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MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 7 MARCH 2023

Present:

Councillor Hunter (in the Chair)

Councillors

Baker	Kirkland	Sloman
Farrell	O'Hara	Stansfield

In Attendance:

Susan Parker, Head of Development Management
Ian Curtis, Legal Officer
Jenni Cook, Democratic Governance Senior Adviser

1 DECLARATIONS OF INTEREST

Councillor Farrell declared a personal interest in Item 5, Application Number 21/1013 as she was an acquaintance of the applicant, Mr Anthony Molyneux.

2 MINUTES OF THE MEETING HELD ON 24 JANUARY 2023

The Committee considered the minutes of the last meeting held on 24 January 2023.

Resolved:

That the minutes of the last meeting held on 24 January 2023 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee considered a report on Planning/Enforcement appeals lodged and determined since the last meeting.

Resolved:

To note the update.

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered an update on planning enforcement activity in Blackpool between 1 January 2023 and 31 January 2023.

In total 31 new cases had been registered for investigation in January 2023, 407 live complaints were outstanding and 11 cases had been resolved by negotiation without recourse to formal action.

Resolved:

To note the update.

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5 APPLICATION NUMBER: 21/1013 - BISPHAM TRAM SHELTER, QUEENS PROMENADE, BLACKPOOL, FY2 9JJ

The Committee considered application number 21/1013 for the erection of an external staircase to the rear between the tram shelter and sub-station building to access a previously approved roof terrace and installation of new windows to the west elevation at Bispham Tram Shelter, Queens Promenade.

Ms Susan Parker, Head of Development Management, presented the report and provided the Committee with an overview of the application which was in relation to the locally listed Bispham Tram Station.

The Committee was reminded that it had considered the application in November 2022 and at that meeting had requested an additional condition requiring a fixed guard rail to the rear of the premises to be painted in a bright colour to improve visibility and that ground markings be provided. The applicant had not accepted the need for a guard rail or for the requirement for it to be painted or accompanied by ground markings and the application was now back before the Committee for further consideration.

Ms Parker advised that the application had been amended since the first submission and a rear external staircase between the tram station and the adjacent substation, along with new windows in the west elevation was now proposed. The proposed external staircase would give access to a recently installed roof terrace, which had been installed in line with a previously approved planning application. The staircase would be accessible from inside the café with an external gate opening outwards onto the rear of the Promenade. This gate would only be in use as an emergency exit and for deliveries and would not be used for general access and egress by customers. Ms Parker advised that Planning Officers were of the opinion that the staircase would have a minimal visual impact and would not harm the character or significance of the station building.

The Committee was advised of an objection that had been received in relation to safety issues associated with the gate, if it was to open onto the Promenade into the path of pedestrians and cyclists. Ms Parker noted that the applicant had worked with Planning Officers to mitigate this objection and plans had been submitted that would provide a rail to the rear, to keep pedestrians and cyclists away from the door. In respect of other objections raised in relation to the lease, land ownership, Building Regulations compliance and customer and staff conflicts, the Committee was reminded that none of these issues were planning considerations and could not be considered as part of the application.

Ms Parker advised that Planning Officers had not been able to secure the changes requested by the Planning Committee at the November meeting and the proposed guard rail was considered necessary. She noted that the Applicant would have the right of appeal regarding this condition. The proposal was considered acceptable and would contribute to ensuring the future of a locally listed building and the Committee was asked to approve the application, subject to the conditions listed in the report.

Mr Anthony Molyneux, as the Applicant, spoke in favour of the application and provided

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the Committee with an overview of the discussions that had taken place with Planning Officers during the course of the application. He provided the Committee with photographs of the café in use to give context to his application and to give an understanding of the egress onto the Promenade and noted that he had been instructed to remove tables to the rear of the café however, Mr Molyneux stated that he believed these tables fulfilled the same function as the requested guard rail and that these tables were frequently used by disabled customers and carers. In relation to the guard rail, Mr Molyneux asked the Committee to reconsider its inclusion in the planning conditions as he did not feel it was necessary or required. In addition he raised concerns that the guard rail could encourage anti-social behaviour and allow people to climb onto the café whilst it was not in operation.

Ms Parker advised the Committee that Mr Molyneux's wish to set tables and chairs to the rear of the café, onto the Promenade was not a matter that could be considered as part of this planning application.

The Committee discussed the application and was advised that it could only look at the application before it and that any other amendments would be subject to a separate application or a street trading licence. The Committee noted that a guard rail had been considered to be necessary by the Planning Officers when it was recommended for approval in November 2022 and that it would be appropriate to retain the condition.

Resolved:

To approve the application subject to the conditions outlined in the Officer Report.

6 APPLICATION NUMBER 22/0488 - LAND TO THE REAR OF 199-201 COMMON EDGE ROAD, BLACKPOOL, FY4 5DJ (199A COMMON EDGE ROAD, BLACKPOOL, FY4 5DJ)

The Committee considered planning application number 22/0488 for the erection of a dwelling (including dormers and rooms in the roof space) with associated off-street parking and access from Common Edge Road (alteration to house type previously approved under planning permission number 19/0653) at land to the rear of 199-201 Common Edge Road.

Ms S Parker, Head of Development Management, outlined the proposal and advised that the application was before the Committee due to the level of public objection. The Committee was advised that this was a resubmission of a previous planning permission on the site and sought to amend the house type. Ms Parker outlined the previous planning permission and noted that this application was for a substantial three bedroom dormer bungalow.

The Committee was informed that six objections had been received in relation to the application which raised concerns regarding activity on site, access, impact on the Conservation Area, privacy concerns, drainage and potential future behaviour of the applicant. The Committee was advised that concerns in relation to unauthorised activity on site or the potential future behaviours of the applicant were not material planning considerations and that no weight could be attached to these concerns when determining the application.

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Ms Parker advised that the scheme had been significantly altered to address privacy and visual impact concerns and that the scale of the property and positions of the windows, including the balcony, was considered to be acceptable. No material impact on the character or heritage value of the Conservation Area had been identified, as the property would be situated behind existing houses.

Ms Parker noted that in relation to the relevant consultees, subject to imposition of the appropriate conditions, no concerns had been raised in relation to access, highway safety or drainage. The Committee was advised that significant amendments to the scheme had been negotiated, the proposed property would not have an overbearing impact upon neighbours, the scheme offered future residents a good standard of amenity and as such the Committee was asked to grant planning permission subject to the conditions listed in the report.

The Committee discussed the application and was advised that condition 10 (landscaping) of the proposed conditions would ensure sufficient screening in respect of nearby properties at Oakwood Close. In relation to concerns raised regarding a two storey property and the impact on neighbouring properties, Ms Parker advised the Committee that Planning Officers had assessed separation distances and considered them to be acceptable.

Resolved:

To approve the application subject to the conditions listed in the report.

7 LIST OF BUILDINGS OF LOCAL ARCHITECTURAL AND/OR HISTORIC INTEREST: 11-19 HILL STREET, BLACKPOOL

Ms Susan Parker, Head of Development Management, outlined the report which requested the formal adoption of numbers 11 to 19 Hill Street, Blackpool onto the List of Buildings of Architectural and/or Historic Interest (Local List). The properties were considered to be of sufficient architectural and historic interest to be included on the Local List.

Resolved:

That numbers 11 to 19 Hill Street, Blackpool be formally adopted onto the List of Buildings of Local Architectural and/or Historic Interest (Local List).

8 DATE OF NEXT MEETING

Resolved:

To note the date of the next meeting as 26 April 2023.

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Chairman

(The meeting ended at 6.24 pm)

Any queries regarding these minutes, please contact:
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