

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 11 AUGUST 2014

Present:

Councillor Owen (in the Chair)

Councillors

Brown
Elmes

Hutton
Mrs Jackson

Matthews
Smith

Stansfield

In Attendance:

Lennox Beattie, Executive and Regulatory Support Manager

Carl Carrington, Service Manager Built Heritage

Karen Galloway, Principal Engineer Transportation

Gary Johnston, Head of Development Management

Mark Shaw, Principal Planning Officer

Carmel White, Assistant Head of Legal Services

1 ANNOUNCEMENT

The Chairman and the other members of the Committee observed a moment's silence in respect of the recent passing of Councillor Tony Lee who had been a member of the Planning Committee for a number of years.

2 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

3 MINUTES OF THE MEETING HELD ON 14TH JULY 2014

Resolved:

That the minutes of the meetings held on the 14th July 2014 be agreed and signed by the Chairman as a true and correct record.

4 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

Resolved:

To note the Planning/Enforcement Appeals lodged and determined.

Background Papers: (1) Letters from Planning Inspectorate dated 30th May 2014 (2) Letter from Planning Inspectorate dated 2nd June 2016 (3) Letter from Planning Inspectorate dated 17th June 2014 (4) Letter from Planning Inspectorate dated 18th June 2014 (5) Letter from Planning Inspectorate dated 26th June 2014 (6) Letter from Planning Inspectorate dated 4th July 2014.

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 11 AUGUST 2014

5 LIST OF BUILDINGS OF LOCAL ARCHITECTURAL AND/OR HISTORIC INTEREST

The Committee considered a proposal to add buildings and some sections of cobble wall located in Waterloo ward to the local list.

Resolved:

To approve the proposed list and recommend its adoption to the relevant Cabinet Member.

6 PLANNING APPLICATIONS 13/0736 AND 13/0734 - BLACKPOOL UNITED HEBREW SYNAGOGUE, LEAMINGTON ROAD

The Committee considered planning applications 13/0736 and 13/0734 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 (Application for Listed Building Consent) at Blackpool United Hebrew Synagogue, Leamington Road, Blackpool.

Resolved:

That the applications be refused for the reasons set out in the appendix.

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

7 PLANNING APPLICATION 14/0465 - LAYTON INSTITUTE, WESTCLIFFE DRIVE

The Committee considered Application 14/0465 for external alterations including two new doors to rear and provision of eight car parking spaces to rear and use of ground floor as altered as retail unit (Use Class A1) at Layton Institute, Westcliffe Drive.

Mr Tony Bowhill, the agent for the applicant, spoke in support of the application.

Mr Mark Shaw, Principal Planning Officer, outlined the key issues and highlighted an additional reason for refusal in the update note namely the lack of suitable access for wheelchair users to the upstairs bar 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

8 PLANNING APPLICATION 14/0467 - LAYTON INSTITUTE, WESTCLIFFE DRIVE

The Committee considered application 14/0467 for the erection of five two-storey dwellinghouses with associated car parking and access from Granby Avenue.

Mr Tony Bowhill, the agent for the applicant, spoke in support of the application

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 11 AUGUST 2014

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

9 PLANNING APPLICATION 14/0375 - 119 NEWTON DRIVE

The Committee considered application 14/0375 for the erection of two, three-storey side extensions, a three-storey rear extension, two front dormers and use of premises as altered as eight permanent self contained flats and erection of two semi-detached bungalows with eight private garages and associated parking, bin store, access and landscaping at 119 Newton Drive.

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

10 PLANNING APPLICATION 14/0366 - 24 LODGE COURT

The Committee considered application 14/0366 for the erection of two storey side extension following demolition of attached garage.

Mr Johnston, Head of Development Management, mentioned the additional representations from the owners of 22 and 26 Lodge Court set out in the update note.

Resolved:

That the application be granted subject to the conditions set out in the appendix.

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

11 PLANNING APPLICATION 14/0281 - 20 SANDERSON WAY

The Committee considered application 14/0281 for external alterations including new windows and entrance doors to front elevation and new fire doors to front and rear elevations and use of premises as altered as a gymnasium within Class D2 with associated car parking and bin storage at 20 Sanderson Way.

Mr Nick Griffiths from the applicant spoke in the support of the application.

Mr Johnston, Head of Development Management, said that the site was part of an industrial/business area off Vicarage Lane which had been allocated in the Local Plan and that notwithstanding the proposed full-time/part-time jobs, the Council was short of employment land and had to rely on assistance from Fylde Borough Council with future provision.

Resolved:

That the application be refused for the reason set out in the appendix.

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 11 AUGUST 2014

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

12 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 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 Church of England Primary School, Penrose Avenue.

Resolved:

That the application be granted subject to the conditions as set out in the application.

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

13 PLANNING APPLICATION 14/0275 - 187-197 WATERLOO ROAD

The Committee considered at external alterations including removal of shop frontage, reinstatement of bay windows to front elevation and use of premises as altered as a place of worship (Mosque) and community/education centre, with two ancillary self-contained flats at first floor level and associated parking to the rear, following demolition of existing rear outbuildings at 187-197 Waterloo Road.

Mr John Braithwaite, Mr Spencer Shackleton and Mr Jeremy Smith spoke in objection to the application.

Mrs Tasurraf Shah spoke in support of the application.

In response to the issues raised by the objectors, Mr Johnston, Head of Development Management, said that the applicant was not barred from making a new application which sought to address the previous reasons for refusal. However in this case the access to the parking area at the rear of the premises was not considered satisfactory nor was the proposed parking layout or provision. As a result of these deficiencies the application had been recommended for refusal.

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

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 11 AUGUST 2014

14 PLANNING APPLICATION 14/0514 - 343-347 PROMENADE

Resolved:

That due to the receipt of additional information this item be deferred to a future meeting.

15 PLANNING APPLICATION 14/0305 - 115-123 PROMENADE

The Committee considered application 14/0305 for the erection of a five storey building with a raised rotunda at the northern end of the site to provide a bar, restaurant and café at ground floor level with hotel accommodation above comprising 124 en-suite bedrooms accessed through a ground floor reception, with associated car parking and servicing arrangements, following demolition of the existing buildings (Outline proposal) (resubmission of planning application 13/0374) at 115-123 Promenade.

Mr Alan Jones, agent for the applicant, spoke in support of the application.

Members of the Committee asked questions of Mr Jones regarding the sustainability of the proposal and car parking.

Resolved:

To agree in principle to grant this application (subject to conditions) but to delegate the issuing of the decision notice to the Head of Development Management subject to the provision of a bat survey, viability assessment and written support from hotel operators.

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

Chairman

(The meeting ended 6.15 pm)

Any queries regarding these minutes, please contact:

Chris Kelly Senior Democratic Services Adviser

Tel: (01253) 477164

E-mail: chris.kelly@blackpool.gov.uk