

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 24 JANUARY 2023

Present:

Councillor Hunter (in the Chair)

Councillors

Baker	O'Hara	Stansfield
Farrell	Slovan	

In Attendance:

Keith Allen, Highways and Traffic Development Control Officer
Jenni Cook, Democratic Governance Senior Adviser
Ian Curtis, Legal Officer
Ian Large, Head of Highways and Traffic Management Services
Susan Parker, Head of Development Management

1 DECLARATIONS OF INTEREST

There were no declarations of interest.

2 MINUTES OF THE MEETING HELD ON 13 DECEMBER 2022

The Committee considered the minutes of the last meeting held on 13 December 2022.

Resolved:

That the minutes of the last meeting held on 13 December 2022 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Committee considered a report on Planning/Enforcement appeals lodged and determined since the last meeting.

Resolved:

To note the update.

4 PLANNING ENFORCEMENT UPDATE REPORT- NOVEMBER 2022

The Committee considered an update on Planning Enforcement Activity in Blackpool between 1 November and 30 November 2022.

In total, 39 cases had been registered in November 2022, 419 'live' complaints were outstanding as at 30 November 2022 and 17 cases had been resolved by negotiation without recourse to formal action.

Resolved:

To note the update.

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5 PLANNING ENFORCEMENT UPDATE REPORT - DECEMBER 2022

The Committee considered an update on Planning Enforcement Activity in Blackpool between 1 December and 31 December 2022.

In total, 19 new cases had been registered for investigation in December 2022, as at 31 December 2022, there were 420 "live" complaints outstanding and in total 3 cases had been resolved by negotiation without recourse to formal action.

Resolved:

To note the update.

6 APPLICATION NUMBER: 22/0042 LAND BOUNDED BY CHERRY TREE ROAD, CHERRY TREE ROAD NORTH AND NEWHOUSE ROAD, BLACKPOOL, FY4 4PF

Ms Susan Parker, Head of Development Management, presented the report and reminded the Committee that the application had been deferred from the December 2022 meeting in order to allow the applicant or his representative agent the opportunity to attend and answer the questions of the Committee in respect of highways and drainage matters.

Ms Parker provided the Committee with an overview of the application, the site, planning history and noted that this was a backland site, classified as greenfield land and that the proposed demolition of number 74 Cherry Tree Road would provide a two-way access directly off Cherry Tree Road. Representations against the application had been included within the officer report and the Committee was advised that site was not allocated or safeguarded for an alternative use. Although the third bedrooms fell short of minimum standards, these rooms could be used for alternative purposes and, as the proposal would make a modest contribution to the borough's housing supply and subject to meeting the relevant planning obligations, the development was considered to be acceptable in principle.

In respect of neighbour amenity, Ms Parker outlined the consideration that had been given to the impact of the development, with some of the properties proposed to be dormer bungalows, to lower ridge levels. All would be sufficiently separated from existing properties. The site spacing was considered to be acceptable and in order to create a more engaging sense of arrival, the property on plot 6 would face towards the access road.

Ms Parker advised the Committee that the proposed access arrangements had been assessed by the Council's Highways Officer and was considered to be acceptable. She referenced comments made by Councillors Burdess and Hutton at the December 2022 Planning Committee meeting and clarified that neither Mr John Blackledge, Director of Community and Environmental Services, nor Mr Ian Large, Head of Highways and Traffic Management Services had objected to the proposal, but had merely passed informal comment whilst in the area with Councillors on other business.

In respect of drainage proposals, these had been considered by United Utilities and the Council's drainage officer and were acceptable with the site draining to the existing combined sewer as it had been demonstrated that neither infiltration nor use of the

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existing watercourse were viable options. As the surface water run-off would be restricted to greenfield rates, no unacceptable impacts on flood risk were anticipated. Ms Parker noted residents' comments regarding the dyke on the site and advised the Committee that due to its historic disrepair and the fact that it was blocked, the dyke was not considered to constitute a drainage asset. The proposed drainage system had been designed to properly drain the site as a whole and had been approved by the relevant consultees.

The site had already been cleared, however in terms of biodiversity, the development would be required to provide ecological enhancement which could be secured through condition, as would management of Japanese knotweed on the site and no material impact on environmental quality had been identified or anticipated.

The Committee was asked to resolve to support the application and to delegate approval to the Head of Development Management, subject to the signing of a Section 106 Agreement and subject to the conditions listed in the report.

Mr Brian Milton spoke in objection to the application as a local resident and raised concerns regarding drainage, the dyke and potential for flooding. He advised the Committee that the site had been re-wilded with trees which had been subsequently cleared by the developer. He referenced historical developments within Blackpool that had suffered from drainage issues and if this were to happen due to development on this site, how it would be addressed. He also advised the Committee that some of the land had been used for fly-tipping.

Councillor Paula Burdess spoke in her capacity as a Councillor for Clifton Ward and raised residents' concerns regarding privacy, clearance of trees on the site, lack of communication from the developer and the need to restore ecological balance. She raised concerns regarding drainage, advised the Committee that the dyke had filled up and referenced photographs taken on 10 January 2023 that she stated showed issues with the dyke. She raised further concerns regarding traffic, particularly during rush hour and with the development site being in a residential area and near schools. She advised the Committee that a resident also felt that the development was encroaching on their private property.

Ms Parker addressed the points raised by Mr Milton and Councillor Burdess and advised that the developer had been within his rights to clear the site as the trees were not protected and advised the Committee that no planning weight could be given to the developer's actions. She advised that the issue raised by Councillor Burdess regarding alleged encroachment onto private property would be a private matter and again, no planning weight could be given to it. Ms Parker reiterated that neither the Council's drainage officers, nor United Utilities had objected to the proposed drainage scheme.

Councillor Adrian Hutton also spoke in his capacity as a Councillor for Clifton Ward and raised concerns about the level of traffic that the development site could generate on a busy Blackpool road. He also stated that, in his view, the access road was not wide enough and could cause issues for refuse or emergency vehicles. He raised concerns regarding the land marked blue on the plans and stated the residents had advised him they had been informed that this would be used for site cabins, and that removal of the cabins could be difficult once the development was complete. He felt that the land should

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not be built on and asked the Committee to refuse the application.

Ms Parker advised the Committee that the land marked blue on the plan was outside of the application area and that if it was intended to be used as a construction compound as allowed by Permitted Development rights, then the land would have to be cleared and restored to its original state after that usage.

Mr Keith Allen, Highways and Traffic Development Control Officer, addressed the points made by Mr Milton, Councillor Burdess and Councillor Hutton and advised the Committee the road was 6 metres wide and a Council refuse truck was 2.5 metres wide and that the largest fire brigade vehicle was 3 metres wide. The proposed access road had been considered in line with Government and local guidance and no concerns had been raised during considerations and width calculations and Mr Allen noted that the Fire Service had not raised any objections.

The Committee discussed the application and raised concerns regarding width of the access road, increased levels of traffic, the third bedroom falling short of national minimum standards, the use of the land marked blue and the impact on residents.

Ms Parker advised the Committee that although the third bedroom did fall short of national standards, it was considered to be acceptable as the third bedroom could be used as an ancillary room and that under the current local plan there was no requirement to meet those standards. Under Part of Two of the Local Plan, which would be put before Council on 1 February 2023, only 20% of properties would be required to meet those standards.

Mr David Hadwin addressed the Committee to address any questions where the Committee felt that the views of the applicant would be useful. He clarified that there was no intention of using the land marked blue for site cabins and that the land would be restored to provide ecological enhancement upon completion of the development. A Construction Management Plan had not yet been developed as the development had not received planning approval. He advised the Committee that the access road was more than wide enough and that none of the statutory consultees had raised any concerns. Mr Hadwin informed the Committee that the developer had been within his rights to remove trees and shrubs from the land and that none of the items removed had been subject to a Tree Preservation Order. In respect of drainage the Committee was advised that the dyke did not form part of the application site and was not suitable for use as part of the proposed drainage systems. Mr Hadwin confirmed that the developer took part in the 'Considerate Contractor' scheme and would abide by the standard planning conditions that controlled the timings of site works.

The Chair allowed the applicant, Mr. Howard Plant, to address the Committee as Mr. Hadwin had not used his full allocation of speaking time. Mr Plant referred to previous planning permission granted for the site and noted that this application had reduced the number of proposed properties to 11. He advised the Committee that he had taken the advice of the Council and the statutory consultees and raised concerns about the length of time it had taken to bring the application to the Committee.

A proposal was moved and seconded to support approval of the application and to delegate approval to the Head of Development Management subject to the signing of a

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Section 106 Agreement to secure the necessary planning obligations and the conditions outlined in the Officer report.

Resolved:

To support approval of the application and to delegate approval to the Head of Development Management subject to the signing of a Section 106 Agreement to secure the necessary planning obligations and the conditions outlined in the Officer report.

7 APPLICATION NUMBER: 22/0583 - 50 GLOUCESTER AVENUE, BLACKPOOL, FY1 4EJ

The Committee considered planning application number 22/0583 for the 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 two self-contained supported living flats with staff accommodation at first floor at number 50 Gloucester Road, Blackpool.

Ms Susan Parker, Head of Development Management provided the Committee with an outline of the proposals for the site which had historically been used as a care home and would retain its use within Class C2.

The Committee was advised that the application had been considered under policy BH24 of the current Local Plan, which would become policy DM3, should Part 2 of the new Local Plan be approved in February 2023. Both policies indicated that the proposed use was suitable for the site and met an identified local need and this need had been confirmed by the Council's Adult Services Team. No unacceptable impacts on local residents had been identified.

Ms Parker advised the Committee that planning permission, if granted, would be subject to a Section 106 Agreement to ensure that future tenants would be placed by or with the written agreement of the Council which would ensure that the accommodation would meet the needs of local residents. It was noted that the proposal to provide two one-bedroom flats was contrary to the Council's usual requirements relating to housing mix. However, as this application was for specialist housing to meet an identified need, it was considered acceptable in this instance.

The Committee was asked to support the application and to delegate approval to the Head of Development Management following completion of the necessary Section 106 Agreement.

The Committee discussed the application and noted the need for care provision in Blackpool. In response to questions from the Committee, Ms Parker advised that any placements would be carried out in line with the written agreement of the Adult Services Team and that the Section 106 Agreement would specify that the facility would be for adult places.

A proposal was moved and seconded to support the application and to delegate approval to the Head of Development Management, subject to completion of the Section 106 Agreement to control occupancy.

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Resolved:

To support the application and to delegate approval to the Head of Development Management, following completion of the Section 106 Agreement to control occupancy.

8 APPLICATION NUMBER: 22/0859 - LAND TO THE NORTH OF BLACKPOOL FOOTBALL CLUB, BETWEEN SEASIDERS WAY AND CENTRAL DRIVE TO THE SOUTH OF RIGBY ROAD, BLACKPOOL, FY1 5HZ

The Committee considered application number 22/0859 for the provision of one full size 11 a-side artificial grass pitch and one 5 a-side artificial grass pitch with associated floodlighting, erection of a single storey changing pavilion and storage building, vehicular access off Seaside Way, parking, public realm, landscaping and associated works following demolition of an industrial building off Field Street.

Ms Susan Parker, Head of Development Management, provided the Committee with an outline of the application and proposals for the site which comprised of two enclosed and floodlit artificial grass football pitches, changing facilities, car parking and public realm provision. The proposal also included a building to store equipment for the main stadium and would require demolition of an industrial unit on Field Street. The Committee was advised that the application site included part of a housing allocation which had been expected to deliver around 56 dwellings within the site boundary. Whilst this loss of housing allocation did weigh against the scheme, the site was not critical for housing delivery.

The Committee was advised that in relation to the Core Strategy, there was a focus on brownfield redevelopment in Inner Areas and neighbourhood regeneration and the Core Strategy supported development to encourage healthy and active lifestyles. The proposal would regenerate a partially vacant brownfield site and provide accessible sporting opportunities to a deprived Inner Area neighbourhood. Sport England had not objected to the scheme, subject to submission of a Community Use Agreement and Ms Parker confirmed that the proposal did not undermine viability of other existing or planned 3G artificial grass pitches as outlined in the Playing Pitch Strategy.

Ms Parker advised the Committee that there was no strategic need for the sporting facility, however the community and regeneration benefits weighed heavily in the planning balance and the principle of the development was considered to be acceptable. The Update note referred to a proposed single storey store in the northeast corner between the north and east stand. This location had historically been used for storage, however this had been granted temporary planning permission for use as a fan zone. Ms. Parker advised that this had no bearing upon the consideration of this application. Some potential for noise disturbance and light pollution had been identified and a condition restricting usage times of the pitches was proposed, along with angled and shrouded floodlights and a 3 metre high acoustic fence, in order to safeguard residential amenity.

The application was considered to be acceptable in terms of design and layout and a significant amount of public realm would be provided with a high quality landscaping scheme which would have a positive visual impact on the area. Though the details would need to be agreed by condition, this would provide a green link between Revue Park and Seaside Way and enhance biodiversity in the area.

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In respect of parking provision, the Update Note stated that the final car park layout would be agreed by condition to ensure that the number of electric vehicle, accessible spaces and cycle storage met the Council's parking standards. Ms Parker advised the Committee that United Utilities had identified a number of assets within the application site and a condition in respect of diversion or protection of water mains was necessary. The proposed additional condition was detailed within the Update Note.

In conclusion, Ms Parker advised that no issues relating to drainage, ecology or environmental quality had been identified and the proposal would provide regeneration to a brownfield site and health, social and environmental benefits to a deprived area. As such, the benefits of the proposal outweighed the partial loss of housing allocation. The Committee was asked to support the application and delegate authority to the Head of Development Management to issue the decision on conclusion of negotiations with Highways Officers and subject to the appropriate conditions as detailed in the Officer Report and the Update Note.

Mr Ed Harvey, planning agent for the applicant, spoke in favour of the application and advised the Committee that the development would provide a new sports village including new pitches, facilities and public realm that would be open to community use. It would provide investment in the community and regenerate a partially vacant brownfield site. Little impact was anticipated in relation to neighbour amenity and mitigations would be put in place via condition. No objections had been received from the Football Federation or Sport England and the Committee was asked to support the application.

The Committee discussed the application and considered it to be a high quality application, a positive use of land and would have social benefits as well as contributing to social inclusion.

A motion was moved and seconded to support the application and delegate authority to the Head of Development Management to issue the decision on conclusion of negotiations with Highways Officers and subject to the appropriate conditions as detailed in the Officer Report and the Update Note.

Resolved:

To support the application and delegate authority to the Head of Development Management to issue the decision on conclusion of negotiations with Highways Officers and subject to the appropriate conditions as detailed in the Officer Report and the Update Note.

9 DATE OF NEXT MEETING

Resolved:

To note the date of the next meeting as 7 March 2023.

Chairman

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(The meeting ended at 7.32 pm)

Any queries regarding these minutes, please contact:

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