

**Application Number: 14/0317** Erection of single storey front and side extensions to existing pavilion and use of building as altered to accommodate the relocation and expansion of the existing nursery provision on site at Anchorsholme Academy, East Pines Drive.

**Decision: Grant Permission**

**Conditions:**

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 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).

3. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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.

4. (a) The total number of children in attendance at the nursery at any one time shall not exceed 56.

(b) The number of children in attendance at the nursery at any one time aged between 0 years and 2 years shall not exceed 12.

(c) The number of children in attendance at the nursery at any one time aged between 2 and 3 years shall not exceed 12.

(d) The number of children in attendance at the nursery at any one time aged between 3 years and 5 years shall not exceed 32.

**Reason:** In order to ensure that adequate parking provision is available to meet staff and parent drop-off needs and in order to safeguard the residential amenities of the occupants of nearby properties in accordance with Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.

5. The pavilion shall not be brought into use as a nursery until a travel plan has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

The pavilion shall not be brought into use as a nursery prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

**Reason:** In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 – 2016.

**Application Number: 14/0541** Use of premises as a furniture retail showroom (Use Class A1) at 91 Squires Gate Lane.

**Decision: Grant Permission**

**Conditions:**

1. The occupancy of the building and use of the premises for retail sales within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall cease no later than five years from the date of this permission.

**Reason:** In order that the Local Planning Authority can retain control over the future development of the site so as not to undermine potential future investor confidence in the Council's commitment to safeguarding the viability and vitality of the established retail centres in the borough and so as not to prejudice the longer-term redevelopment potential of the site for more appropriate use in accordance with Policies BH1, BH11 and BH12 of the Blackpool Local Plan 2001-2016.

2. Notwithstanding condition 1 of this permission and the provisions of the Town and Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting that Order, the premises shall not be used for the sale of any goods other than those specified below, unless the prior written consent of the Local Planning Authority has been obtained:

- Carpets, linoleum, laminate and other floor coverings.
- Furniture and beds.
- Fitted kitchens, fitted bedrooms and bathrooms.

**Reason:** In order to limit the range of goods sold from the site to safeguard the vitality and viability of Blackpool Town Centre and the hierarchy of defined centres in accordance with the National Planning Policy Framework and Policies BH11 and BH12 of the Blackpool Local Plan 2001-2016.

3. No goods shall be stored or displayed for sale other than within the building shown on the approved plan.

**Reason:** In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

4. The forecourt of the premises shall solely be used to provide off-street parking associated with the approved use and shall not at any time be used for any trade or business purposes.

**Reason:** In the interests of the appearance of the locality and to ensure that adequate off street car parking facilities are retained for the use in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

5. The external service areas to the front, side and rear of the building shall not be used for the storage of materials or waste.

**Reason:** To safeguard the appearance of the site in accordance with Policies BH3 and LQ1 of the Blackpool Local Plan 2001- 2016.