

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 8 SEPTEMBER 2015

Present:

Councillor L Williams (in the Chair)

Councillors

I Coleman
Critchley

Elmes
Hutton

Robertson BEM
Stansfield

In Attendance:

Bernadette Jarvis, Senior Democratic Governance Adviser

Gary Johnston, Head of Development Management

Latif Patel, Group Engineer (Traffic Management)

Carmel White, Chief Corporate Solicitor

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 4TH AUGUST 2015

Resolved: That the minutes of the meeting held on 4th August 2015 be signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

To note the planning/enforcement appeals lodged and determined.

Background papers: letter from the planning inspectorate dated 17 August 2015.

4 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered the planning enforcement update report.

In response to a request for an update on the Community Protection Notice served in connection with enforcement case 15/8316, land adjacent to 39 School Road, Mr Johnston confirmed that the majority of the actions requiring compliance by 20th July 2015 had been achieved with the exception of a small section of fencing that still needed to be erected along the boundary with number 39 School Road. Reporting on the requirements for compliance by 10th August 2015, Mr Johnston reported that the desktop study, the details of the foul and surface water drainage arrangements and details of the finished levels for the development had been submitted.

Responding to concerns raised by a Member of the Committee, Mr Johnston agreed to investigate the use of the recently acquired cabin to ascertain if it was being used as living accommodation.

Resolved: To note the outcomes of the cases in the report and to support the actions of

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 8 SEPTEMBER 2015

the Service Manager, Public Protection Department in authorising the notices.

5 PLANNING APPLICATION 14/0608 - UNITS 21-25 SQUIRES GATE INDUSTRIAL ESTATE, SQUIRES GATE LANE

The Committee considered application 14/0608 for the erection of a 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.

Members were reminded that at its last meeting the Committee had resolved to defer consideration of the application to this meeting to enable further information to be received relating to the sequential test, particularly in relation to the Booths Store on Highfield Road and the cumulative impact on the Local and District Centres in the Southern part of Blackpool.

Mr Johnston, Head of Development Management provided the Committee with an overview of the application and the site location plan. He reported that the proposed development, if approved, would involve the loss of 0.7 hectares of employment land and would represent a departure from Policies DE1 and DE2 the Council's Local Plan and policies CS3 and CS24 of the Council's Core Strategy. It was also located within the proposed Enterprise Zone which was due to come into effect in January 2016. Mr Johnston advised Members that the proposed development would open up a new vehicular link to the retail park which was currently closed. There would be 44 parking spaces and parking availability would be shared with other retail stores which would provide a total of 524 spaces. Mr Johnston advised Members that the applicant's agent had confirmed that the new store if approved would provide employment for up to 40 people.

Mr Johnston referred to additional information that had been provided by Savills, Aldi Stores Ltd, Steven Abbott Associates and Hollis Vincent in relation to the sequential test and the cumulative impact on the Local and District Centres in the Southern part of Blackpool. He reported that he was satisfied that the applicant had demonstrated that there would not be a significant impact on the Local and District Centres in the Southern part of the town. However, the main issue remained that, in Mr Johnston's opinion, there was a sequentially preferable site available based on location, transport links to the town centre and a greater residential catchment area. Mr Johnston reminded Members that satisfying the sequential test was a key element of the National Planning Policy Framework and that there was a requirement for flexibility on both parties on issues such as format and scale of any proposed development. Mr Johnston considered that the application should be refused on the grounds that it had failed the sequential test.

Mr Hollis, representing Baxter Group Ltd spoke in objection to the application.

Mr Sobic, the applicant's agent and Mr Isherwood, on behalf of Aldi spoke in support of the application.

The Committee carefully considered the representations made by all parties both in writing and at the meeting.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 8 SEPTEMBER 2015

During consideration of the application, Members acknowledged the loss of employment land for retail purposes, particularly in an area identified as being within the Enterprise Zone. The Committee also considered the relevant policies within the Local Plan and Core Strategy.

The Committee noted that the application site currently had units that had been vacant for some time and considered that the location of the proposed development would be segregated to a certain extent from the rest of the industrial estate. Members felt that the application site was more closely related to the retail park. Members also acknowledged that the development, if granted, would create employment opportunities in the near future.

The Committee considered at length the issue of whether there was a sequentially preferable site available. Members accepted the view from Aldi that the premises that had been identified as being sequentially preferable would not be a viable option for the applicant.

The Committee agreed that the proposed redevelopment would provide employment opportunities in the near future. It also acknowledged the length of time that the units had been vacant with no present prospect of development and the fact that the proposed site was to some extent segregated from the rest of the industrial estate and would represent a rounding off of the retail park. Members also agreed that the redevelopment would enhance the appearance of the area and would contribute to linked trips to the retail park. Taking into account all of the above material considerations, Members considered on balance that the benefits of the proposed development outweighed the disadvantages of the loss of employment land and justified a departure from policy. The Committee did not consider that the development would prejudice any future redevelopment of the industrial estate and was not satisfied that there was a sequentially preferable site available.

The Committee went on to discuss the requirement for conditions on the development should be application be granted and agreed that if Members were minded to approve the application, relevant conditions would need to be imposed.

The Committee therefore agreed to consider conditions proposed by officers separately at its next meeting.

Resolved: That the application be granted in principle, subject to the Committee agreeing relevant conditions to be attached to the development at its next meeting.

6 PLANNING APPLICATION 15/0224 - 170 PRESTON NEW ROAD

Prior to consideration of application 15/0224 for the erection of residential development in the rear garden with associated access from Preston New Road, Mr Johnston, Head of Development Management advised Members that the report had been withdrawn to enable clarification on the application's planning history.

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 8 SEPTEMBER 2015

Responding to a question from the Committee, Mr Johnston confirmed that there would be a further opportunity for objections to the application to be submitted and that the timescale for objections to be received was approximately two weeks.

Resolved: To note that the report had been withdrawn and that the application was likely to be re-submitted to the Committee at its next meeting on 6th October 2015.

7 PLANNING APPLICATION 15/0362 - KINGS CHRISTIAN CENTRE, WARLEY ROAD

Prior to consideration of application 15/0362 for the erection of a three storey building comprising of 15 two bedroom self-contained permanent flats with vehicle access from Gynn Avenue and associated car parking facilities for six vehicles, refuse store and cycle store to rear, Mr Johnston advised that a late objection to the application had been received from the Head of Transportation. He informed Members that due to the late submission, the applicant had not had sight of the objection and in view of this requested that the Committee defer consideration of the application to allow the applicant the opportunity to consider and respond to the objection.

In response to concerns raised regarding the late receipt of the objection, Mr Johnston agreed to discuss with officers from the Transportation section the requirement for comments to be made available at the time that the report is being prepared to allow for those comments to be considered within the report.

Resolved: To defer consideration of the application to a future meeting to allow the opportunity for the applicant to consider the Head of Transportation's objection.

Chairman

(The meeting ended 6.52 pm)

Any queries regarding these minutes, please contact:
Bernadette Jarvis Senior Democratic Services Adviser
Tel: (01253) 477212
E-mail: bernadette.jarvis@blackpool.gov.uk