

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 17 NOVEMBER 2020

Present:

Councillor Owen (in the Chair)

Councillors

Baker	Farrell	Jackson	Robertson BEM
D Coleman	Hugo	O'Hara	Stansfield

In Attendance:

Mr Ian Curtis, Legal Officer

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Ms Susan Parker, Head of Development Management

Mr Latif Patel, Network Planning and Projects Manager

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 20 OCTOBER 2020

The Planning Committee considered the minutes of the last meeting held on 20 October 2020.

Resolved: That the minutes of the last meeting held on 20 October 2020 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee considered a report on the planning appeals lodged and determined since the last meeting.

The Committee noted that an appeal had been submitted against the Council's refusal of planning permission for the installation of seven dormers and five roof lights to Bond Street and Station Road elevations; reconfiguration of an approved flat and alterations to form three self-contained flats in the roof space at 92-100 Bond Street, Blackpool.

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered the summary of planning enforcement activity within Blackpool between 1 October 2020 and 31 October 2020.

The report stated that 32 new cases had been registered for investigation with 531 complaints remaining outstanding by the end of the period, 9 cases had been resolved by negotiation without recourse to formal action and 36 cases had been closed as there had either been no breach of planning control found, no action was appropriate or it had not been considered expedient to take action.

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The report also stated that a Section 215 notice had been authorised and an enforcement notice issued between 1 October 2020 and 31 October 2020.

Resolved: To note the outcome of the cases set out in the report and to support the actions of the Service Manager, Public Protection Department.

5 PLANNING APPLICATION 20/0021 - LAND EAST OF MARPLES DRIVE (PART OF FORMER N S & I SITE) OFF PRESTON NEW ROAD, BLACKPOOL.

The Committee considered planning application 20/0021 that sought permission for the erection of 90 x two storey detached, semi-detached and terraced dwellings with associated car parking, garages, boundary treatment, landscaping, including attenuation basin, and highway works.

Ms Parker, Head of Development Management, provided an overview of the application and presented the site location and layout plans and an aerial view of the site. She reminded the Committee that it had considered the application at its last meeting and reported on the key elements of the proposal that had been presented at that time. The application formed part of a previous hybrid application that had been granted planning permission for residential development on the northern part of the site and employment development to the south, which was the location of the current application. Ms Parker referred Members to the original officer report and Update Note that had been submitted at the last meeting and which was appended to the officer's current report. Ms Parker also drew Members' attention to the additional representations included in the recently circulated update note and the responses from the applicant and officers on the points raised in the representations.

Ms Parker advised that the officer recommendation remained that the Committee resolve to grant planning permission but defer the issuing of the decision notice to the Head of Development Management, subject to delegation from the Secretary of State, as it represented a departure from the Local Plan as the land was currently allocated for employment development. Ms Parker also reminded the Committee that the land had been proposed for allocation for housing development in the emerging Part 2 of the Local Plan and that the applicant's marketing of the land had demonstrated the lack of appetite for development of the land for employment use. Whilst Ms Parker acknowledged that the five year housing supply could currently be demonstrated she reported her view on the benefits of the current proposal in contributing to meeting future housing needs.

Ms Parker referred to Members' previous concerns that the proposal did not meet the Council's expectations for planning obligations and reported on the viability assessment, verified by independent consultants, that had demonstrated that the proposed financial contribution of £125,000 (which would be allocated towards improvements to off-site public open space and local healthcare provision) represented the maximum contribution consistent with the viability of the development. Ms Parker also reported on the alternative option that had been suggested by the applicant to provide more on-site public open space as detailed in the report, however, this would be at the expense of the £100,000 contribution towards improvements to off-site public open space. Ms Parker reported her view that the preferred option was the original recommendation which would retain the financial contribution towards improvements to the off-site public open space.

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Ms Parker concluded by reporting her view that on balance the benefits of the development in terms of housing supply and contribution to green infrastructure were sufficient to outweigh the lack of contributions towards affordable housing provision and as such the recommendation remained to approve the application, subject to delegation from the Secretary of State and the signing of a Section 106 legal agreement to secure the financial contribution and subject to the proposed conditions.

Mr Daley, local resident, spoke in objection to the proposal. He referred to his written representations and advised on his view of the inappropriateness of the two options listed in the officer's report. He also reiterated his concerns which included the imposition of the restrictive covenant relating to solar panels and advised on his view of the impact on local residents from the lack of provision for affordable homes within the proposed development.

Ms Beardsall, applicant's agent, spoke in support of the application. She referred to a lack of interest in the site from prospective employment operators and the support for a housing development on the site in the emerging Local Plan. She acknowledged the inability of the scheme to meet the full planning obligations for affordable housing and public open space, however, in her view there was justification for this in both local and national policies in view of the viability assessment. The proportion of green infrastructure allocated across the site was highlighted along with an option for further on-site open space provision, however, this would be place of improvements towards off-site public open space. Ms Beardsall advised on her view of the benefits of the scheme which included the benefit to the local economy, provision of high quality accommodation and contribution to the housing supply.

The Committee considered the application and noted that some of the Committee's previous concerns had been addressed by the applicant. A further concern was raised regarding the security provision at Phase 1 of the site, however it was acknowledged that this was not a planning consideration for the current application. The Committee referred to the recommendation and options as detailed in the officer's report which included an alternative option suggested by the applicant to lose three houses to provide more on-site public open space but noted that this would be at the expense of a significant financial contribution towards improvements to off-site public open space.

Resolved: To grant planning permission in principle but defer the application to the Head of Development Management to issue the decision based on the originally submitted plans and subject to the conditions set out in the appended update note. This permission would be subject to delegation from the Secretary of State, and the signing of a Section 106 agreement to secure £125,000 of which £100,000 would contribute towards the improvement of off-site public open space and £25,000 would contribute towards local healthcare provision.

The decision notice, when available, can be accessed via the link below:

<https://idoxpa.blackpool.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= BLCKP DCAPR 63720>

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

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6 DATE OF NEXT MEETING

The Committee noted the date of the next meeting as Tuesday 15 December 2020 at 6pm.

Chairman

(The meeting ended 6.31 pm)

Any queries regarding these minutes, please contact:
Bernadette Jarvis Senior Democratic Governance Adviser
Tel: (01253) 477212
E-mail: bernadette.jarvis@blackpool.gov.uk