

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 6 OCTOBER 2015

Present:

Councillor L Williams (in the Chair)

Councillors

I Coleman
Critchley

Elmes
Hutton

Robertson BEM
Stansfield

In Attendance:

Mrs Bernadette Jarvis, Senior Democratic Governance Adviser

Mr Gary Johnston, Head of Development Management

Mr Latif Patel, Group Engineer, Traffic Management

Mr Mark Shaw, Principal Planning Officer

Ms 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 8TH SEPTEMBER 2015

Resolved: That the minutes of the meeting held on 8th September be signed by the Chairman as a correct record.

3 PLANNING APPEALS LODGED

Resolved: To note the planning appeals lodged.

4 PLANNING ENFORCEMENT UPDATE REPORT

Resolved: To note the outcomes of the cases detailed in the report and to support the actions of the Service Manager, Public Protection department, in authorising the notices set out in the report.

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

Mr Johnston, Head of Development Management reminded the Committee that at its last meeting it had approved the application 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, subject to the Committee agreeing proposed conditions to be attached to the permission at this meeting.

The Committee considered the proposed conditions outlined in the report and the

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subsequent amendments to these conditions as detailed in the Update Note. Mr Johnston reported on the reasons for the amendments which included the appropriateness of including a proposed timescale for a travel plan to be submitted and approved and the necessity of a restriction on the use of the unit for food retail purposes with ancillary non-food goods sales.

Resolved: To approve the conditions to be attached to the planning permission as set out in the appendix to the minutes.

6 PLANNING APPLICATION 11/0314- LAND AT WHYNDYKE FARM, PRESTON NEW ROAD

The Committee considered outline application 11/0314 for development of a maximum of 1,400 residential dwellings, 20 hectares of Class B2 general industrial/Class B8 storage and distribution, Class D1 primary school, two local neighbourhood centres (Classes A1/A2/A3) Class A4 drinking establishment, Class D1 health centre, Class D1 community building, vehicle access onto Preston New Road and Mythop Road with associated road infrastructure, car parking, public open space, sports pitches, allotments, the retention and improvement of natural habitats, watercourse, ponds, reed beds and hedgerows and landscape features.

Mr Shaw, Principal Planning Officer presented the Committee with a brief outline of the application and the site plan showing the proposed location of each of the facilities. Mr Shaw explained that the site was located predominately within Fylde Borough Council and that its Development Management Committee had approved planning permission for the development, subject to completion of a Section 106 agreement and conditions to be attached to the permission. Mr Shaw reported on the financial contributions that would be sought through a Section 106 Agreement which included the provision of affordable housing within both Blackpool and Fylde, with Fylde Borough Council's intention being that its proportion would be on-site and Blackpool Council's preference that its proportion would be targeted towards the inner Blackpool wards. Financial contributions would also be sought towards secondary education provision, a new bus service to serve the development and significant off-site highway works. Members were advised that it would be a phased development over a 10-15 year period with the sequencing of phases being controlled by appropriate conditions.

Mr Shaw concluded by advising Members of ongoing discussions between the two respective Local Authorities to agree appropriate conditions to be attached to the development, if approved. He referred them to the Update Note which summarised the main topics to be covered by conditions.

Mr Cassidy, the applicant's agent spoke in support of the application.

During consideration of the application, Members sought clarification regarding the controlled road junctions that would be in place to serve the proposed site. It was also clarified to Members that the proposed facilities within the site would be available to all members of the public irrespective of whether they resided within the proposed development area or not.

In response to a concern raised regarding the potential impact on Blackpool Victoria Hospital, Mr Shaw confirmed that he was unaware of any objections from the health

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authority following the consultation. A further concern was raised regarding accessibility of the primary school due to its proposed location within the development, however, it was noted that the school would be under the control of Lancashire County Council and that this was its preferred location for the school.

Resolved: That the application be approved in principle and deferred for delegation to the Head of Development Management subject to the completion of a Section 106 agreement and subject to appropriate conditions.

Background papers: Applications, plans and replies to the consultations upon the applications.

7 PLANNING APPLICATION 15/0494- FORMER YATES WINE LODGE 2-10 TALBOT ROAD

The Committee considered application 15/0494 for the erection of a six storey building to provide a public house/restaurant use and hotel reception at ground floor level, with hotel accommodation above comprising 150 en-suite bedrooms, with associated rooftop plant deck, ground level plant, yard and sub-station.

Mr Shaw, Principal Planning Officer presented the Committee with a brief outline of the application and site layout plans. He circulated computerised images illustrating the proposed development relevant to other properties on Talbot Road, Clifton Street and Talbot Square. He reminded Members that the Committee had previously refused a similar application at its meeting on 13th April 2015 and outlined the reasons for refusal. He reported on the changes that had been made to the application to address the Committee's concerns which included a redesign of the building and a lowering of the height of the building. He confirmed that there was spare capacity within the town centre car parks to support the anticipated increase in demand for parking. Mr Shaw also confirmed that a Section 106 agreement relating to the use of the Clifton Street loading bay was nearing completion. Mr Shaw referred Members to the information in the Update Note which provided a summary of the amended conditions. He concluded by reminding Members that the site had been vacant for a number of years.

Mr Boniface, public objector spoke in objection to the application.

Ms Binns, the applicant's agent spoke in support of the application.

Concerns were raised by Members regarding the longevity of the materials to be used, particularly in light of the development's location and the need to prevent a potential deterioration in the building's appearance in the longer term. Mr Shaw presented a display board that had been provided by the applicant showing the materials that were intended to be used, although he confirmed no agreement had been reached as yet regarding the materials.

The Committee noted the applicant's intention that the development, if approved would commence in Spring 2016 with an 18 month development programme.

During consideration of the application, Members expressed views that, should the application be approved, an additional crossing facility on Talbot Road would be beneficial and Mr Patel, Group Management (Traffic Management) agreed to consider

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this suggestion in conjunction with the planning agents.

Members commented favourably on the benefits of the proposed development and considered that the amendments to the application had addressed the main concerns from the initial application.

Resolved: That the application be approved in principle and deferred for delegation to the Head of Development Management, subject to the completion of a Section 106 Agreement in relation to the use of the Clifton Street loading bay and subject to the amended conditions, and for the reasons, set out in the appendix to the minutes.

Background papers: Applications, plans and replies to consultations upon the applications.

8 PLANNING APPLICATION 15/0302- 141-147 ABBEY ROAD

The Committee considered application 15/0302 for the internal and external works including the erection of a 1.8m high wall to Squires Gate Lane boundary and use of the premises as altered as children's day nursery for up to 70 children.

Mr Johnston provided a brief overview of the application and showed Members the proposed plans. He reported that a number of issues identified during the pre-application enquiry process had not been addressed as part of the application. The Committee was advised of the proposed number of children in each age group and numbers of staff who would be on site.

Mr Johnston confirmed that the principle of locating a nursery in the proposed location was acceptable. He reported on the reasons for the recommendation for refusal as the detrimental impact on the residential amenities of the neighbours from excessive noise levels and inadequate parking arrangements which would adversely impact highway and pedestrian safety. He referred Members to the Update Note which detailed an amendment to the reasons for refusal.

Mr Gaunt, applicant spoke in support of the application. Councillor Cox, Squires Gate Ward Councillor also spoke in support of the application.

During consideration of the application, Members, notwithstanding comments made regarding the lack of complaints received to date, were concerned at the potential impact that the development might have on nearby residents due to the number of children that could be accessing the facility. They were also concerned at the increase in traffic, and the location of the available car parking spaces, particularly at peak periods which would impact on highways and public safety. Member also expressed concerns at the height of the proposed fence along the Squires Gate Lane frontage of the site.

During a general discussion regarding potential reductions in the number of children accessing the facility, Mr Johnston confirmed that should the application be refused the applicant would have the opportunity to re-submit a new application to the Committee which could seek to address the reasons for refusal.

Resolved: That the application be refused for the reasons set out in the appendix to the

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minutes.

Background papers: Applications, plans and replies to consultations upon the applications.

Chairman

(The meeting ended 7.20 pm)

Any queries regarding these minutes, please contact:
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