

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: 22/0019

Address: Odeon, Festival Leisure Park

Update: The application was publicised in the press on the 12/07/2022. The statutory 21 day consultation period would therefore expire on 02/08/2022.

Members are respectfully recommended to resolve to grant planning permission subject to the conditions listed in the Committee Report, and to delegate authority to the Head of Development Management to issue the decision notice, once the statutory 21 day consultation period expires.

Case: 22/0195

Address: UNIT 1, CLIFTON RETAIL PARK, CLIFTON ROAD, BLACKPOOL, FY4 4US

Update: Following discussions with the agent, amendments have been made to some of the proposed conditions. These are as follows:

Condition 4

This condition requires a ground contamination report to be submitted. A full Ground Investigation Report has now been received and this condition is therefore amended to take account of this so it now reads as follows:

The development hereby permitted shall be carried out in accordance with the recommendations contained in the Fairhurst Clifton Retail Park Ground Investigation Report (ref: 147001 R3) dated May 2022.

Condition 7

In relation to condition 7 (drainage), an updated drainage strategy has been submitted showing that site investigation work has now taken place. This has confirmed that the site is not suitable for infiltration. It is therefore proposed that condition 7 is amended to read:

The development hereby permitted shall be carried out in accordance with the drainage strategy drawing ref. 21-019-001 Rev C, attached at Appendix E of the Adama Consulting Drainage Strategy and SuDS Statement (Doc Ref: Acl632/21-019/DS) dated 28th February 2022.

Condition 8

Condition 8 specifies the range of goods that can be sold from the extension to ensure that they relate to bulky goods only. As originally worded the condition limits the area occupied by the

extension only for the sale of the specified bulky goods. However, Next advises that they intend to reconfigure the store and as a result they propose to distribute their Next at Home range of bulky goods throughout the entire store (they will not solely be positioned in the extension). This is considered acceptable, providing that the floor space from which bulky goods can be sold is controlled to be at least the size of the proposed extension space (895 sq.m net).

Next have also advised that the store will also sell kitchens and kitchen furniture, which was not advised in the original submission. However, these are classed as bulky goods so will have been covered as part of the bulky goods retail assessment undertaken as part of the submission, therefore their inclusion in the list of items to be sold within the 895 sq.m is considered acceptable:

Condition 8 is therefore amended to incorporate the floor space and the addition of kitchens and kitchen furniture as follows:

The store as extended shall incorporate a minimum of 895 sq.m floorspace for the sale of the following bulky goods:

- Beds
- Bedside furniture, desks and associated furniture
- Sofas
- Armchairs
- Tables and dining chairs
- Shelving units, sideboards and associated furniture
- Home storage
- Bathroom fittings
- Bathroom furniture
- Toilet seats
- Shower units
- Lighting
- Televisions
- Irons and vacuum cleaners
- Lighting
- Plants
- Upholstery
- Paints
- Wallpaper
- Tiles
- Tools
- Carpets
- Rugs
- Wooden flooring
- Cots
- Garden furniture and lighting
- Barbecues and outdoor cooking accessories
- Planters
- Kitchens
- Kitchen furniture

Condition 9

The proposed condition reads:

Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act (as amended) the buildings shown within the red edge of the application (as shown on the location plan ref: 11335 L 001 Rev C) shall be occupied as a single trading unit by a single operator and shall not be sub-divided to form any independent retail units.

Next had advised this could be problematic for them as a strict interpretation of the condition would imply that no franchise operation could be carried out within the store such as a franchisee retailing fitted kitchens. They therefore request that the condition is amended to allow this.

Amended wording has been agreed as follows:

Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act (as amended) the buildings shown within the red edge of the application (as shown on the location plan ref: 11335 L 001 Rev C) shall:

- (i) not be sub-divided to form any independent retail units;
- (ii) be occupied by a single operator OR by a single operator with no more than 250sqm used by franchisees operator for bulky goods sales and café only.

Condition 11

Condition 11 precludes the sale of food or drink off the premises and reads as follows:

The buildings shown within the red edge of the application (as shown on the location plan ref: 11335 L 001 Rev C) shall not be used for the sale of food or drinks.

Next do not consider that the wording is clear and for clarification suggest that is re-worded as follows, which the council accept:

The buildings shown within the red edge of the application (as shown on the location plan ref: 11335 L 001 Rev C) shall not be used for the sale of convenience goods within class E(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Officers are aware that a letter has been circulated to the Members of the Planning Committee. The letter is dated 22 July 2022 and has been sent by the Regional Estates Manager of Next Holdings Ltd. Officers are satisfied that the letter does not provide any new information beyond that set out in the planning application and does not warrant any additional consultation or publicity. No updates to the officer report are considered necessary.

Case: 22/0498

Address: 58-60 Hornby Road, Blackpool, FY1 4QJ

Update: The application was publicised in the press on the 12/07/2022. The statutory 21 day consultation period would therefore expire on 02/08/2022.

Members are respectfully recommended to resolve to grant planning permission subject to the conditions listed in the Committee Report, and to delegate authority to the Head of Development Management to issue the decision notice, once the statutory 21 day consultation period expires.

Update:

A further representation has been received from 70 Hornby Road which raise the following points:

- The terrace will encourage people with sit outside late at night and will cause more noise nuisance and anti-social behaviour.

Case: 21/1062

Address: LAND AT 8 NORBRECK ROAD, BLACKPOOL, FY5 1RP

Update: As requested, the applicant has submitted amendments to the entrance to make it more legible in the streetscene. These changes include the inclusion of brick piers as part of the Norbreck Road boundary wall and a contrasting material either side of the main doors. The canopy over the entrance has been extended and the drawings annotated to indicate where illuminated signage would be placed (subject to a future application for advertisement consent). These amendments are considered to be acceptable and the plan drawing numbers will be updated accordingly.

Amendments to the site layout to show the gates on the new access being set back 6m from the back of the pavement edge have not been forthcoming. As such, a further condition is proposed:

21. Notwithstanding the details on the submitted site plan, the positioning of the gates on the new access off Norbreck Road shall be at least 6m away from the back of the pavement edge.

Reason: In the interests of 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.