

# Public Document Pack

# Blackpool Council

2 June 2023

To: Councillors Baker, P Brookes, Farrell, Flanagan, Jackson, Roe and Sloman

## **PLANNING COMMITTEE**

### **Update Note and Public Speakers List**

Please find attached the Update Note and Public Speakers List for Tuesday, 13 June 2023 meeting of the Planning Committee.

**Agenda No      Item**

**11UPDATE NOTE AND SPEAKER'S LIST (Pages 1 - 6)**

Yours sincerely

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Blackpool Council

**Planning Committee:**

13 June 2023

## 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: 22/0991**

**Address: 32-34 Victoria Street**

**Update:**

### **Statutory consultee response**

Further comments have been received from the Theatres Trust who consider the submitted acoustic assessment to be flawed because the survey did not occur at times when there were full “get-ins” or “get-outs” at the Grand Theatre. It is argued that such activities would have resulted in a significantly different noise profile. It is stated that any restrictions on such activities would have greatest harm to the ongoing viability of the operation of the Grand Theatre. The Theatres Trust request that either planning permission is refused or that the application be deferred to enable a second survey to be carried out over a period when “get-ins” and “get-outs” occur.

Officer comments: Government guidance is clear that residential accommodation should be considered acceptable as a town centre use to support wider health and viability. Equally, the guidance identifies theatres as a main town centre use. The accommodation proposed would be for holiday use and this would be secured through condition. The potential impact of the operation of the Grand Theatre has been assessed in the Officer Report. The noise survey was submitted at a time when the theatre was operational with shows playing. It is considered that the accommodation would be used in a manner and sufficiently safeguarded against noise nuisance as to avoid undue impact upon the operation of the Grand Theatre.

### **Changes to conditions**

Amend condition 2 to reference updated Proposed Elevation drawing ref. JBA611-PL-007 Rev C which now details the replacement window frames as being a matt bronze colour.

Amend condition 3 to read:

The external materials to be used on the development hereby approved shall be **as specified on Proposed Elevations plan ref. JBA611-PL-007 Rev C, unless otherwise first** submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction, and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

Amend condition 4 to read:

(a) **The No part of the** holiday ~~flat/maisonette~~ **accommodation hereby approved** shall be occupied until all of the internal and external alterations shown on the approved plans have been carried out in full and in full accordance with the approved details.

(b) The layout of the accommodation shall thereafter be retained as approved unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation provides an adequate standard of residential amenity to improve the external appearance of the property and ensure that it has appropriate residential character in accordance with Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies DM5 and DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027, and the Council's New Homes from Old Places Supplementary Planning Document 2011.

Amend condition 5 to read:

The accommodation shall be used for serviced holiday accommodation only within the category of sui generis\* and for no other purpose within the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended. For the avoidance of doubt, the accommodation shall at no time be occupied on a permanent basis or by persons who are not on holiday. A person is considered to be on holiday where the duration of the stay does not exceed 30 days.

Reason: The accommodation is unsuitable for permanent occupation due to the necessity for noise mitigation measures that require alternative ventilation to opening windows. In addition the development lacks any outdoor space or storage space and no contribution towards public open space provision has been secured. As such this condition is necessary to accord with Policies CS7, CS12, CS13, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM5 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027, the Holiday Accommodation Supplementary Planning Document and the Council's New Homes from Old Places Supplementary Planning Document.

**\*serviced holiday accommodation is considered to be a sui generis use at the time of determination. In the event of any change to the Town and Country Planning (Use Classes) Order that would re-categorise a serviced holiday accommodation use, this condition should be taken to restrict the occupation of the accommodation to holiday purposes only as set out by the wording above.**

Amend condition 8 to read:

The flat roofed section of the building shall not be used for any purpose other than for **the provision, operation and maintenance of the photovoltaic equipment shown on the approved**

**plan and otherwise for general** maintenance or as a means of escape in the event of an emergency. No part of it shall be used as a roof terrace at any time.

Reason: In order to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

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**PLANNING COMMITTEE  
13 JUNE 2023 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<b>Agenda Item 5</b>  <b>Application 22/0499</b>  <b>Officer’s recommendation:</b> Grant  <b>Pages 27 to 54</b>	Erection of 1no detached dwelling in rear garden, with associated access from Cottesmore Place (resubmission of withdrawn application ref: 21/0476).  <b>6 WHINNEY HEYS ROAD, BLACKPOOL,            FY3 8NP</b>	<b>INFORMATION FROM OFFICERS</b>	
		<b>OBJECTOR/S</b>	
		<b>APPLICANT/AGENT/SUPPORTER</b>	Bernadette Sunderland, Applicant
		<b>WARD COUNCILLOR</b>	
		<ul style="list-style-type: none"> <li>• <b>DEBATE BY COMMITTEE</b></li> <li>• <b>DECISION</b></li> </ul>	

**PLANNING COMMITTEE  
13 JUNE 2023 – ORDER OF BUSINESS**

AGENDA ITEM NO /Recommendation	DESCRIPTION	ORDER OF BUSINESS	DETAILS
<b>Agenda Item 6</b>  <b>Application 22/0991</b>  <b>Officer's recommendation:</b> Grant  Pages 55 to 80	Use of first and second floors as a serviced holiday flat (sui generis use) following replacement of external windows.  <b>32-34 VICTORIA STREET, BLACKPOOL, FY1 4RA</b>	<b>INFORMATION FROM OFFICERS</b>	
		<b>OBJECTOR/S</b>	Adam Knight, The Grand Theatre Ian White, Stay Blackpool
		<b>APPLICANT/AGENT/SUPPORTER</b>	Joseph Boniface, Agent for the Applicant
		<b>WARD COUNCILLOR</b>	Councillor Mark Smith, Councillor for Talbot Ward
		<ul style="list-style-type: none"> <li>• <b>DEBATE BY COMMITTEE</b></li> <li>• <b>DECISION</b></li> </ul>	