

Blackpool Council -Development Management

Officer Report to Committee

Application ref: 20/0407
Ward: WARBRECK
Application type: FULL
Location: 7 HOLMFIELD ROAD
Proposal: USE OR PREMISES AS SEMI-INDEPENDANT SUPPORTED LIVING ACCOMMODATION FACILITY FOR FOUR YOUNG PERSONS AGED 16- 17 WITH NON RESIDENT CARERS (retrospective application).
Recommendation: REFUSE
Case officer: MS. PIPPA GREENWAY
Case Officer contact: 01253 476222

1.0 INTRODUCTION

- 1.1 The application was initially presented to Members at the Planning Committee meeting on the 9 February 2021. The original report and recommendation is appended to this report (Appendix 6a) along with the update note containing additional representations (Appendix 6b).
- 1.2 In that meeting, Members of the Planning Committee were advised that the applicant had circulated information to Members and it had been explained to the applicant that the Committee can only take into account information formally submitted as part of a planning application. The applicant confirmed on the date of committee that he would like this information to be considered by Committee. At the time the information was still being checked for personal details and as to content, which has to be done for all submissions that we publish on the website, and was not yet in the public domain. As such it could not form part of the considerations by Committee, as any decision made would not be robust and transparent.
- 1.3 In addition to this, the comments of the Council's Children's Services team had been removed from the officer report because they included some confidential content.
- 1.4 In light of this, the Head of Development Management requested that the application be deferred to enable the information to be published and properly considered; and to allow Children's Services to be re-consulted and provide updated comments.

2.0 ADDITIONAL INFORMATION

- 2.1 The information circulated has now been published on our website, with appropriate redactions and are available for members to consider.
- 2.2 Children's Services comments have been revised and are as follows: Coastal Key are one of our best providers, they received their quality assurance visit the week before Christmas and were outstanding. There are currently 3 looked after children in their care from Blackpool. We do have a need for this accommodation and always strive to place in good quality provision so would like to continue to work with the company.

3.0 DISCUSSION

- 3.1 Officers are mindful that the applicant has operated for some time and enjoys a positive working relationship with the Council's Children's Services team. However, it must be remembered that planning permissions relate to the land and property and not the operator, and so the personal characteristics of the applicant cannot be taken into account.
- 3.2 Officers have also given careful consideration to the potential impact of a refusal on the young people accommodated. It is reasonable to describe any minor as a vulnerable person, but perhaps more so young people in the care system. Should the application be refused, any planning enforcement action would be held in abeyance until all current occupants have turned 18 and left the home.
- 3.3 Nevertheless, the specialist legal advice the Council has received is clear and officers consider it important that the application be determined in accordance with the relevant planning policy and guidance.
- 3.4 It is noted that the adjacent property no. 9 Holmfield Road is in unauthorised use as a semi-independent home, and this is being investigated separately by planning enforcement.

4.0 RECOMMENDATION

- 4.1 It is considered that the information above does not change the professional advice of your planning officers on the application, and reflects the advice given at the previous meeting of the Committee.
- 4.2 It is therefore recommended that Members resolve to refuse the application for the following reason:

The property is within 400 metres of existing children's residential care home and semi-independent supported living homes falling within Use Class C2. The proposed use would therefore result in an over-concentration of such specialist uses in the

immediate vicinity which would be detrimental to the character of the area and contrary to the provisions of Policy BH24 of the Blackpool Local Plan 2001-2016.