

Appendix to Minutes 3 November 2014

Application Number: 09/1263 Erection of a six-storey building comprising 66-bedroom hotel, ground floor bar and fifth floor restaurant/bar with associated roof terrace.at 94-98 Promenade and 2-8 West Street

Decision: Grant Permission

Conditions:

1. i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:

Appearance
Landscaping

ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Notwithstanding the application submission, details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced. The agreed materials shall then be used in the development.

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

3. No development shall take place on the site until the developer, or their successor in title, has secured the implementation of a programme of building 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 building, in accordance with Policy LQ9 of the Blackpool Local Plan 2001-2016 and the National Planning Policy Framework.

4. Notwithstanding the application submission, detailed plans of the proposed refuse storage facilities and details for the servicing of the building shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. (These details may be submitted as part of the Reserved Matters). Refuse storage facilities shall subsequently be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter, and the servicing of the building shall take place in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate and satisfactory refuse storage facilities and servicing arrangements are provided and in place in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

5. Notwithstanding the provisions of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the bar and the restaurant/bar premises hereby approved shall not be used for any purpose within Classes A1 or A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: The uses precluded by this condition would not be appropriate in this location and would detract from the character of the Leisure Zone which is promoted as the location for public houses, bars, nightclubs, restaurants and cafes in accordance with the aims of Policy SR8 of the Blackpool Local Plan 2001-2016.

6. No part of the development shall be occupied prior to:

- the appointment of a Travel Plan co-ordinator who shall agree a format for the Travel Plan with the Local Planning Authority and the Travel Plan shall that consist of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element; and,
- 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 AS2 of the Blackpool Local Plan 2001-2016.

7. No development shall take place until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the demolition and construction period
- control of noise emanating from the site during the demolition and 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 demolition and construction period
- arrangements during the demolition and construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of demolition and construction traffic.

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

Reason: In the interests of the amenities of surrounding occupiers and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

Application Number: 14/0514 Retention of partially covered timber decking area to front forecourt with glazed windbreaks and disabled access ramp and retention of first floor level balcony to front elevation at 343-347 Promenade.

Decision: Grant Permission

Conditions:

1. Notwithstanding the information provided on the approved plans, details of the windbreaks and handrails to be installed on the decking shall be submitted to and agreed in writing by the Council as Local Planning Authority prior to their installation. These agreed windbreaks and handrails shall then be provided within three months of the date of this permission.

Reason: In the interests of the appearance of the site and locality in accordance with Policies RR7 and LQ1 of the Blackpool Local Plan 2001-2016.

2. Notwithstanding the provision of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no means of enclosure shall be erected along the Promenade frontage of the site.

Reason: In order to ensure that visitors to the hotel disembarking from a parked coach can clear the public highway quickly and easily in the interests of highway safety and pedestrian safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.