

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 25 JULY 2023

Present:

Councillor P Brookes (in the Chair)

Councillors

Baker	Farrell	Humphreys
Ellison	Flanagan	Jackson

In Attendance:

Keith Allen, Highways and Traffic Development and Control Officer
Lennox Beattie, Executive and Regulatory Support Manager
Carl Carrington, Head of Planning, Quality and Control
Alan Cavill, Director of Communications and Regeneration
Ian Curtis, Legal Officer
Susan Parker, Head of Development Management

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 13 JUNE 2023

The Committee considered the minutes of the last meeting held on 13 June 2023.

Resolved:

That the minutes of the meeting held on 13 June 2023 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee considered a report on Planning/Enforcement Appeals lodged and determined since the last meeting. The Planning Committee noted details of the eight appeals lodged and the two appeals determined which had both not been allowed.

Resolved:

To note the report.

4 PLANNING ENFORCEMENT UPDATE REPORT - APRIL 2023

The Committee considered a report outlining the summary of Planning Enforcement activity within Blackpool, between 1 April 2023 and 30 April 2023.

In total 47 new cases were registered for investigation in April 2023, 374 live cases were outstanding, 11 cases were resolved by negotiation without recourse to formal action and a total of six notices were issued or authorised.

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Resolved:

To note the update.

5 PLANNING ENFORCEMENT UPDATE REPORT - MAY 2023

The Committee considered a report outlining the summary of Planning Enforcement activity within Blackpool, between 1 May 2023 and 31 May 2023.

In total 39 new cases were registered for investigation in May 2023, 368 live cases were outstanding, 9 cases were resolved by negotiation without recourse to formal action and no notices were issued or authorised.

Resolved:

To note the update.

6 PLANNING ENFORCEMENT UPDATE REPORT - JUNE 2023

The Committee considered a report outlining the summary of Planning Enforcement activity within Blackpool, between 1 June 2023 and 30 June 2023.

In total 61 new cases were registered for investigation in June 2023, 359 live cases were outstanding, 10 cases were resolved by negotiation without recourse to formal action and a total of seven notices were issued or authorised.

Resolved:

To note the update.

7 PLANNING APPLICATION AND APPEALS PERFORMANCE 2022/2023

The Committee received a report to update it on the Council's performance in relation to Government targets for the 2022/23 financial year.

The Committee was reminded that the government set target remained for 60% of major applications to be determined within 13 weeks or an agreed extension and for 70% of non-major applications to be determined within 8 weeks or an agreed extension.

The Committee noted the Council's performance for financial year 2022/23 exceeded these statutory targets with 94.7% of major applications determined within 13 weeks or an agreed extension and 85% of non-major applications determined within 8 weeks or an agreed extension.

Resolved:

To note the report.

8 PLANNING APPLICATION AND APPEALS PERFORMANCE 2023/2024 QUARTER ONE

The Committee received a report to update it on the Council's performance in relation to

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Government targets for the first quarter of the 2023-24 financial year.

The Committee was reminded that the government set target remained for 60% of major applications to be determined within 13 weeks or an agreed extension and for 70% of non-major applications to be determined within 8 weeks or an agreed extension.

The Committee noted the Council's performance for the first quarter financial year 2022/23 was 100% of major applications determined within 13 weeks or an agreed extension and 65.6% of non-major applications determined within 8 weeks or an agreed extension. The Committee noted that the performance had exceeded the target for major applications but fallen just below the target for non-major applications. This shortfall had been caused by the levels of workload and temporary staff shortages.

Resolved:

To note the report.

9 APPLICATION NUMBER 21/0386 - 6-8 HARROW PLACE, BLACKPOOL, FY4 1RP

The Committee considered planning application 21/0386 for external alterations to include balconies to Harrow Place elevations, provisions of roof terrace, three storey extension to west elevation, squaring off of building at third floor, cycle and bin stores to rear and use of premises as altered as 15 self-contained permanent flats.

Ms S Parker, Head of Development Management presented the report to the Committee. Ms Parker explained that had been significant history to the application and a number of complex issues to address. The application property had initially formed part of a single development site with Nos 2-4 Harrow Place and 647-651 New South Promenade known as Coastal Point which had received planning permission in 2018. However, for reasons personal to the developers, the site had been subsequently split and 6-8 Harrow Place had been excluded from the Coastal Point planning application. Ms Parker explained that while the Coastal Point development had become entirely separate to this proposal, it had nevertheless been considered relevant because of the parking issues that applied to the area and therefore both schemes.

Ms Parker explained in principle the change of use from hotel to permanent residential accommodation would be acceptable in planning policy terms and the proposal complied with the standards for new build and related well in terms of use, scale and appearance to neighbouring properties.

There were significant number of objections and representations to the application however these applications were mainly concerned with previous parking proposals which were no longer being pursued. Ms Parker explained the Council's intention to deliver an off-site parking scheme and stated that the proposed conditions, in the Planning officers' view, would address the parking issue. Ms Parker reminded members that issues related to any potential Traffic Regulation Order would not form part of the relevant considerations for the Committee and these would be dealt within the statutory process for the approval of Traffic Regulation Orders.

Mr David Storton and Mrs Paula Storton, Public Objectors spoke in objection to the

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application. Mr and Mrs Storton highlighted their concerns regarding the car parking situation and how it related to their property. Mr Storton explained that, in his view, the assurances made by the Council's Highways department at the time of the approval of Coastal Point application should be approved.

Mr Tony Banks, applicant, spoke in support of the application. Mr Banks briefly explained the history behind the application and expressed displeasure at the delays in the planning process which were for reasons outwith his control.

The Committee considered the application and concluded that it represented sustainable development and no other material planning considerations have been identified that would outweigh this view. The Committee considered that the proposed condition 14 would address the needed parking provision and thus make the proposed development acceptable.

Resolved:

To support the proposal in principle subject to conditions listed in agenda and Update Note, noting that the Environment Agency has raised no objection, and delegate approval the Head of Development Management as follows:

EITHER

In the event that the applicant either agrees in writing to the pre-commencement condition(s), or remains silent, following receipt of formal notice of the Council's intention to impose the condition(s), and following the elapse of the statutory time period for that notification, planning permission shall be granted subject to the conditions listed at the end of the officer report and any additional conditions listed in this update note.

OR

In the event that the applicant confirms in writing that he does not agree to the pre-commencement condition(s) within the statutory time period, planning permission shall be refused. The reasons for refusal shall be formulated based on the condition(s) that are not agreed and shall first be discussed with the Chair of Planning Committee before the decision is issued.

10 APPLICATION NUMBER 22/0955 - 50 DEAN STREET, BLACKPOOL

The Planning Committee considered application 22/0955 for the use of premises as 8 units for supported family living accommodation for temporary occupation with associated staff facilities, including replacement roof, installation of front access ramp, re-positioning of rear external staircase and rendering to existing walls at 50 Dean Street.

Ms S Parker, Head of Development Management, introduced the report. Ms Parker explained that the application was effectively for the relocation of a supported living facility from existing premises that were no longer suitable so would contribute to a needed service. The application would therefore support families on a temporary basis in

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the community and represent sustainable development. Ms Parker highlighted that as outlined in the Update Note that due an issue with the application had been re-publicised so the recommendation would be to approve in principle and delegate the final approval to the Head of Development Management once the notification period had expired

Ms Paige Linley, agent, spoke briefly, in support of the application.

The Committee briefly discussed the application noting that it represented sustainable development and would meet a community need for supported accommodation.

Resolved

To support the application and delegate it for approval, subject to the conditions 1 to 6 listed in the agenda and the Update Note, by the Head of Development Management following the expiry of the new consultation period and on the condition that no new representations raising substantively new issues are received.

11 APPLICATION NUMBER 23/0020 - 10 WOODFIELD ROAD, BLACKPOOL

The Committee considered application 23/0020 for the use of premises as three 3-bedroom serviced holiday accommodation and replacement of existing windows, erection of 1.8m high boundary wall and rendering of rear boundary wall, and erection of 1.8m high fencing for creation of an enclosure for a communal bin store.

Ms S Parker, Head of Development Management, presented the application to the Committee. Ms Parker explained that within the designated holiday area a change of use from a hotel to serviced accommodation would be acceptable in planning policy changes and broadly the layout and floorspace standards. Ms Parker reminded members that while there had been a number of objections many included views that were speculative and not relevant planning considerations. Ms Parker emphasised her view that the remaining planning concerns could be addressed by way of condition and did not represent grounds for refusal.

Mr Ian White, Stay Blackpool, spoke in objection to the application. Mr White highlighted his organisation and local residents' concerns regarding the operation of the premises notably its marketing for parties and unsuitably large groups and the lack of on-site staff which could allow problems to escalate in his opinion.

Mr Joseph Boniface, Agent and Ms Alexandra Cheston, Applicant spoke in support of the application. Mr Boniface highlighted how the application would broadly meet the required floorspace standards. Ms Cheston gave some additional information on the applicant's policies regarding guests and the steps that would be taken to minimise anti-social behaviour.

The Committee considered the application and agreed with the view that the scheme represented sustainable development and that there were no other material planning considerations which would outweigh this assessment. It noted that serviced accommodation would continue the existing use as holiday accommodation and provide a range of options for visitors. While the Committee noted the concerns of local residents and business owners it felt that these would be suitably addressed by the imposition of conditions.

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Resolved:

That the application be approved subject to conditions 1 to 7 as outlined in the agenda.

12 DATE OF NEXT MEETING

Resolved:

To note the date of the next meeting as 5 September 2023.

Chairman

(The meeting ended 7.35 pm)

Any queries regarding these minutes, please contact:

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