact on nearby residents must be considered. United Utilities should produce a building which is acceptable to the residents whatever the cost.

**J Thompson Flat 1, 13 Anchorholme Lane West, Cleveleys (on behalf of Flats 1, 3, 4, 5, 6)**-strongly object to this scheme. These plans bear little or no resemblance to the original plans. Pumps above ground, no bespoke timber fencing, mounds of earth blocking the view and encouraging anti-social behaviour. These are merely a few of the modifications. After years of discomfort and lack of leisure facilities we deserve a first class park not a cheap scaled down version

**Mr and Mrs Withers, 7 Cherrywood Avenue, Blackpool**-local residents have had to endure months of noise disruption and loss of amenities. It is disturbing to find that United Utilities have submitted plans that show little regard for the residents they promised to engage with. Originally the pumping system was to be sited underground having minimal visual impact and also allowing the Park to revert to full public use. The proposal involves a large potentially unsightly industrial building surrounding by industrial fencing.

We assume the raising of the land levels is due to the amount of soil so far dumped around the Park as a result of excavations. There also appears to be no provision for lighting or CCTV. This is likely to attract vandalism and anti-social behaviour. What is the purpose of the amphitheatre? If it is for concerts have the noise impacts been considered?

There are numerous other reasons why these plans should be rejected and the whole matter re-visited by the Council. Trust in United Utilities fulfilling their obligations have been severely diminished as cost cutting seems far more important than delivering the wider community.

**Mr H Flynn 2 Parkland Close, Blackpool**-once again a change of plans. I honestly believe United Utilities have made false promises and misled residents and have hoodwinked the Council. There are two main objections:-

- The siting of the bowling club. Last year I objected to the siting of the clubhouse positioned directly in front of our house and that other alternative sites were not available as land was needed for new pipes. This is now not the case so the clubhouse can be put on its original footprint.
- It is stated that the new pump building needs to be above ground to avoid flooding. But surely a more suitable solution can be found than a huge 35 metre long x 7 metre high construction which is not in keep with the Park. The builders of the original pump had the vision, willpower and social conscience to construct a structure which is more pleasing on

the eye. Don't let profit come before people. Jubilee Park Gardens was once a vibrant, family orientated park full of facilities. Now after United Utilities involvement it is a drab, soulless wasteland.

**Councillor Tony Williams**- As one of the Ward Councillors for Anchorsholme I respectfully submit a list of concerns and objections to the amended scheme in Anchorsholme Park proposed by United Utilities:

- 1) The UU Pumping Station area should have the same specialist coloured topping area as the road feeding it that runs from the Promenade to the Park, black tarmac will make this area look very industrial and not fitting for a park setting.
- 2) The crib walls which have replaced the gabion fencing in the first application must be an eco-crib wall to include some greenery otherwise it will look too concrete in appearance and again look too industrial.
- 3) The steel railings and handrails including in this application instead of the proposed timber boundary must be of an ornate nature and colour otherwise it will look again too industrial and not in keeping with a Park.
- 4) With the pump motors being relocated from the deep basement location to above ground level, we have major concerns about noise pollution from the pumps with residents living so close to the pumps.
- 5) With both of the clusters of 3 vent stacks to be operational emission points, what mitigation is in place to reduce odours from these increased numbers of stacks?
- 6) The cafe and MUGA areas should include CCTV, it's noted by UU's own report on gabion fencing that they are at risk of vandalism. CCTV has been installed in the neighbouring Eastpines Park and has greatly reduced anti-social behaviour in the area.
- 7) I ask the Planning Committee to seek assurance that the new slopes in the Park will drain properly and if so how will this assurance be guaranteed.
- 8) I ask the Planning Committee to confirm the MUGA area proposed contains four actual MUGA's to include spaces for tennis, football, basketball / netball etc.
- 9) I ask the Planning Committee to confirm the Trim Trail area contains the Zip Wire that Ward Councillor and forum money paid for.
- 10) I ask the Planning Committee to seek qualification on what the sandstone coloured corner areas will look like, will they contain noticeboards etc.
- 11) The amphitheatre area should have electricity points for performer's sound equipment.
- 12) The existing noticeboard that was paid for by the Ward budget at Anchorsholme Lane West entrance which contains a map of Anchorsholme Park should be updated to include a new map of the Park.
- 13) The short access road from the Promenade to the cafe should contain lighting, so that the cafe can be used at night by the Scouts and Guides, without lighting it will undermine a key social role for the cafe and the Park.
- 14) I ask the Planning Committee to seek assurance as to make sure what is promised is delivered and what guarantees are in place to make sure that is what happens as we have already seen a number of changes to the scheme?

Whilst United Utilities will no doubt protest at the addition of costs to pay for the installation of CCTV in the Park and lighting on the road leading to the cafe, the costs saved by not removing the soil from the Park and increasing the slopes by 500 mm will pay for the cost and ensure the Park is not only safe but guaranteed to be used all year round. I would be grateful if these objections could be included for consideration by the Committee when United Utilities application is presented at your forthcoming meeting.

**Councillor Paul Galley** As one of the Ward Councillors for Anchorsholme I respectfully submit a list of concerns and objections to the amended scheme in Anchorsholme Park proposed by United Utilities:

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- 8) I ask the Planning Committee to confirm the MUGA area proposed contains four actual MUGA's to include spaces for tennis, football, basketball / netball etc.
- 9) I ask the Planning Committee to confirm the Trim Trail area contains the Zip Wire that Ward Councillor and forum money paid for.
- 10) I ask the Planning Committee to seek qualification on what the sandstone coloured corner areas will look like, will they contain noticeboards etc.
- 11) The amphitheatre area should have electricity points for performer's sound equipment.
- 12) The existing noticeboard that was paid for by the Ward budget at Anchorsholme Lane West entrance which contains a map of Anchorsholme Park should be updated to include a new map of the Park.
- 13) The short access road from the Promenade to the cafe should contain lighting, so that the cafe can be used at night by the Scouts and Guides, without lighting it will undermine a key social role for the cafe and the Park.
- 14) I ask the Planning Committee to seek assurance as to make sure what is promised is delivered and what guarantees are in place to make sure that is what happens as we have already seen a number of changes to the scheme?

Whilst United Utilities will no doubt protest at the addition of costs to pay for the installation of CCTV in the Park and lighting on the road leading to the cafe, the costs saved by not removing the soil from the Park and increasing the slopes by 500 mm will pay for the cost and ensure the Park is not only safe but guaranteed to be used all year round. I would be grateful if these objections could be included for consideration by the Committee when the application is presented at your forthcoming meeting.

## **NATIONAL PLANNING POLICY FRAMEWORK**

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute towards sustainable development. There are three strands to sustainable development namely economic, social and environmental, which are mutually dependent. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Paragraph 6 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment. Amongst other things, this includes replacing poor design with better design.

Paragraph 14 makes clear that at the heart of the NPPF there is a presumption in favour of sustainable development, which is the 'golden thread' running through both plan-making and decision-taking. This means: (i) local planning authorities (LPAs) should positively seek opportunities to meet the development needs of their area; (ii) Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change; (iii) approving development proposals that accord with the development plan without delay; and (iv) where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Para 17 of the NPPF sets out 12 core planning principles, stating that amongst other things planning should:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- encourage the effective use of land by reusing land that has been previously developed; and
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

The NPPF also aims to ensure that development responds to local character and history (para 58) and seeks to achieve good design which promotes local distinctiveness (para 60). Decisions should address the connections between people and places and the integration into the natural, built and historic environment. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

With regard to the environmental strand, pursuing sustainable development involves seeking positive improvements in the quality of the natural environment, including moving from a net loss of biodiversity to achieving net gains for nature). Paragraph 61 states that planning decisions should address the integration of new development into the natural environment; para. 109 requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity; and encourages

opportunities to incorporate biodiversity in and around developments.

### **BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY**

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

CS1- Strategic Location of Development  
CS6- Green Infrastructure  
CS7- Quality of Design  
CS9- Water Management  
CS11- Planning Obligations  
CS12- Sustainable Neighbourhoods  
CS15 - Health Facilities & School Places

### **SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016**

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

BH3- Residential and Visitor Amenity  
BH4- Public Health and Safety  
BH5- Protection of Public Open Space  
BH21- Protection of Community Facilities  
LQ1- Lifting the Quality of Design  
LQ2- Site Context  
LQ3- Layout of Streets and Spaces  
LQ4- Building Design  
LQ5- Public Realm Design  
LQ6- Landscape Design and Biodiversity  
NE5- Other Sites of Nature Conservation Value  
NE9- The Coast and Foreshore  
RR12- Other Promenade Areas  
AS1- General Development Requirements

### **ASSESSMENT**

**Need for the proposed development** - In 2015 new water bathing quality standards were introduced and under these new higher standards 7 out of 8 of the Fylde Coast bathing waters are classified as 'poor'. The existing pumping station and outfall pipe is not considered fit for purpose to meet current standards and is in the course of being replaced. The lack of water storage facilities to accommodate storm water peaks is also an issue meaning that more polluted water is being pumped into the Irish Sea than should be the case under the new standards.

The position of the pumping station and maintenance buildings within the Park is largely fixed due to their relationship to the new outfall pipe. Therefore, the need for the development is still accepted. What is in question by Ward Councillors and local residents is the location of the water pumps (above ground instead of underground), the size of the proposed buildings, and in compensation the replacement Park and the number of proposed changes to the scheme that was approved in April 2016 under planning application 15/0820 including boundary treatment, surfacing materials and the further raising of land levels.

This project is one of a number of recently completed or recently approved on-going schemes on the Fylde Coast in order to address the issue of the required higher water bathing quality standards.

**Differences from the Approved Scheme** whilst the previously approved scheme raised a number of concerns and representations, this current revised proposal has been the subject of 13 objections from local residents and the two Ward Councillors. Concerns have been raised that these revisions are a cost saving exercise that reduces some of the quality of the existing approval and will as a result increase the visual and residential amenity impact on local residents and within the wider area. The main change to the previously approved scheme is the larger pump station building which is now 950 sqm (previously approved at 806 sqm) although this is partly compensated for with the smaller hardstanding area around the building which allows more parkland to be retained. A number of the other differences relate to landscaping, boundary treatments, retaining walls and surfacing materials. The applicants have suggested that these matters be dealt with as a condition of approval which is considered acceptable to enable the respective parties to agree a quality palette of materials which is imperative for this development.

**United Utilities have responded to the representations made and a copies of the responses are appended to this report at Appendices 6b, 6c and 6d.**

**Design-** the main United Utilities building within the Park is the pumping station and the proposal seeks approval for the installation of the replacement pump above ground rather than underground. This would result in a building which is now proposed to be 'L' shaped measuring a maximum of 36.5 metres x 35 metres and a height of 7.3 metres to the ridge height of the roof. The previously approved pumping station building measured a maximum of 41.8 metres x 21 metres with a similar height. The applicants have confirmed that previously approved materials will still be used in building construction.

The provision of a larger building on a smaller hardsurfaced area using previously approved quality materials and on the expectation that suitable quality hardsurfacing materials etc referred to in the section above, is considered acceptable as are the revised designs of the other smaller buildings

**Impact on Residential Amenity-** A Construction Management Plan has been previously been approved and it is expected that the existing working arrangements, which have been agreed, will be continued.

It is not anticipated that the half metre increase in height on the Park will have a significant impact in terms of loss of outlook for nearby residents. In terms of noise levels the Environmental Statement sets out intended noise levels from the pumping station and no

objections or comments to these figures have been raised from the Council's Environmental Protection Officer. There will be some limited impact on air quality although this is an existing and on-going situation.

### **Other Issues**

The Police have expressed general satisfaction with the submitted scheme with the exception of the proposed fencing details will be dealt with as a condition of any approval

In terms of ecological matters the comments made by the relevant consultees are noted and the comments from the Council's Sustainability Manager who advises on ecological matters are awaited. However, in terms of the impact on the adjacent Biological Heritage Site there are not thought to be any additional impacts and the previously approved scheme was considered satisfactory in this respect.

Archaeology- the condition requested by County Archaeology will be attached to any approval.

### **CONCLUSION**

On balance and subject to the agreement of detailed materials as set out above the proposal is considered acceptable and still constitutes sustainable development which is in accordance with relevant local and national planning policies. Members attention is drawn to the written responses from United Utilities to the detailed queries raised by the Case Officer, Ward Councillors and local residents to the proposal.

### **LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION**

None.

### **FINANCIAL BENEFITS**

None.

### **HUMAN RIGHTS ACT**

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

### **CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.



## **BACKGROUND PAPERS**

Planning Application File(s) 15/0820 and 17/0060 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.doaction=weeklyList>

**Recommended 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 30/01/2017

Drawings numbered:-

B2707017/01/000/004	Proposed Site Plan
B2707017/01/000/005	Proposed Site Elevations
B2707017/01/100/001	Proposed Main Facility Building – Floor Layout
B2707017/01/100/002	Proposed Main Facility Building – East and West Elevations
B2707017/01/100/003	Proposed Main Facility Building – North and South Elevations
B2707017/01/100/004	Proposed Main Facility Building – Sections
B2707017/01/100/005	Proposed Main Facility Building – Roof Plan
B2707017/01/200/001	Proposed Bowling Club and BBC Maintenance Building – Floor Layout
B2707017/01/200/002	Proposed Bowling Club and BBC Maintenance Building – North and South Elevations
B2707017/01/200/003	Proposed Bowling Club and BBC Maintenance Building – East and West Elevations
B2707017/01/200/004	Proposed Bowling Club and BBC Maintenance Building Sections
B2707017/01/200/005	Proposed Bowling Club and BBC Maintenance Building Roof Plan
B2707017/01/300/001	Proposed Café – Floor Layout
B2707017/01/300/002	Proposed Café – North and South Elevations
B2707017/01/300/003	Proposed Café – West and East Elevations
B2707017/01/300/004	Proposed Café – Sections
B2707017/01/300/005	Proposed Café – Roof Plan
B2707017/01/400/001	Proposed Storage Tank Control Building – Floor

Layout

B2707017/01/400/002 Proposed Storage Tank Control Building – East and South Elevations

B2707017/01/400/003 Proposed Storage Tank Control Building – West and North Elevations

B2707017/01/400/004 Proposed Storage Tank Control Building – Sections

B2707017/01/400/005 Proposed Storage Tank Control Building – Roof Plan

M315/80040279/00/96/9408 Rev. F Landscape Masterplan Proposals

M315/80040279/00/96/9414 Rev. D Landscape Masterplan Proposals – Sections (Page 1 of 2)

M315/80040279/00/96/9415 Rev. D Landscape Masterplan Proposals – Sections (Page 2 of 2)

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

3. A Construction Management Plan shall be submitted to the Local Planning Authority within one month of the date of this approval. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, 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
- the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area 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.

4. Within one of the date of this approval a programme of archaeological work shall be submitted to and approved in writing by the Local Planning Authority and the development shall subsequently be carried out in accordance with the approved details.

Reason: The site is within an area where there may be important features of archaeological interests and so appropriate investigation and safeguarding is necessary in accordance with Planning Policy Statement 5: Planning for the

Historic Environment.

5. a) Notwithstanding the submitted plans full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this approval. 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 5 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.

**Advice Notes to Developer**

Not applicable