

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 11 APRIL 2017

Present:

Councillor L Williams (in the Chair)

Councillors

Humphreys	Matthews	Robertson BEM
Hutton	O'Hara	Stansfield

In Attendance:

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Mr Gary Johnston, Head of Development Management

Mrs Clare Lord, Legal Officer

Mr Latif Patel, Group Engineer, Traffic Management

Mr Mark Shaw, Principal Planning Officer

Also Present:

Councillors Galley and T Williams

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 14 MARCH 2017

The Committee considered the minutes of the Planning Committee held on 14 March 2017.

Resolved:

That the minutes of the meeting held on 14 March 2017 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee considered a report detailing the planning enforcement activity undertaken within Blackpool during March 2017.

The report stated that an appeal that had been lodged by DY Property Services Ltd in respect of 253 Promenade against the issue of an Enforcement Notice regarding the change of use from the land affected from a hotel to two self-contained permanent flats without planning permission.

It also noted that two further appeals had been lodged against the Council's refusal to

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grant planning permission in respect of the following:

1. the erection of an extension at second floor level on top of the roof at 1 St Luke's Road, Blackpool.
2. part refusal to grant advertisement consent for the display of one double sided internally illuminated totem sign, one non-illuminated free standing sign, three non-illuminated fascia signs, one internally illuminated fascia sign and one internally illuminated projecting sign at J Sainsbury PLC, 80 Red Bank Road.

The Committee further noted that there had been no planning and enforcement appeals determined since its last meeting.

Resolved: To note the planning appeals lodged and determined.

Background papers: Letters from the Planning Inspectorate dated 2 March 2017, 7 March 2017 and 27 March 2017.

4 PLANNING APPLICATIONS AND APPEALS PERFORMANCE

Mr Johnston, Head of Development Management advised Members that it was considered best practice to provide regular reports to the Committee on the Council's performance against Government targets relating to the determination of planning applications and appeals.

He referred Members to the performance statistics contained within the report for the first two months of 2017. The Committee was advised of the performance for March 2017 during which no major applications had been determined and the performance for minor development application decisions was 100% against a target of 70%.

Resolved: To note the report on planning applications and appeals performance.

5 PLANNING APPLICATION 16/0797- LAND TO REAR OF 435-437 WATERLOO ROAD

The Committee considered planning application 16/0797 that sought planning permission for the erection of one pair of two storey semi-detached dwellinghouses with integral car ports and associated landscaping and boundary treatment, following demolition of the existing warehouse building at the land to the rear of 435-437 Waterloo Road.

Mr Johnston presented the Committee with a brief overview of the application and the site location, elevation and layout plans. He advised Members of a previous planning permission for residential development at the site that had been granted in 1989. He referred Members to the public representation from a nearby resident contained within the report and reported his view of the improvements in relation to the outlook and lighting on the rear garden of the objector's property from the proposed removal of the two storey element of the current building. Whilst he accepted that the access route via an unmade track was not ideal, in his view it was considered acceptable given the relatively short distance from the site to Ryburn Avenue. Mr Johnston concluded by

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reminding the Committee of the provisions within current legislation that could permit the conversion to residential use under permitted development rights without the need for relevant conditions to be imposed.

Mr Boniface, the applicant's Agent, spoke on behalf of the applicant in support of the application and reported on the disrepair of the current building and the lack of a viable option to convert it to residential use. He also reported his view of the positive impact on the area from the proposed development and confirmed the applicant's intention to resurface the existing access road.

The Committee questioned the appropriateness of siting the proposed dwelling houses behind the alleygates and Mr Johnston reported on other areas that had properties located to the rear of alleygates. The Committee raised concerns regarding the potential for the subsequent removal of the alleygates and the impact that this could have on residents of neighbouring properties. It requested assurances that the alleygates would remain in place should planning permission be granted. Mr Boniface confirmed the applicant's intention to retain the existing alleygates.

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.

6 PLANNING APPLICATION 17/0060- ANCHORSHOLME PARK, ANCHORSHOLME LANE EAST

The Committee considered planning application 17/0060 relating to a resubmission of planning application 15/0820 for the re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, six 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 children's playground, new access from Princes Way, new walls and fencing.

Mr Shaw, Principal Planning Officer, presented the Committee with an overview of the application and the changes compared with application 15/0820 and the site layout, elevation and location plans.

Mr Shaw advised Members that confirmation had been received from Lancashire Archaeological Advisory Service that there was no longer a requirement for the proposed condition relating to a programme of Archaeological work to be submitted. He referred Members to the appendices to the report which listed the applicant's responses to the concerns raised by the planning officer, Ward Councillors and local residents.

The Committee was advised that this application was a resubmission of a previous application for which planning permission had been granted in April 2016. Mr Shaw reported on the main changes between the previous and current applications and showed Members visual images of the main differences between the two applications.

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The main proposed change related to the pumping station being positioned largely above ground level in a larger building but within a smaller compound area. Other proposed changes included alterations to the design and appearance of the storage tank and café buildings, an increase of half a metre in the overall height of the Park and alterations to the landscaping and surfacing materials. Mr Shaw reported on the applicant's consent to the landscaping, boundary treatments, retaining walls and surfacing materials being dealt with by the imposition of conditions, should the application be approved.

Mr Patel, Group Engineer, Traffic Management, confirmed that the comments made by the Head of Highways and Traffic Management in the Update Note would be resolved through discussions with the applicant. Following a question by a Member of the Committee, Mr Shaw confirmed that a new Construction Management Plan would be required as a condition of any new planning permission.

Ms Firth, public objector, spoke in objection to the application on behalf of a number of local residents. She referred to presentation slides which had been circulated to the Committee and the applicant during the meeting and raised concerns which included the potential impact on nearby residents due to the proposed siting of the pumping station above ground. Further concerns related to the increase in the height of the Park and the negative impact on the appearance of the Park due to the change to gabion walls and steel fencing. She also questioned the reasons behind the changes from the original application which in her view had been designed to reduce the cost of the development.

Mr Watson, Applicant, spoke in support of the application and reported on his view of the benefits of the scheme in delivering an enhanced Park and an improvement in water protection. He reported that the changes in the current application had resulted from the contractor's detailed design following the approval of the previous planning application and that the increased size of the building had been balanced against the benefits of an increase in the Park's green areas. He acknowledged the queries raised by the Ward Councillors and local residents and referred to the responses contained within the appendices to the report. He confirmed that there would be no change from the original application in terms of noise and odour and that the fencing and landscaping could be reviewed and subject to appropriate conditions should the application be approved. Responding to a question from the Committee regarding the reasons for the pumping station to be above ground, Mr Sharp, Project Manager, and Mr Watson reported on the initial basic design of the first application which in their view had been necessary to meet required timescales.

Cllr T Williams, Ward Councillor, reported on concerns with the proposed changes from the initial planning permission for the development, particularly in relation to an increase in the building footprint and the size of the café which in his view had been designed to reduce the overall cost of the proposed development. Further concerns included a lack of recent consultation with local residents and a lack of confidence in the applicant's ability to deliver on its commitment to local residents. He asked the Committee to reject the application.

Cllr Galley, Ward Councillor, also spoke on the application and requested the Committee to consider the imposition of a number of conditions to be attached to the planning

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permission if granted to provide reassurance that the applicant would deliver on its original commitment to local residents. The suggested conditions related to the installation of lighting and CCTV to improve security within the Park and enable the café to be used in the evening, the use of sandstone surfacing as originally agreed to make the Park more aesthetically pleasing and improve connectivity between the promenade and the park. Whilst he acknowledged the comments from Lancashire Constabulary regarding the lack of crime in the area, this was in the context of the Park being closed for a number of months. He requested that the Committee considered the acceptability of the planning application in relation to its proximity to adjacent properties.

Mr Shaw responded to concerns raised by reporting on the emphasis of the report in the recommendation for approval being based on the agreement of an improved quality of landscaping, hardstanding and boundary treatments and the potential for further conditions to be added relating to the installation of lighting and CCTV if the Committee was minded to approve the application. He reassured Members of the Council's powers to enforce against unacceptable levels of noise and odour. In response to a question from the Committee, Ms Farley, Parks Operation Manager, reported on ongoing discussions with relevant parties to produce the best viable option for the Park.

The Committee also questioned the reasons for the pumping station being located above ground and Mr Sharp confirmed that this was a design choice to facilitate the maintenance of the pumping station and confirmed that the pumps would be used relatively infrequently to prevent flooding during severe storms although the ventilation system would be used constantly with the noise contained within the building fabric.

The Committee held a lengthy discussion on the merits of the application, during which it raised concerns regarding the potential impact on the appearance and character of the Park as a result of the proposed changes in terms of the design of the development and quality of materials used. It was not satisfied as to the necessity of the changes from the original approved scheme and considered that further consultation on the revised application was required to address the concerns raised.

Resolved: That the application be deferred to a future meeting to allow the opportunity for discussions to take place between the applicant, Council officers and other interested parties.

Background papers: Applications, plans and replies to consultations on the application.

7 PLANNING APPLICATION 17/0104- MUNICIPAL BUILDING, CORPORATION STREET

The Committee considered planning application 17/0104 for the erection of a four storey extension to Corporation Street elevation of the Municipal Building to form an external lift shaft.

Mr Johnston presented the Committee with a brief overview of the application and the site location, elevation and layout plans. He reported that the proposal was located within the Town Centre Conservation Area and that the extension would not affect the friezes on the façade but would impact on the external appearance of the Locally Listed

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building. He reported on the lack of acceptable alternative locations for the lift shaft that had resulted in the current proposal. Mr Johnston reminded the Committee of its obligation to consider the impact of the proposed development on the Locally Listed building and the Conservation Area. He referred Members to paragraph 135 of the National Planning Policy Framework and CS8 of the Core Strategy and reported his view that on balance the proposal was weighted in favour of recommending approval.

Mr Jones, on behalf of the Applicant, spoke in favour of the application, stating that the proposal had been the subject of negotiations to enable the Job Centre to relocate into Municipal Buildings. He reported on the financial benefits of the relocation for the Council and the benefits to customers from more collaborative working between the Job Centre and the Council. He confirmed that the Job Centre would cover the financial costs of the proposal. He reported on the consideration of alternative locations for the lift shaft which had not been deemed feasible and the efforts made to ensure that the structure was in keeping with the streetscene.

During consideration of the application, the Committee questioned the location of the lift shaft and on invitation from the Chairman, Mr Jones expanded on the reasons why it had been deemed the only suitable location in terms of secure and accessible access to the Job Centre. Mr Nixon, Senior Project Manager, Blackpool Council reported on the difficulties in locating the lift shaft internally within the building. Following concerns raised by the Committee, it was noted that there would be an appropriate lease agreement in place.

Mr Patel referred the Committee to the Head of Highways and Traffic Management objection to the proposal as detailed in the report. He confirmed that, as the lift shaft would be located on the public highway, a decision would need to be taken by the Department of Transport on the acceptability of the proposal prior to any work commencing. He also referred to section 247 of the Town and Country Planning Act 1990 stating that all highway rights would have to be removed as the development would be on what was currently a public highway.

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 7.43 pm)

Any queries regarding these minutes, please contact:
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