

**Planning Application Reports – Update Note**

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

Case:	Address:	Update:
20/2019	124 NORBRECK ROAD	<p><b>Update of recommendation to Committee</b></p> <p>Request a deferral of the application to allow the detailed assessment of the facility at 66- 66a Norbreck Road which is within 400m of the application premises</p> <p><b>Councillors Maxine and Peter Callow</b> formally submit their strong objection to the planning application for the children’s home at 124 Norbreck Road. The reason for the objection is that the proposal is completely out of character with the area and most importantly it is less than 400 metres from a similar establishment.</p> <p><b>Councillor Don Clapham-</b> the problems generated from 66 Norbreck Road in Bispham just up the road from this application are horrendous. A unit housing children from outside Blackpool. The huge numbers of Blackpool children in care are being housed out of Blackpool is very expensive and to house children being brought in from other towns is unsupportable.</p> <p>There is a mass of opposition by residents and you add myself and Councillor Paul Wilshaw in opposition to this application.</p> <p><u>Additional representation from 126 Norbreck Road-</u> We are aware that the committee are looking to place a proviso but it has way too much leeway to allow this company to continue placing out of town children in their premises. They are suggesting that there will be an option to request non Blackpool children to be housed, that would be subject to approval. This is not acceptable to us, because if approval is given for one placement, there would be a precedent set, which would give leverage to the company to demand more. The ruling should be quite clear, absolutely no children from outside the borough.</p>

		<p>According to Policy BH24 of the Blackpool Local Plan no children's homes will be supported within 400 metres of an existing similar use. We have discovered that there is one operating within 400 metres at 66 Norbreck Road. It is run by a company called Northern Community Services, and there has been a lot of incidents of unruly and anti-social behaviour, involving police intervention. The nearby residents have reported drug dealing, and there has been suspicion of break ins at the shops. Some months ago, there were 4 youths from Liverpool in the property, and they caused endless problems in the shops, and to the residents. Those boys have moved on, but have now been replaced with four girls, but again, they are from outside Blackpool.</p> <p>With regards to Outbound Care, we have discovered that they are operating four different care homes, and not one child is from the Blackpool area. This is further evidence that this town is being used as a dumping ground for problem children, with absolutely no regard to the tax paying residents. This has to stop. Blackpool Children's Care has actually confirmed that there is no need to open any more private care homes, as there are already plenty of spaces available, provided that the existing one's take in Blackpool children, rather than raking in higher fees by offering to take high risk children from other towns.</p> <p><u>Further comments</u> With regards to Northern Community Pathways their company mission statement reads as follows - "We provide semi- independent living accommodation, and outreach to 16 to 18 year olds" and they currently have two homes operating in Blackpool, one of which is at 66 Norbreck Road. This property falls within the specialist use category of BH24 and is located just 298 metres from 124, Norbreck Road. Notwithstanding, the location of these premises, it has also been the subject to countless complaints from nearby residents, for anti - social behaviour, recorded drug offences, and police involvement on a regular basis, and appears to be totally unregulated. The evidence of the location of these premises, provides irrefutable evidence, that the granting of permission for a similar facility at 124, Norbreck Road, would be a blatant contravention of your planning laws, falling well within your permitted 400 metre boundary, therefore I respectfully request that this application be declared inadmissible as its location would expose any of the young residents to the bad influences of the other nearby children's residence.</p> <p>The Police in consultation with Mr. Paul Maynard M.P. have warned about the propensity of the 'County Lines' operating in our resort, and this is why close proximities of these types of accommodations have to be avoided.</p>
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<p>20/0296</p>	<p>14 FREEMANTLE AVE</p>	<p>An objection has been received via Cllr Lynn Williams from the owners of 17 Freemantle Avenue raising the following points:</p> <p>There <b>will</b> be an unacceptable loss of privacy to residents.          There <b>will</b> be a loss of visual amenity to residents.          There <b>will</b> clearly be an inadequacy of parking, loading and turning.          Additional traffic <b>will</b> be generated from the operation of the home.          There <b>will</b> be additional noise and disturbance for use.          There <b>will</b> be an additional fear of crime.          There <b>will</b> be alterations of the Design, Appearance and Materials of 14 Freemantle Avenue.          This building is <b>not</b> suitable for its proposed use.          The planning proposal goes <b>against</b> the Deeds and Conveyance for the majority of properties located in the immediate, residential areas.</p> <p>How can any legal agreement (that will be breached equally by the authority and the company, the first time the neighbouring council exercises the reciprocal agreement), be taken seriously by the local residents?</p> <p>The majority of these issues have been covered in the officer's report.</p> <p>Members are respectfully advised that private covenant restrictions as set out on property deeds are not a valid planning consideration and must be resolved privately by the applicant.</p> <p>The proposed legal agreement has been prepared by the Council's legal team and the wording is considered to be appropriate and suitably robust.</p> <p><u>ADDITIONAL REPRESENTATION</u>          2 Emails of SUPPORT from 2 Lane Ends, Sowerby Bridge and 2 Newton Ter, Halifax stating:</p> <p>As per the consultee comments there are no issues regarding infrastructure, building regs, traffic etc. It is a great proposal intended to help young people who need help and support in their development. With the proposal stating the home will be 'for up to 2 children' it's not like it's being converted into an MHO and would lead to no increase in parking on the street than if it was bought by a two car family who sometimes have friends round to visit. The approval of this application while helping children in need it will also help to improve the street and the surrounding area.</p>
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<p>20/0079</p>	<p>FORMER B &amp; Q PREMISES, HOLYOAKE AVENUE</p>	<p><u>Amended conditions</u> to make the wording specific to unit 2B</p> <p><u>Condition 8- a)</u> The use of unit 2B hereby approved shall not be occupied until a travel plan has been submitted to and agreed in writing by the Local Planning Authority. The travel Plan shall include:</p> <ul style="list-style-type: none"> <li>• appointment of a travel co-ordinator</li> <li>• proposals for surveying</li> <li>• production of travel audits</li> <li>• establishment of a working group</li> <li>• an action plan</li> <li>• timescales for implementation</li> <li>• targets for implementation</li> </ul> <p>(b) The development shall then proceed and be operated in full accordance with the approved Travel Plan.</p> <p>Reason: In order to encourage travel to and from the site by sustainable transport modes in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.</p> <p><u>Condition 9</u> Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent amended Order) the premises shall be used only for convenience goods retail sales with ancillary comparison goods sales from no more than 20% of the net retail sales area within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose including any other use within Class A1 within Unit 2B shown on Drawing ref: 2878BOL-102 Rev B.</p> <p>Reason: In order to ensure that the Council has control of any possible future uses of the retail unit in the interests of public amenity and to safeguard the vitality and viability of Blackpool Town Centre in accordance with Policies HN5, BH3, BH11 and BH12 of the Blackpool Local Plan 2001-2016 and Policies CS4, CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027</p> <p><u>Condition 10</u> The retail use of unit 2B hereby approved site shall not receive deliveries or servicing outside the hours of 06:00 and 23:00 Mondays to Saturdays and 08:00 and 18:00 on Sundays. The engines and refrigeration units of heavy goods vehicles servicing the site shall be switched off for the duration of the unloading/loading operation.</p> <p>Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policies BH3</p>
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