

Blackpool Council

Development Management

Officer Report to Committee

Application ref: 20/0541
Ward: STANLEY
Application type: FULL
Location: BERYLDENE NURSERIES, NEW HALL AVENUE, BLACKPOOL, FY4 5HY
Proposal: USE OF LAND AS HOLIDAY CARAVAN PARK FOR THE SITING OF 12 TOURING CARAVAN SPACES WITH ASSOCIATED AMENITY BUILDING, LANDSCAPING, AND CAR PARKING.
Recommendation: APPROVE
Case officer: MS B THORNTON
Contact: 01253 476312
Meeting date: 13/04/2021

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 1.1 The Council Plan sets out two priorities. The first is 'the economy: maximising growth and opportunity across Blackpool', and the second is 'communities: creating stronger communities and increasing resilience.
- 1.2 This application proposes development that would accord with the first priority in that it would create employment and generate additional visitors which would support the economy.

2.0 SUMMARY OF RECOMMENDATION

- 2.1 The application proposes a holiday accommodation use outside of the main holiday accommodation areas or town centre, however this can be justified in this circumstance due to the type of accommodation proposed given that there are no sites appropriate for touring caravans in these areas. The proposal has been subject to the relevant material planning considerations and there no unacceptable issues with proposal that have not been addressed or can be addressed via a condition. As such, the recommendation for this application is for approval.

3.0 INTRODUCTION

- 3.1 This application is before Members because of the level of public objection and because it is a departure from the Development Plan.

4.0 SITE DESCRIPTION

- 4.1 A substantial plot of land with access from the corner of New Hall Avenue and backing onto Jubilee Lane. The site has a residential property at the front with mostly grassland to the rear that previously accommodated glasshouses and is now

brown-field land. At the very rear of the site there is a gravelled area used for parking that can be accessed from Jubilee Lane which is not included within the perimeters of the application site. The area is a mix of residential properties and commercial uses, including fisheries and an existing caravan park at the northern end of New Hall Avenue. Immediately to the north of the site on New Hall Avenue are residential properties, which have glass-houses to the rear and then more residential properties facing onto Jubilee Lane. To the south there is green land and glass-houses, and immediately opposite there are more glass-houses. To the rear of the site across Jubilee Lane are residential properties.

- 4.2 There is substantial greenery along most of the north and south boundaries, though there are currently some gaps which allow access and a clear view into the neighbouring land. There is solid fencing and gate separating the application site from the gravelled area to the rear, which is separated from Jubilee Lane by a narrow ditch and a gate across the vehicle access.
- 4.3 The site falls within Flood Zone 3, the allocated Countryside Area, the Airport Safeguarding Area, the Marton Moss Strategic Site, and Marton Moss Conservation Area. It is not subject to any other specific designations or constraints.

5.0 DETAILS OF PROPOSAL

- 5.1 The proposal is for use of the land for the siting of 12 touring caravan spaces alongside the existing dwelling house which would remain part of the site and be used as owner's accommodation. Each caravan space would have a parking space alongside it and hard surfacing would be laid down to allow vehicle access to the spaces. A wash room would be erected close to the existing dwelling and a bin store to the north of the site.
- 5.2 The application has been supported by:
- Design and Access Statement including transport and heritage statements.
 - Flood Risk Assessment and Sequential Appraisal
 - Drainage Strategy Report
 - Ecological Appraisal
 - Phase 1 Report
 - Draft Management Plan

6.0 RELEVANT PLANNING HISTORY

- 6.1 **19/0781** (Land at New Hall Avenue adjacent to application site) – Use of land as holiday caravan park for the siting of 10 caravans or motor homes – granted.
- 6.2 Pre-Application Advice Requests:
- 19/0263** – 12 static caravans and associated infrastructure.
 - 19/0043** – 5/6 static caravans and associated infrastructure.

7.0 MAIN PLANNING ISSUES

7.1 The main planning issues are considered to be:

- The principle of the development
- Impact appearance and character of the conservation area
- Flood risk and drainage impact
- Amenity impact
- Highway impact
- Ecological impact

8.0 CONSULTATION RESPONSES

8.1 Greater Manchester Ecology Unit

8.1.1 The survey work for the submitted ecology report was carried out in September 2019 and since the completion of the report Natural England have altered their Impact Risk Zones. The site now triggers criteria for 'Recreational Disturbance (Cheshire to Lancashire Coastal SPAs/Ramsar). As such, the ecology report will need to be updated. No other information is requested at this time, however further comments will be provided once an updated report has been submitted.

8.1.2 An amended ecology report has been received and assessed by the consultee. It was advised that no further information is required, however conditions should be attached which require tree protection, external lighting to maintain any foraging features for the local bat population, the removal of vegetation outside of breeding season, the appropriate landscaping scheme to be adhered to, and a scheme including biodiversity enhancement. Advice notes should also be added which draw the applicant's attention to legislation regarding Invasive Non-Native Species (INNS) Himalayan Balsam and legislation relating to the protection of bats and their roosts.

8.2 **Head of Highways and Traffic Management Services** – The junction of New Hall Avenue and Midgeland Road is of an acceptable standard for the traffic that would be associated with the site. The location of the site means that the turns into and out of the site would be straightforward.

8.3 **Council Drainage Officer** – The FRA and Drainage Strategy are acceptable. However, the drainage drawing seems to be missing the attenuation storage which is stated to be under the car park and the levels. A revised amended drawing is required. Foul drainage is a matter for United Utilities. An amended drainage plan and drainage strategy has subsequently been submitted and approved. It is considered that the proposal includes sufficient attenuation to prevent any material exacerbation of the situation in extreme conditions and should not bring about any worsening of the flows in the system during normal rainfall. A condition requiring this drainage scheme to be implemented as proposed would be sufficient.

8.4 **Environmental Protection (Amenity)** - The site is a predominantly upmarket residential area and there is no mention of operating seasons. A noise assessment

and details of artificial lighting would be required. The development would likely lead to an increase in nuisance complaints and the road network is very limited. An amended management plan draft has been submitted and the details are considered acceptable as long as the times details in the plan are adhered to. No further measures regarding noise management are required.

8.5 **Environmental Protection (Contaminated Land)** - Agree with the recommendations included in the Phase 1 report; one month of gas monitoring should be carried out and samples are to be taken to establish the presence of potential contaminants of concern in areas where groundworks are proposed.

8.6 **Parks and Greens** – The ecology report covers habitat mitigations and no arboriculture report is required for the site. The landscaping plan includes new trees to be planted, however specifics of the species and size is required. Further details have subsequently been submitted and the included species and sizes were not considered appropriate for the area. Appropriate recommendations were made and amendments made to the landscaping plan accordingly. No further amendments are required.

8.7 **Built Heritage Manager** – The proposed use is suitable for this location and therefore no objection in principle. However, no trees or hedges should be removed as part of the development and condition requiring an arboriculture survey and tree management plan is suggested.

8.8 **Blackpool Civic Trust** – The development is out of character for the Conservation Area. It has the potential to be adjusted at a later stage and is potentially the first stage of a longer term more intense development. If the Committee are minded to grant approval, constraints are needed to avoid more exploitation at a later date.

8.9 **Marton Moss Neighbourhood Forum** - no comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.

8.10 **Blackpool International Airport** - no comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.

9.0 **REPRESENTATIONS**

9.1 Site notice published: 25/09/2020

9.3 Neighbours notified: 11/09/2020

9.4 A representation has been received from Silvern Stables on Jubilee Lane in support of the development, commenting that it would enhance the area and bring much needed business into the local area.

9.5 Representations have been received from the following addresses in objection to the development:

Kingston House, Jubilee Lane
Olcote, Jubilee Lane
Jubilee Cottage, Jubilee Lane
Poplar Cottage, Jubilee Lane
Welford, Jubilee Lane
Brentwood Cottage, Jubilee Lane
Holm-Lea, New Hall Avenue

These objections raise the following issues:

- The development would be surrounded by residential properties, not by agricultural land and buildings as stated in the application.
- The development has the potential for noise disturbance to the surrounding residential properties as well as light pollution, especially in the evenings and weekends.
- The submitted draft holiday accommodation management plan states that the site manager will be available 9:00-17:30 Monday to Friday. There is concern regarding who will be available outside of these times.
- The site is within Flood Zone 3 and the increased hard surfacing may cause increased flooding to surrounding properties, and the proposed drainage is inadequate; the dyke system in the area in particular already struggles.
- There are concerns regarding the foul drainage belonging to the site.
- There are a number of existing caravan sites within 1.5 miles of the site.
- The development would not be in keeping with the character of the conservation area and the Marton Moss neighbourhood plan, which is currently a semi-rural peaceful area with little noise pollution or traffic.
- Some of the surrounding properties have horses and dogs which would be disturbed by the development and use.
- New Hall Avenue is very narrow and is an unadopted road and the residents pay for upkeep and repairs and the use of the road as an access to the caravan park may damage the road.
- Similarly, Jubilee Lane is a narrow unadopted road which would be unsuitable for access by touring caravans.
- Prior to the use of the site, the construction work would cause a disturbance.
- There is no mention in the management plan as to whether the site would operating seasonally or year-round.
- There are ponds close by which attract wildlife, which has not been addressed in the ecology report.
- The screening along the boundaries of the site and the surrounding residential properties are inadequate.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework (NPPF)

10.1.1 The NPPF was adopted in February 2019. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

10.2 National Planning Practice Guidance (NPPG)

10.2.1 The NPPG expands upon and offers clarity on the points of policy set out in the NPPF.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management
- CS21 Leisure and Business Tourism
- CS23 Managing Holiday Bed Spaces
- CS26 Marton Moss

10.4 Blackpool Local Plan 2011-2016 (saved policies)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ6 Landscape Design and Biodiversity
- LQ10 Conservation Areas
- BH3 Residential and Visitor Amenity
- NE7 Sites and Features of Landscape, Nature Conservation and Environmental Value
- AS1 General Development Requirements (Access and Transport)

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the policies proposed. Nevertheless, the following draft policies in Part 2 are most relevant to this application:

- Policy DM27: Conservation Areas

11.0 ASSESSMENT

11.1 Principle

11.1.1 Policy CS26 concerns Marton Moss and sets out that that in advance of the adoption of a Neighbourhood Plan, non-residential development will be limited to agricultural or horticultural uses and outdoor recreational uses appropriate to a rural area. On the understanding that the development would be used for holiday use in accordance with the submitted management plan by tourists seeking accommodation in a rural location in order to take advantage of rural recreational opportunities, the proposal would accord with the provisions of Policy CS26.

11.1.2 Policy CS21 directs visitor accommodations to the town centre, resort core, and defined holiday areas. However, there are no touring caravan sites or sites suitable for that type of use within those areas, and therefore this could be justified as an exceptional circumstance for a niche type of tourism. As the accommodation would appeal to a different market of holiday-maker, it is not considered that the use would undermine the character or function of the main holiday areas.

11.2 Impact on Character and Appearance of Marton Moss Conservation Area

11.2.1 The proposed use is considered compatible with the locality and the Conservation Area designation, and there are some similar uses existing within the area. The structural development on the site would be minimal, limited to a modestly sized amenity building converted from an existing detached garage and the laying of some hard surfacing for vehicle access. Some soft landscaping would remain and a landscaping scheme has been submitted which details the native species to be planted. In addition, conditions will be attached to any approval requiring the protection of the trees and hedges bordering the site and for the details of the non-green boundary treatment to be agreed to ensure that the visual impact on the adjacent roads and surrounding properties would be minimal and that the site would be appropriately screened from Jubilee Lane.

11.2.2 The amenity building and bin store structures would have minimal impact on the appearance of the site as they would be sited where they would not be visible from public highways. The amenity building would be converted from an existing single

storey detached garage with gabled roofing and the materials used are considered acceptable for the scale, siting, and nature of the building.

11.2.3 There is a smaller plot of land to the east of the application site between the boundary and Jubilee Lane. This plot of land was originally included within the red edge, however was not included on any of the layout plans. It was advised that if this area were to be part of the application it would not be considered acceptable for it to be used as additional parking and should instead be developed into an area which would positively enhance the character of the site and its appearance and should include appropriate screening from Jubilee Lane. This area was subsequently removed from the red edge. It should be included within a blue edge to indicate ownership on the location plan and an amended plan has been requested to show this. The layout plans submitted indicate that there would still be vehicle access to the east. This would not be acceptable and, again, amended plans have been requested. These are expected to be received in advance of the Committee meeting and will be reported through the update note. The use of this area in conjunction with the proposed use of the site would have a detrimental impact on the appearance of the site, character of the area, and amenity of adjacent properties due to inadequate screening and would therefore not be considered acceptable. As such a condition should be attached which prohibits vehicular access between the two plots of land and a condition to agree the details amended boundary treatment separating the sites should be imposed.

11.3 Flood Risk, Drainage, and Sequential Appraisal

11.3.1 The site falls within Flood Zone 3 and as such the proposed scheme would need to pass a sequential test which should consider sequentially preferable sites within the borough with 10% flexibility applied to the site area. The site would be used for holiday accommodation and as such would be classified as a vulnerable use subject to the agreement of a specific warning and evacuation test. Compliance with the exceptions test would have to be demonstrated before planning permission could be granted for this use in this location.

11.3.2 As part of the Flood Risk Assessment document the applicant has submitted details demonstrating that a vast number of alternative sites in HMLR and SHLAA have been considered. Copies of correspondence sent to estate agents and land agents asking to be advised of any alternative sites have also been submitted, though no responses have been received to date. The majority of the sites identified have been discounted as they are either outside of the 10% flexibility range or are already being developed. A number have been discounted on the basis that demolition would be required. This is not accepted as a valid reason to discount a site but it is accepted that all of these sites are contained within the urban area and could not reasonably be considered to be appropriate for the type of use proposed. Otherwise, the remaining potential sites are not located in areas appropriate for the proposed use. Based on the information submitted, the sequential test is considered to have been passed.

11.3.3 As part of the application the exception test has also been applied to the site. The proposal would contribute to tourism and create additional employment and business growth within an area where this type of recreational leisure sites are considered appropriate, and would still retain a reasonable amount of soft landscaping with the curtilage of the site. Based on the submitted site specific Flood Risk Assessment and approval of the proposed drainage scheme from the Council's drainage officer, it is considered that the potential drainage implications would not be significant enough to outweigh the benefits of the proposal and therefore the scheme would pass the exception test.

11.3.4 As the site falls within Flood Zone 3 a site-specific flood risk assessment and drainage scheme have been submitted. The Council's Drainage Officer has considered the submitted FRA and drainage scheme and deemed information submitted acceptable. It is understood that the objections made to the proposal accounts of recent flooding incidents are due to the problems occurring with the existing system. The proposal includes sufficient attenuation to prevent any material exacerbation of the situation in extreme conditions and in regular conditions should not bring about any worsening of the flows in this system. On this basis, the drainage is considered acceptable, however a standard condition requiring surface and foul water to be drained on separate systems should also be imposed.

11.4 Amenity

11.4.1 The local area is a mix of exiting residential uses and nurseries, and there is an existing caravan park and fisheries at the far end of New Hall Avenue. A management plan has been submitted which sets out that booking will be made prior to arrival on the site and arrivals and departures will be on pre-arranged days within an agreed range of times and that visitors will be asked to be quiet by 10pm each day to protect the amenities of neighbouring properties. Details of how neighbouring occupants may reach the manager of the site for issues to be dealt with are included within the draft management plan submitted and will be confirmed in a final management plan via condition. Due to the open nature of the site, it would be difficult to implement any physical measures to mitigate noise and so adherence to the specified times and procedures would be particularly important. A condition requiring the details of any external lighting to be agreed should be implemented to safeguard the amenity of nearby residents.

11.4.2 The site is well screened to the north and south by greenery which will be protected and retained in accordance with conditions. A boundary treatment is proposed along the eastern boundary facing onto Jubilee Lane and the details of this boundary treatment will also be secured via condition. On the other side of the boundary treatment is a small plot of land which is not included in the scope of the application but is understood to be in the ownership of the applicant. There is no boundary treatment screening this area from Jubilee Lane and so use of this area in conjunction with the site could be detrimental to the amenity of the adjacent properties as well as to the appearance of the site. As mentioned in the appearance section, a condition should be included which prohibits access and thereby use of this plot of land in conjunction with the approved use of the site.

11.4.3 As existing, the site is a residential property and a two storey dwelling stands at the western end of the site with its main access from New Hall Road. The access to the caravan site would also be from New Hall Avenue and any visitors would need to enter alongside the dwelling house. The dwelling is included within the red edge of the site and the scope of the change of use, therefore it would be considered ancillary to the approved use as a holiday site and the occupation would be limited only to owner's accommodation. As such, the dwelling could not be occupied independently and therefore the proposal would not have any unacceptable impacts on the amenity of the occupants.

11.5 Access and Highway Safety

11.5.1 The Design and Access statement submitted with the application states that the site will be accessed from New Hall Avenue via an access road that is to be constructed down the side of the existing dwelling house. Although New Hall Avenue is a narrow road where it may be difficult for a car to pass a caravan, the road is also a dead-end and so it is likely that only local traffic would use this stretch of highway. The Council's Head of Transportation has advised that the junction from Midgeland Road onto New Hall Avenue is of an acceptable standard for traffic that would be associated with the site and that the location of the site means that turns into and out of the site would be straightforward, with a 160m long stretch of straight road from the site to Midgeland Road. The proposed access road would allow space for vehicles to enter the site, manoeuvre, and exit in forward gear and allows enough space for multiple vehicles to pull onto the access road without obstructing the highway.

11.5.2 Although it is stated that the access to the site will be via New Hall Avenue, as existing there is currently scope for vehicles to access the site via Jubilee Lane over a plot of land which is not included within the application site. Jubilee Lane is a narrow road and the site is located some 300m away from the junction with School Road, with a number of residential properties between. As such, Jubilee Lane is not considered to provide an appropriate means of access to the site and a condition should be attached to ensure that no vehicle access is permitted to the site from Jubilee Lane. A revised site layout plan to illustrate this arrangement has been requested and is expected in advance of the Committee meeting. Any amended plan received will be detailed in the Update Note.

11.6 Other Issues

11.6.1 The proposal is not anticipated to impact air quality, however there is potential for water and land contamination. A Phase 1 preliminary risk assessment has been submitted with the application which concludes that trial holes and tests and gas monitoring over a period of 1 month should be carried out. Having considered the report the Council's Environmental Protection officer has agreed with the conclusions. As such, a condition requiring these measures to be carried out should be imposed.

- 11.6.2 A Ecological Assessment has been submitted with the application and considered by Greater Manchester Ecology Unit (GMEU) who have agreed that the proposal would not impact functionally linked land or have a likely significant effect on other qualifying features of the SPA/Ramsar via impact routes, and that that the potential for negative recreational impacts to qualifying features of the species is considered to represent a de minimis change at the coastal sites and such a small significance would be inconsequential in its own effect. It was agreed that no further consideration under the Habitats Regulations (2019) is necessary as it can be concluded beyond reasonable scientific doubt that there will be no likely effect on nearby National Sites Network designated sites based on the objective information and analysis provided. It is therefore concluded that the proposal can be screened out of any further assessment under the Conservations of Habitats and Species Regulations (Amendment) (EU Exit).
- 11.6.3 It has been advised by GMEU that bats and their roosts are at all times protected even when disturbance occurs as the result of an otherwise lawful activity such as planning permission. An advice note should be included with any approval to draw the applicant's attention to the legislation and if bats are found at any time work should cease until advice has been sought. Similarly, should the permission lapse updated surveys would be required to assess a renewal of the application. Otherwise, it is not considered that the proposal would have an unacceptable impact on bats.
- 11.6.4 GMEU has advised that there is currently no known reason to contradict the findings of the ecology report and that the application can for forwarded to determination in response of biodiversity without the need for any further work. A number of conditions that should be attached to any approval to safeguard biodiversity and ecology have been recommended including tree protection, external lighting details, vegetation clearance, implementation of the submitted landscaping scheme, and the implementation of a biodiversity enhancement scheme.
- 11.6.5 The application has been considered in the context of the Council's general duty in all its functions to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998 (as amended).
- 11.6.6 Under Article 8 and Article 1 of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. This application does not raise any specific human rights issues.

11.7 Sustainability and planning balance appraisal

- 11.7.1 Sustainability comprises economic, environmental and social components.
- 11.7.2 Economically the scheme would have a limited impact but the formation of additional tourism would help to support the tourist industry and local shops and services and some minimal employment would be generated on site.

- 11.7.3 Environmentally, the proposal would be acceptable and, subject to compliance with conditions, would have no unacceptable detrimental impact on environment quality, biodiversity, or drainage. The structural development on the site would have minimal impact on the appearance and a landscaping scheme has been agreed as well as condition imposed to protect ecological features and agree boundary treatment so that the rural character of the site will be appropriately retained.
- 11.7.4 Socially, the scheme would not have an unacceptable impact on flood risk or any unacceptable highway impacts. Due to the open nature and scale of the site there is potential for the proposed use to have a detrimental impact on the amenity of neighbouring properties due to noise disturbance, however this can be limited by restrictions set out and conditioned via a management plan. Associated parking would be contained on site and the development is not considered to have a detrimental impact on the rural character of the Conservation Area.
- 11.7.5 In terms of planning balance, the development proposed is considered to constitute sustainable development in terms of the environmental and social components. No other material planning considerations have been identified that would outweigh this view.

12.0 FINANCIAL CONSIDERATIONS

- 12.1 The use as proposed would have the potential to generate business rates income but this is not a material planning consideration and no weight should be attached to it.

13.0 CONCLUSION

- 13.1 As set out above, the scheme is judged to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, planning permission should be granted.

14.0 RECOMMENDATION

- 14.1 Approve subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans and information:

Location plan recorded as received by the Council on 02/03/2021 and drawings;

Proposed Site Layout Plan - A019/015/P/02 Rev E

Proposed Hard Landscaping Plan - A019/015/P/04 Rev C

Proposed Floor Plans and Elevations - A019/015/P/02 Rev A

The development shall thereafter be retained and maintained in accordance with these approved details.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

- 3 The external materials to be used on the development hereby approved shall be as specified on drawing ref. A019/015/P/02 Rev A unless otherwise first submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 4 Prior to the commencement of any above ground construction, a scheme for the provision of boundary treatments to include their position, height, materials and design, shall be submitted to and agreed in writing by the Local Planning Authority. These agreed boundary treatments shall then be provided in full and in full accordance with the approved details before the proposal hereby approved is first brought into use.

Reason: In the interests of the appearance of the site and streetscene and to safeguard the amenities of neighbouring properties in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 5 (a) Subsequent to the conclusions of the phase 1 geo-technical study submitted with application, prior to development a methodology for a phase 2 geo-technical site investigation into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and
(b) the phase 2 investigation approved pursuant to part (a) of this condition shall be carried out in full and the results of this investigation shall be submitted to and agreed in writing by the Local Planning Authority; and
(c) any scheme of remediation shown to be required by the investigation undertaken pursuant to part (b) shall be submitted to and agreed in writing by the Local Planning Authority; and

(d) the remediation agreed pursuant to part (c) of this condition shall be carried out in full and a validation report confirming the works shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. This information is required to be submitted and agreed prior to commencement in order to ensure that the development hereby approved proceeds safely.

6 (a) Prior to the commencement of development;

(i) a programme of gas monitoring shall be submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the gas monitoring must be carried out over a period of at least one month and include at least three readings where the atmospheric pressure is below 1000mb and gas flow rates;

(ii) the programme of gas monitoring agreed pursuant to part (a)(i) of this condition shall be carried out and a risk assessment of the results undertaken to determine the risk of gas ingress shall be submitted to and agreed in writing by the Local Planning Authority; and

(iii) where the assessment required pursuant to part (a)(ii) of this condition indicates a need for gas protection measures, details of these measures shall be submitted to and agreed in writing by the Local Planning Authority.

(b) Prior to first use of the development the gas protection measures required pursuant to part (a)(iii) of this condition these shall be implemented in full and in full accordance with the approved details, and evidence of such shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to safeguard future and nearby residents and users from ground gas in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and

Policy BH4 of the Blackpool Local Plan 2001-2016.

- 7 The occupation of the dwelling house as shown on the approved plan shall be limited to the owner/caretaker of the site and their immediate family or dependents only.

Reason: Independent occupation and use of the dwelling would be unacceptable in the interests of residential amenity and the property management of the planning unit in accordance with Policy CS7 of the Blackpool Local Plan 2001-2016.

- 8 Before the development hereby approved is first brought into use the refuse storage shown on plan ref. A019/015/P/01 Rev E shall be provided and shall thereafter be retained and maintained as such.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 9 Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plans shall be provided and shall thereafter be retained as such.

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 10 Prior to the installation of any external lighting, details of the lighting shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of this condition, the details shall include the form, design, materials and technical specification of the lighting and a lux plan to show the resulting area of light-spill.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 11 Prior to any part of the accommodation hereby approved being first brought into use, a Management Plan for the operation of the premises shall be submitted to and agreed in writing by the Local Planning Authority, and the use thereafter shall at all times proceed in full accordance with this agreed Management Plan. For the purpose of this condition, this Management Plan shall include:

- arrangements for the storage and collection of waste
- arrangements for the arrival and departure of guests
- arrangements for the cleaning and servicing of the site
- arrangements to control any noise disturbance to neighbouring properties caused by the proposed use of the site including prescribed quiet hours
- a means by which contact details for a managing agent can be displayed on the premises
- arrangements for the resolution of any issues that are identified to the managing agent.

Reason: In order to ensure that the accommodation is properly operated and to ensure that other visitors and local residents have a recourse in the event of any disturbance in the interests of residential amenity and the character and function of the area. This is in accordance with Policies BH3 and BH10 of the Blackpool Local Plan 2010-2016 and Policies CS7 and CS17 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 12 (a) Prior to the commencement of any development on site, a tree and hedgerow protection plan shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details.

For the purpose of this condition, this protection plan shall:

- (i) identify the trees and hedgerows to be retained on or adjacent to the site;
- (ii) detail the position, height and format of protective fencing to be erected around the trees/hedgerows to be retained; and
- (iii) confirm that no excavation, materials storage, waste disposal or other activities shall take place within the fenced-off area.

(b) The protective fencing agreed pursuant to part (a) of this condition shall remain in place for the duration of the site preparation and demolition and/or construction period.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees and/or hedgerows growing within or adjacent to the site which are of amenity value to the area, in accordance with Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

13 Prior to the first occupation or use of the development hereby approved:

(a) a landscaping scheme shown on plan ref. A019/015/P/02 Rev F shall be implemented in full and in full accordance with the approved details; and

(b) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 7 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

14 The development hereby approved shall proceed in full accordance with the recommendations set out in the ecological appraisal ref. SE/KDGQ031/03 updated January 2021.

Reason: In order to safeguard and enhance biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

15 Prior to the commencement of any above ground construction, a scheme of ecological enhancement shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with this approved scheme. For the purpose of this condition, the scheme of ecological enhancement shall include:

- Provision to bolster existing hedgerows with native species
- Native tree planting
- Provision of bird and bat boxes
- Features to facilitate roaming of small mammals

Reason: In order to safeguard and enhance biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

16 The following measures shall be adhered to throughout the demolition/construction period of the development hereby approved:

- all materials will be covered and stored on raised pallets only

- means of escape for amphibians and small mammals shall be provided from any excavation (i.e. solid plank providing access from the base of the excavation to ground level)
- construction and storage areas to be inspected at the start of each working day for amphibians and small mammals
- in the event that a protected species is found on site, works should immediately cease and a suitably qualified and experienced ecologist consulted
- any non-protected species found on site should be carefully removed and placed under cover on the other side of the site boundary.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 17 No trees or hedgerows shall be felled or cleared during the main bird nesting season (March to September inclusive) unless written confirmation of the absence of nesting birds by a suitably qualified and experienced ecologist has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 18 Notwithstanding the information shown on the approved plan there shall be no vehicle access or means of vehicular access between the application site and the land to the east.

Reason: Jubilee Lane is not considered acceptable for frequent use by motor homes or large vehicles and use of the adjacent land in a conjunction with the approved use would have a detrimental impact on the appearance of the site, character of the area, and amenity of neighbouring properties and so would be contrary to Policies CS7 and CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, BH3 and AS1 of the Blackpool Local Plan 2001-2016.

- 19 Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 20 The drainage scheme detailed on drawing ref A019/015/P/05 Rev E and in the Drainage Strategy recorded as received by the Council on 08/10/2020 shall be implemented in full accordance with the approved details before the development

hereby approved is first brought into use and shall thereafter be retained and maintained as such.

Reason: To promote sustainable development, secure proper drainage of surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. This information must be agreed prior to the commencement of development in order to ensure appropriate drainage of the site as the development proceeds.

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

- dust mitigation measures during the demolition/construction period
- control of noise emanating from the site during the demolition/construction period
- hours and days of demolition/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/construction period
- arrangements during the demolition/construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- measures to prevent contamination of surface and sub-surface water bodies during the demolition/construction period
- routing of construction traffic

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

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

22 The site shall not accommodate more than twelve touring caravans or motor homes at any one time.

Reason: To safeguard the character and appearance of Marton Moss Conservation Area, and in the interests of highways safety in accordance with Policy CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy AS1 of the Blackpool Local Plan 2001-2016.

- 23 No caravan or motor home shall be stationed on the application site for a continuous period of more than 28 days.

Reason: To safeguard the character and appearance of the area and prevent permanent occupation of the site in accordance with Policy CS26 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

ADVICE NOTES TO DEVELOPERS

1. Bats and their roosts - even when unoccupied - are protected at all times even when disturbance occurs as the result of an otherwise lawful activity such as planning permission. Attention should be paid the legislation concerning the protection of bats which are referenced in the submitted ecology appraisal. If bats are found or suspected at any time work should cease until advice has been sought and implemented from the licenced ecologist.
2. The presence of an Invasive Non-Native Species (INNS) Himalayan balsam is mentioned in the submitted ecology appraisal - it is an offence to cause this species to plant or to cause this species to spread in the wild. It is recommended that as part of the site management that this species is hand pulled and disposed of in a suitable manner and the recommendations made in the appraisal regarding the species be adhered to.