

COMMITTEE DATE: 06/10/2015

Application Reference: 14/0608

WARD: Stanley
DATE REGISTERED: 09/09/14
LOCAL PLAN ALLOCATION: Industrial improvement zones
Main Industrial / Business Area
APPLICATION TYPE: Full Planning Permission
APPLICANT: LS Retail Warehousing Ltd

PROPOSAL: Erection of single storey retail food store (Use Class A1) with main pedestrian access from the Blackpool Retail Park, creation of vehicular access through from the Blackpool Retail Park to the Squires Gate Lane Industrial Estate, creation of 44 car parking spaces and associated servicing area and landscaping, following demolition of existing buildings.

LOCATION: UNITS 21-25 SQUIRES GATE INDUSTRIAL ESTATE, SQUIRES GATE LANE, BLACKPOOL,

Summary of Decision: Approve the conditions to be attached to the application

CASE OFFICER

Gary Johnston

INTRODUCTION

Members will recall that at the meeting of the Planning Committee on 8 September 2015 the above planning application was recommended for refusal by officers but members considered there were sufficient reasons to approve the application in principle subject to the Committee agreeing proposed conditions at its next meeting.

Members were mindful of the fact that the application site is allocated for industrial/business purposes in the Blackpool Local Plan 2001-2016, in the emerging Core Strategy, that the application site falls within a proposed Enterprise Zone and that there is a site available on Highfield Road (Booths site). However, members considered that the application site had been vacant for some time with no realistic prospect of it being developed in the near future. They also considered that the application site was segregated from the larger part of the Squires Gate Lane Industrial Estate and as it had frontages to the Blackpool Retail Park it related well to the retail park and would represent a rounding off of the Retail Park. Taking this into consideration members considered that its redevelopment would enhance the appearance of the area and would contribute to linked trips to the retail park and the Morrisons' foodstore. Members felt that the employment benefits of the proposal weighed in its favour.

Members did not consider that the loss of industrial land in this particular location would prejudice the overall supply of industrial land in the town nor would it prejudice any future redevelopment of the Squires Gate Lane Industrial Estate and therefore considered that the benefits of the application

outweighed the fact that the application was contrary to the employment policies of the Local Plan and emerging Core Strategy and that the proposal would be consistent with paragraph 22 of the National Planning Policy Framework.

Although members acknowledged that the Booths store site in Highfield Road was available and had been identified as being sequentially preferable, they accepted the view from Aldi that this premises would not be a viable option for the applicant. Members also noted the close proximity to their other stores at Waterloo Road and Oxford Square.

As the original application had been recommended for refusal, officers had not included any proposed conditions to be attached to the application. Listed below are the proposed conditions that would have been included to make the application acceptable, had the officer's recommendation been to grant approval. Officers recommend that the conditions below are attached to the application:

- 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 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 LQ4 of the Blackpool Local Plan 2001-2016.

- 3 Details of the surfacing materials for the car parking and servicing areas shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016

- 4 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 including bollards, 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.

- 5 Prior to the development hereby approved being first brought into use the refuse storage 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 the residential amenity of occupants and neighbours, 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 Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided 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.

- 8 No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for onsite contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with 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.

- 9 No development shall take place until a 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 construction period
- control of noise emanating from the site during the 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 construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways

- the routing of construction traffic.

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.

- 10 The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016

- 11 The single storey retail unit hereby approved shall only be used for food retail purposes with ancillary clothing, footwear, garden, home products and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended)

Reason: To safeguard the vitality and viability of Blackpool Town Centre in accordance with Policies BH11 and BH12 of the Blackpool Local Plan 2001-2016

- 12 The net sales area of the single storey retail unit hereby approved shall be restricted to 1254 square metres.

Reason: To safeguard the vitality and viability of Blackpool Town Centre and the District and Local Centres in the town in accordance with Policies BH11, BH12, BH13 and BH14 of the Blackpool Local Plan 2001-2016

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall be no change of use from Class A1 food retail without the prior written permission of the Local Planning Authority.

Reason: In order to ensure that the Council has control of any possible future uses of the retail unit in accordance with Policy DE1 of the Blackpool Local Plan 2001-2016

- 14 No development shall be commenced until a scheme for the alteration of the mini roundabout in Amy Johnson Way, providing access to the Morrison's foodstore car park and the Blackpool Retail Park car park, has been submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016

- 15 The single storey retail unit hereby approved shall not be opened for trading until the highway scheme referred to in condition 14 has been implemented in full.

Reason: In the interests of highway and pedestrian safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016