

MINUTES OF PLANNING COMMITTEE MEETING - WEDNESDAY, 20 JANUARY 2021

Present:

Councillor Owen (in the Chair)

Councillors

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

In Attendance:

Lennox Beattie, Executive and Regulatory Support Manager

Clare Lord, Legal Officer

Susan Parker, Head of Development Management

Latif Patel, Network Planning and Projects Manager

Councillor Rick Scott, Ward Councillor for Greenlands Ward

1 DECLARATIONS OF INTEREST

Councillor Owen declared a personal interest in Item 6, planning application 19/0241 Former Bispham High School site, the nature of the interest being that he was a member of the Ramblers Association, a consultee on the application.

2 MINUTES OF THE MEETING HELD ON 15 DECEMBER 2020

The Committee considered the minutes of the last meeting held on 15 December 2020.

Resolved:

That the minutes of the meeting of the Planning Committee be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee received an update on planning and enforcement appeals lodged and determined since its last meeting.

The report included the details of three planning appeals lodged: two appeals lodged in respect of the refusal of retrospective planning approval for installation of an automated telling machine and signage at 150 Lytham Road and one in respect of the extension of a property at 51 Shaftesbury Avenue.

The Committee received details of the appeal allowed in respect of the refusal of planning permission in respect of 40 Abingdon Street. While accepting the decision of the Planning Inspectorate, the Committee noted that the Planning Inspector had agreed that the Committee had acted reasonably and refused the applicant's costs request.

The Committee received details of the appeal upheld in respect of 100 Bond Street. It noted that the Council's decision had been upheld and that the Council's broad aim of protecting locally listed buildings supported.

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Resolved:

To note the report.

4 PLANNING ENFORCEMENT UPDATE REPORT

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

The report stated that 26 new cases had been registered for investigation with 518 complaints outstanding. A total of seven cases had been resolved by negotiation without recourse to formal action and 17 cases had been closed as there had been either no breach of planning control found, no action was appropriate or it had not been considered expedient to take action.

The report also stated that no enforcement notices and no Section 215 notices had been authorised in December 2020. For comparison, in the same period in 2019 the report noted that one enforcement notice, no Section 215 notice and no Community Protection Notices had been issued.

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 PERFORMANCE

The Committee considered the Planning Application and Appeals Performance Report that provided an update on the Council's performance in relation to Government targets.

The report outlined the performance for the quarter period from October 2020 to December 2020 as 100% for major development decisions determined within 13 weeks or an agreed extension of time against a target of 60% and 96% for non-major development decisions determined within eight weeks or an agreed extension of time against a target of 70%. It was noted that this exceeded the statutory targets for the period.

Resolved:

To note the report.

6 PLANNING APPLICATION 19/0241 FORMER BISPHAM HIGH SCHOOL SITE

The Planning Committee considered planning application 19/0421 a hybrid application that comprised of a full application for the erection of a cadet hut (relocation of existing building) and an outline planning application for the erection of up to 176 dwellings with

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associated open space and infrastructure (all matters reserved for subsequent approval).

Miss Susan Parker, Head of Development Management, introduced the item. She highlighted that the application had previously been considered by the Planning Committee in October 2019 where the application had been deferred to enable issues raised by Sport England to be addressed and to enable further investigation of the different options for highway access. The application had been amended so that the majority of housing (120 dwellings) would be accessed from Bispham Road with a smaller number (56 dwellings) from Regency Gardens. This amended layout had been considered acceptable in highways terms. There remained the issue identified in the objection by Sport England as to the loss of the playing field. However, the recent publication of a revised Playing Pitch Strategy and provision of a financial contribution towards the creation of a replacement 3g pitch at Stanley Park was expected to enable Sport England to withdraw their objection. Miss Parker concluded by reminding members that the proposed development would protect the existing public open space and provide additional public open space for the development.

Councillor Rick Scott, Ward Councillor for Greenlands ward spoke in objection to the application. He highlighted local residents' concerns about highways and access issues.

Mr Alexis de Pol, the Applicant's agent, had registered to speak but declined and was available for questions.

Mr Latif Patel, Highways Officer, responded to the concerns raised. He emphasised his opinion that the proposed development would be suitable in highways terms. The access via Regency Gardens had always been intended to serve a larger development and so was suitable for access. In terms of Bispham Road, there would be space to address access issues via means of the construction of a mini-roundabout.

Members considered the issues and decided that on balance, issues relating to highways could be addressed by the imposition of suitable conditions. The Committee further noted the retention of the existing public open space and the creation of new on-site public open space to serve the new development. While noting that the objection remained from Sports England, the Committee had been reassured that issues would be addressed by the publication of the revised Playing Pitch Strategy and the creation of a replacement facility.

7 DATE OF NEXT MEETING

Chairman

(The meeting ended at 6.40 pm)

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Any queries regarding these minutes, please contact:
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