

MINUTES OF PLANNING COMMITTEE MEETING - MONDAY, 6 OCTOBER 2014

Present:

Councillor Owen (in the Chair)

Councillors

Brown
Elmes

Hutton
Mrs Jackson

Matthews
Smith

Stansfield

In Attendance:

Gary Johnston, Head of Development Management
Carmel White, Assistant Head of Legal Services
Karen Galloway, Principal Engineer Transportation
Mark Shaw, Principal Planning Officer
Chris Kelly, Senior Democratic Services Advisor

Also Present:

Councillor Cox

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 8TH SEPTEMBER 2014

Resolved: That the minutes of the meeting held on 8th September 2014, be signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

Resolved: To note the Planning/Enforcement Appeals lodged and determined.

Background papers: (1) Letter from the Planning Inspectorate dated 2nd September 2014.

(2) Letter from the Planning Inspectorate dated 2nd September 2014.

(3) Letter from the Planning Inspectorate dated 10th September 2014.

(4) Letter from the Planning Inspectorate dated 10th September 2014.

(5) Letter from the Planning Inspectorate dated 15th September 2014.

(6) Letter from the Planning Inspectorate dated 16th September 2014.

4 PLANNING ENFORCEMENT UPDATE REPORT

Resolved: To note the outcomes of the cases set out in the report and to support the actions of the Service Manager - Public Protection in authorising the Notices.

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5 REVISED STUDENT ACCOMMODATION ADVICE NOTE

The Committee considered a report on the revised version of the Council's Student Accommodation Advice Note.

Mr Johnston, Head of Development Management advised that the existing version of the Student Accommodation Advice Note was now outdated, no longer conformed with the Council's planning policy and did not adequately support the Council's objectives of improving the quality of the living environment and establishing more balanced and healthy communities within the town.

It was reported to the Committee that, as a result, the Student Accommodation Advice Note of 2007 had been revised and updated to reflect the current planning policy provision and guidance and hence the and latest Council standards.

Resolved: To support the revised version of the Council's Student Accommodation Advice Note and recommend its adoption by the relevant Cabinet member for use by the Council's Development Management service in the determination of planning applications.

Background papers: None

6 PLANNING APPLICATION 14/0317 - ANCHORSHOLME ACADEMY, EAST PINES DRIVE

The Committee considered application 14/0317 for the erection of a 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.

Mr Johnston advised Members that there had been a further representation made by a resident living at 36 East Pines Drive, in close proximity to the development, raising concerns regarding parking. However, the Committee was advised that the representations did not change the officer recommendation to grant permission.

The Committee considered that the design of the building was considered to be acceptable and there would be no significant impact on residential amenity. It was also considered that the expansion and relocation of the nursery would support the wider operation of the school.

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 upon the applications.

7 PLANNING APPLICATION - 14/0541 - 91 SQUIRES GATE LANE, BLACKPOOL

The Committee considered application 14/0541 for the use of the premises as a furniture retail showroom.

Mr Burgeen, the applicant, addressed the Committee and spoke in support of the application.

Councillor Cox, ward councillor for Squires Gate ward, addressed the Committee and spoke in support of the application.

Mr Shaw, Principal Planning Officer, advised the Committee that the continuation of use would not cause significant harm to the vitality of Blackpool town centre and that there were no sequentially preferable sites meeting the applicant's needs. However, it was considered that a

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comprehensive residential redevelopment of the site would be the most appropriate long-term land use solution and, as such, the recommendation was to grant permission for a temporary period of five years subject to conditions.

The Committee discussed the proposed conditions and considered that condition 4 should be amended to reflect that car parking would be allowed on the forecourt of the premises.

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 upon the applications.

8 PLANNING APPLICATION - 14/0514 - 343-347 PROMENADE, BLACKPOOL

The Committee considered application 14/0514 for the retention of a partially covered timber decking area to front elevation with glazed windbreaks and disabled access ramp and retention of first floor level balcony to front.

The Committee expressed concern that the applicant had made changes to the property without planning permission with regards to the decking area extending to the back of the Promenade pavement, which would potentially create highway safety issues through guests blocking the pavement with luggage upon their arrival. Members also expressed concern regarding the lack of forecourt parking and of the quality of the development. Members considered that the plans and details submitted relating to the windbreaks and handrails were not sufficient to enable the Committee to make an informed consideration on the future appearance of the development.

Members of the Committee suggested that the application be deferred until a future meeting and that the applicant be requested to provide more detailed plans of the windbreaks and handrails for the decking area.

Resolved: To defer the consideration of this application to a future meeting.

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

9 MOTION MOVED, SECONDED, VOTED UPON AND LOST

During consideration of the preceding item the following motion was moved, seconded, voted upon and lost:

That the application be refused for concerns regarding parking and obstruction to the pavement when visitors arrived by coach.

Chairman

(The meeting ended 5.40 pm)

Any queries regarding these minutes, please contact:
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