

Blackpool Council

13 January 2023

To: Councillors Baker, G Coleman, Farrell, Hunter, Kirkland, O'Hara, Sloman and Stansfield

PLANNING COMMITTEE

Update Note and Public Speakers List

Please find attached the Update Note and Public Speakers List for Tuesday, 24 January 2023 meeting of the Planning Committee.

Agenda No **Item**

10 UPDATE NOTE AND SPEAKERS LIST (Pages 1 - 8)

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Planning Application Reports – Update Note

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

CASE: 22/0859

ADDRESS: LAND BETWEEN SEASIDERS WAY AND CENTRAL DRIVE TO THE SOUTH OF RIGBY ROAD, BLACKPOOL, FY1 5HZ

Update: Since the Committee Report was written, a temporary 5 year permission has been granted for the enclosure and use of the north east corner of the football stadium, between the north and east stand as a 'fan zone'. This is the site where the ground-persons storage building is proposed as part of the current application under consideration by Committee. This granting of temporary permission has no bearing on the acceptability of the current application.

A consultee response has been received from the Parks Manager, confirming that a lot more trees and green features can be incorporated within the site, especially sustainable drainage systems in zone 1 which would help with surface water. The Parks Manager has also requested a tree species list, a planting spec for soft and hard surfaces and that trees are heavy standard.

Officer response: Landscaping, including sustainable drainage systems would be agreed by condition, in full consultation with the Parks Manager.

The Head of Highways and Traffic Management has made further comments on the proposals which are summarised below:

- The 10% cycle parking is a minimum requirement; due to the nature of the facility I would expect higher levels of cycle use and as such I feel asking for additional stands to be installed would be a reasonable request. I would suggest shelters totalling 24 stands and hence room for 48 cycles.
- The plan used for Appendix C will need to be updated or can simply be noted to be set aside. If the applicant does not intend to propose any stopping up or adoption or areas that could be confirmed by email, rather than producing a further plan.
- The proposal has the potential (which cannot be quantified) to significantly alter pedestrian and cycle movements in the area. Any changes to the roundabout area, together with the proposed new coach access, would be within adopted highway. The initial response identified issues relating to pedestrian crossing movements at the roundabout. The coach access would introduce a conflict between coaches and pedestrians, most notably on match days. It would also introduce U-turns at the roundabout for any vehicle using that access. It would be helpful for an explanation to be provided of how the access would be managed and secured – times/days, location of controls etc.
- The process for the required s278 agreement would require a Road Safety Audit (RSA). The intention was to give the applicant some degree of certainty by having a RSA1 at this stage. I am happy to continue without the RSA1. I should add that the coach access would need to accommodate a wide range of vehicles and the geometry should be confirmed by swept paths of a suitable range of coach and goods vehicles, prior to any RSA work.

- The car park data is appreciated and is acceptable.
- I note that cycle parking provision should be increased to 48. I would suggest that the charging point provision should be in line with the new policy requirement.
- If the provision of accessible spaces is to be below 10% I would expect to see some evidence of the suitability of the percentage.
- The design of the roundabout in question and the pedestrian facilities dates back to the 1980's when the design principle was to keep pedestrian movements on the west side of Seaside Way. Since that time the pedestrian flows have been relatively low. With increased activity on the application site and in the context of LTN 1/20 we would expect appropriate consideration of cycle and pedestrian flows at this point and consideration of them in the RSA.

Officer response: Given the above, condition 17, which requires the submitted car parking to be provided has been changed to require the car parking layout to be submitted and agreed as follows:

Notwithstanding the submitted details, prior to the commencement of development a car parking layout which shows 10% of the spaces to be accessible parking bays and 10% of the spaces to be electric vehicle charging bays with a minimum of 7KW charging facilities shall be submitted to and agreed by the Local Planning Authority. Prior to the development hereby approved being first brought into use, the agreed parking layout shall be provided and shall thereafter be retained as such.

Reason: In order to ensure that adequate and accessible parking provision is available to meet the needs of the development in the interests of highway safety and to encourage travel to and from the site by ultra low and zero emission vehicles in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Saved Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document.

Condition 7 which relates to off-site highway works now reads:

Prior to the commencement of development a scheme of highway improvement works shall be submitted to and agreed in writing by the Local Planning Authority, and this agreed scheme shall be implemented in full and in full accordance with the approved details before any of the development hereby approved is first occupied.

For the purpose of this condition, this scheme shall include amendments to the layout of the adjacent roundabout on Seaside Way and provision of a new coach access.

Reason: In the interests of highway safety in accordance with Saved Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies document. This scheme must be agreed prior to the commencement of works on site in order to ensure that appropriate access is available once the scheme is operational.

Condition 8 requires the details of cycle parking to be submitted and agreed and the applicant is aware of the requirement to accommodate 48 cycles.

The comments from the Head of Highways and Traffic Management and the revised conditions listed above have been sent to the applicant and Officers are awaiting a response.

Amended layout plans have been submitted which alters the southern boundary fence to the main 3G pitch, to ensure that some (but not all) United Utilities assets are not within the pitch boundary.

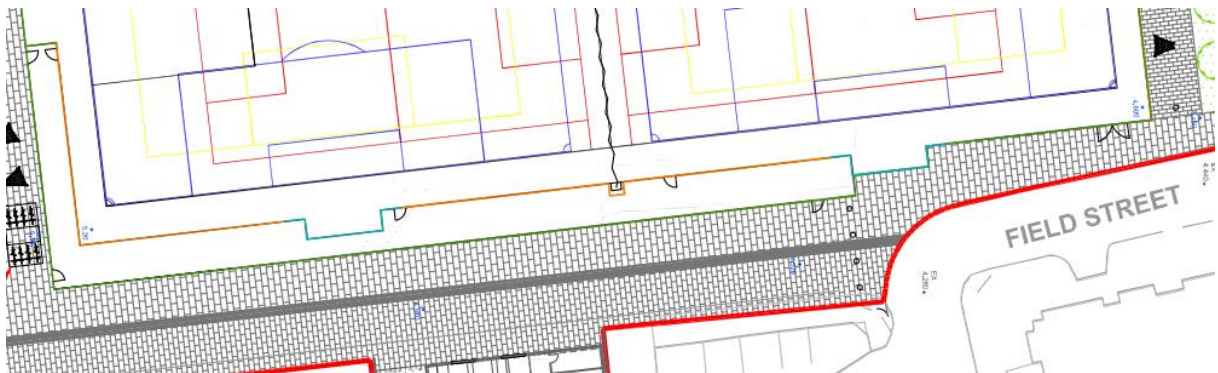


Figure 1 Original proposed fence line (in green)



Figure 2 Amended proposed fence line (in green)

United Utilities has confirmed that the proposals are acceptable but have requested the imposition of a pre-commencement condition relating to the diversion and protection of water mains on the site. As such, an additional condition is proposed:

20. Prior to the commencement of development (including any earthworks), the following shall be submitted to the local planning authority and approved in writing:

- (i) Evidence that a diversion of the water main(s) has been agreed with the relevant statutory undertaker and that the approved works have been undertaken.
- (ii) Details of the means of ensuring the water main(s) is protected from damage as a result of the development. These details shall include the potential impacts on the water main from construction activities and the impacts post completion of the development, including landscaping, on the water main infrastructure, and identify mitigation measures, to protect and prevent any damage to the water main(s) both during construction and post completion of the development.

Any mitigation measures identified by (ii) shall be implemented in full prior to commencement of development in accordance with the approved details and shall be retained thereafter for the lifetime of the development.

Reason: In the interest of public health and to ensure protection of the public water supply.

As such, the recommendation remains to resolve to support the application and delegate authority to the Head of Development Management to issue the decision, once the negotiations with highways have been resolved and subject to the imposition of appropriate conditions.

**PLANNING COMMITTEE
24 JANUARY 2023 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 6 Application 22/0042 Officer's recommendation: Grant Pages 17 to 46	Erection of 11 single private dwelling houses with associated parking and landscaping and access from Cherry Tree Road following demolition of 74 Cherry Tree Road. LAND BOUNDED BY CHERRY TREE ROAD, CHERRY TREE ROAD NORTH AND NEWHOUSE ROAD, BLACKPOOL, FY4 4PF	INFORMATION FROM OFFICERS	
		OBJECTOR/S	Alan Williams Brian Milton Gary Molyneux
		APPLICANT/AGENT/SUPPORTER	No Speaker
		WARD COUNCILLOR	Councillor Adrian Hutton Councillor Paula Burdess
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

**PLANNING COMMITTEE
24 JANUARY 2023 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 7 Application 22/0583 Officer's recommendation: Support and delegate approval. Pages 47 to 58	Erection of a single storey rear extension following demolition of conservatory, alterations to fenestration, installation of 1.8 metre high fencing and landscaping to the rear, renewed driveway and use as altered as 2no. Self contained supported living flats with staff accommodation at first floor. 50 GLOUCESTER ROAD, BLACKPOOL, FY1 4EJ	INFORMATION FROM OFFICERS	
		OBJECTOR/S	No speaker
		APPLICANT/AGENT/SUPPORTER	No speaker
		WARD COUNCILLOR	No speaker
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

**PLANNING COMMITTEE
24 JANUARY 2023 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
Agenda Item 8 Application 22/0589 Officer's recommendation: Approve Pages 59 to 96	Provision of 1no. full size 11 a-side artificial grass pitch and 1no. 5 a-side artificial grass pitch with associated floodlighting, erection of a single storey changing pavilion and storage building, vehicular access off Seasiders Way, parking, public realm, landscaping and associated works following demolition of an industrial building off Field Street. LAND TO THE NORTH OF BLACKPOOL FOOTBALL CLUB, BETWEEN SEASIDERS WAY AND CENTRAL DRIVE TO THE SOUTH OF RIGBY ROAD, BLACKPOOL, FY1 5HZ	INFORMATION FROM OFFICERS	
		OBJECTOR/S	No speaker
		APPLICANT/AGENT/SUPPORTER	Ed Harvey, Planning Agent for the Applicant, Avison Young (UK) Limited
		WARD COUNCILLOR	No speaker
		<ul style="list-style-type: none"> • DEBATE BY COMMITTEE • DECISION 	

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