

Application Number: 14/0635 Demolition of existing premises and erection of five-storey building comprising a restaurant (Use class A3) at ground floor and seven self-contained, permanent flats on the upper floors, with associated car parking, bin and cycle stores at 397-399 Promenade.

Decision: Grant Permission

Conditions:

1. i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:

- Appearance
- Landscaping

ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order amending it) the commercial unit at ground floor level of the premises shall be used as a restaurant only (within Class A3) and for no other purpose, including any other purpose within Classes A1, A2 or A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In the interests of safeguarding the character and function of this section of the Promenade and to safeguard the residential amenities of future occupants of the site and nearby neighbours in accordance with Policies RR7, BH3, BH11 and BH17 of the Blackpool Local Plan 2001-2016.

3. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

NOTE – The development is of a scale to warrant a contribution of £4,644 towards the provision of or improvement to off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant should contact

the Council to arrange payment of the contribution should such a contribution be their chosen solution.

4. Notwithstanding the information shown on the submitted plans, details of the refuse storage provision shall be submitted to the Local Planning Authority and agreed as part of any future reserved matters application. This agreed refuse storage shall then be provided before the development hereby approved is first brought into use and shall thereafter be retained. No refuse shall be stored forward of the front building line of the building.

Reason: In the interests of the appearance of the locality and the residential amenity of the occupants of the development and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

5. The cycle storage and bin storage shown on the approved plan shall then be provided before the development hereby approved is first brought into use and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

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

- dust mitigation measures during the demolition and construction period
- control of noise emanating from the site during the demolition and construction period
- hours and days of demolition and 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 construction period
- arrangements during the demolition and construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of demolition and construction traffic.

The demolition of the existing buildings and the construction of the development shall then proceed in accordance with the approved 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.

7. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plan shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

8. No flat shall be occupied until its internal layout and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the living conditions of the occupiers of the flats, in accordance with Policy HN6 of the Blackpool Local Plan 2001-2016.

Application Number: 14/0862 Erection of a part two/ part three/ part four storey building comprising 11 self-contained permanent flats with associated balconies, car parking, vehicle accesses from Queens Promenade and Cavendish Road, bin store, cycle store and boundary treatment, following demolition of existing building at 76 Queens Promenade.

Decision: Grant Permission

Conditions:

1. i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:

- Appearance
- Landscaping

ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016.

3. a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure 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 with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016.

4 The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off-site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £8600 towards the provision of or improvement to off-site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

5. Details of the appearance of the bin and cycle storage areas indicated on the approved plan(s) shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the site and locality, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

6. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

7. No flat shall be occupied until all of the external and internal works and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Document, to safeguard the living conditions of the occupiers of the flats and to improve the external appearance of the property in accordance with Policies LQ1, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from

Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

9. A scheme for associated off-site highway works shall be submitted to and agreed with the Local Planning Authority prior to the commencement of development. The scheme shall include details for:

- a) Re-positioning of bus stop
- b) Widening of the Queens Promenade vehicle access to 5 metres
- c) Strengthening of footways where the vehicle access points are to take vehicle loadings.

The agreed off-site highway works shall be completed prior to the building first being occupied unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to ensure that safe, appropriate and convenient access to the site is made available in accordance with Policies LQ1, AS1 and AS2 of the Blackpool Local Plan 2001-2016.

10. No development shall take place until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The 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 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 construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routeing of demolition/ construction traffic.

The development shall then proceed in accordance with the approved Demolition and 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.

11. The demolition of the existing building shall not take place until the recommendations contained in the submitted Arbtech Preliminary Roost Assessment have been discharged and written confirmation has been provided to the Local Planning Authority.

Reason: To ensure that the site has been fully investigated with regards to potentially being occupied by roosting bats and any required remediation measures are carried out in accordance with Policies LQ1 and NE6 of the Blackpool Local Plan 2001-2016

Application Number: 14/0866 External alterations to include removal of door and use of premises as altered as single private dwelling house and erection of a private garage at land at Fernbank, Division Lane.

Decision: Refuse

Reasons:

1. The proposed dwelling would not constitute sustainable development in terms of the economic, environmental or social dimensions as set out in the National Planning Policy Framework; in particular because of its location relative to services and bus routes and the fact it would be situated on a road without footpaths and limited street lighting. As such, the proposal would be contrary to the National Planning Policy Framework, Policy NE2 of the Blackpool Local Plan 2001-2016 and Policy CS26 of the Blackpool Local Plan Part 1: Core Strategy - Proposed Submission.

2. The conversion of the stables to a dwelling would, by virtue of visual changes to the land associated with its residential use, and the potential for future changes to the building(s) which would be difficult to resist, result in domestication and an increasingly urban, residential appearance of the site, which would materially reduce the open and rural character of this part of Division Lane and would have an adverse effect on the intrinsic rural character and appearance of its environs. As such, the proposal would be contrary to core planning principles of the National Planning Policy Framework, Policies NE2, LQ1, LQ2, LQ4 and LQ14 of the Blackpool Local Plan 2001-2016, and in advance of a Neighbourhood Plan, it would be contrary to Policy CS26 of the Blackpool Local Plan Part 1 : Core Strategy - Proposed Submission.

3. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors that conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 and Blackpool Local Plan Part 1 : Core Strategy - Proposed Submission, which justify refusal and which could not be overcome by negotiation.

Application Number: 15/0104 Use of premises as children's indoor play centre within Use Class D2 with associated car parking at 71 Moor Park Avenue.

Decision: Grant Permission

The Planning Committee felt that the proposal would be of benefit to the local community and would not conflict with the provisions of the Blackpool Local Plan 2001-2016 as the building had

been vacant for some time and had not attracted another user and the proposed use would create employment.

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. Before the use commences a scheme for the laying out of the forecourt of the unit for car parking and for pedestrian access to serve the unit and the means of segregation of the forecourt from the other areas of forecourt either side of the application site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be provided prior to the use commencing.

Reason: To avoid pedestrian and vehicular conflict and in the interests of the safety of the users of the unit in accordance with Policies BH4 and AS1 of the Blackpool Local Plan 2001-2016

Application Number: 15/0235 Erection of 3 x 10 metre high lighting and CCTV columns; construction of a 1.5 m high timber fence to north and south boundaries and low kick rail with landscaping to the Lytham Road boundary and use of land as altered as a car park for 50 vehicles for a temporary period of five years at 352-358 Lytham Road.

Decision: Refuse

Reasons:

1. The proposed car park and the lighting/CCTV columns to support it would have a significantly detrimental impact on the residential amenities of the occupants of residential properties on Lytham Road by virtue of increased noise, disturbance and light pollution. In addition it would be out of keeping with the character of the area, it would not safeguard or enhance the neighbourhood and it would be contrary to the principles of good design. As such the proposed car park would be contrary to paragraphs 17, 56-64 and 123 of the National Planning Policy Framework, Policies LQ1, LQ2, RR8 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy - Proposed Submission.

2. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors - conflict with the National Planning Policy Framework, conflict with policies of the Blackpool Local Plan 2001-2016 and conflict with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy - Proposed Submission which justify refusal and which cannot be overcome by negotiation.

Application Number: 15/0242 Temporary removal of condition 8 attached to planning permission ref 89/1909 to allow the restaurant and associated takeaway to trade 24 hours per day, seven days a week at Mcdonalds Restaurants Ltd, Cherry Tree Road North.

Decision: Refuse

Reasons:

1. The proposed extension of the restaurant/drive through opening hours would have a significantly detrimental impact on the residential amenities of the occupants of Dove Tree Court and other nearby residential properties by virtue of increased noise and disturbance, particularly late at night and into the early hours of the morning. As such the proposed extension to the opening hours would be contrary to paragraphs 17 and 123 of the National Planning Policy Framework, Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy - Proposed Submission.

2. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors - conflict with the National Planning Policy Framework, conflict with policies of the Blackpool Local Plan 2001-2016 and conflict with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy - Proposed Submission which justify refusal and which cannot be overcome by negotiation.