

# Public Document Pack

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 15 NOVEMBER 2022

## Present:

Councillor Hunter (in the Chair)

Councillors

Baker

G Coleman

O'Hara

Stansfield

Burdess

Farrell

Robertson BEM

## In Attendance:

Jenni Cook, Democratic Governance Senior Adviser

Ian Curtis, Legal Officer

Clare Johnson, Principal Planning Officer

## 1 DECLARATIONS OF INTEREST

Councillor G Coleman declared a prejudicial interest in Item 7 of the agenda. The nature of the interest being that he was a season ticket holder at Blackpool Football Club. Councillor G Coleman left the meeting during this item and took no part in consideration of this application.

Councillor Burdess declared a personal interest in Item 6 of the agenda. The nature of the interest being that she was a Non-Executive Director of Blackpool Transport Limited, which operated the tramway within relative proximity to the application site. Councillor Burdess highlighted that the applicant was the leaseholder, the land in question was not in the Control of Blackpool Transport Limited and the impact on Blackpool Transport Limited was not significant.

## 2 MINUTES OF THE MEETING HELD ON 11 OCTOBER 2022

The Committee considered the minutes of the last meeting held on 11 October 2022.

### Resolved:

That the minutes of the last meeting held on 11 October 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. One appeal had been considered by the Planning Inspector in relation to 266 Whitegate Drive, Blackpool and this appeal had been allowed.

### Resolved:

To note the update.

## 4 PLANNING ENFORCEMENT UPDATE REPORT SEPTEMBER 2022

The Committee considered an update on planning enforcement activity in Blackpool

## **MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 15 NOVEMBER 2022**

between 1 September 2022 and 30 September 2022.

In total, 41 new cases had been registered for investigation in September 2022, as at 30 September 2022 there were 463 “live” complaints outstanding and in total, 18 cases were resolved by negotiation without recourse to formal action.

### **Resolved:**

To note the update.

## **5 PLANNING ENFORCEMENT UPDATE REPORT OCTOBER 2022**

The Committee considered an update on planning enforcement activity in Blackpool between 1 October 2022 and 31 October 2022.

In total 31 new cases were registered for investigation in October 2022, at 31 October 2022 there were 424 “live” complaints outstanding and in total, 19 cases were resolved by negotiation without recourse to formal action.

### **Resolved:**

To note the update.

## **6 APPLICATION NUMBER: 21/1013 BISPHAM TRAM SHELTER, QUEENS PROMENADE, BLACKPOOL, FY2 9JJ**

The Committee considered application number 21/1013 for the erection of an external staircase to rear between tram shelter and sub-station buildings (to access previously approved cafe roof terrace) and installation of new windows to the west elevation.

Ms C Johnson, Principal Planning Officer, presented the report to the Committee and advised that the application site was locally listed as Bispham Tram Station and was before Committee at the request of Chairman, as there was an objection to the proposal.

Amendments had been made to the application since first submitted and was now for a rear external staircase between the Tram Station and the adjacent substation with new windows in the west elevation. An existing roof terrace had been installed in line with previously approved planning permission for use of the property as a café and the proposed staircase would provide access to the terrace.

The Committee was advised that the external staircase would be accessed from inside the café, with an external gate which would open outwards onto the rear promenade. This gate would only be used for deliveries and as an emergency exit, not for general access and egress. As the staircase would be at the rear of the building and positioned in an existing recess, it was considered that it would not harm the character or significance of the building.

Ms Johnson advised that an objection had been received regarding the gate and safety issues as the gate opened outwards into the path of pedestrians and cyclists. Work had been undertaken with the applicant, case officer, Highways, Engineering Services and Building Control and this concern would be addressed by inclusion of a fixed guard rail at

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 15 NOVEMBER 2022

the rear.

The applicant had worked with Planning Officers to address these issues in consultation with highways, engineering services and Building Control and the plans now include a fixed guard rail at the rear which pedestrians and cyclists would navigate around to ensure that the gate did not open out into their path. The Committee was reminded that although the objection also raised the issue of the land not being within the applicant's lease and the staircase being on Council land, these were not planning considerations.

The Committee was advised that the proposal would contribute to the sustainable future of this locally listed building, that any safety issues had been resolved, subject to conditions and the Committee was recommended to grant planning permission subject to the conditions listed.

The Committee discussed the application and noted the improvements that had already been made to the building. In relation to the proposed guard rail which would address safety concerns raised by the objector, the Committee agreed that there could be some danger to pedestrians and cyclists on the Promenade and suggested that the guard rail could be painted in a brighter colour to improve visibility. In addition, consideration could be given to putting markings on the ground for a short period of time, to alter pedestrians and cyclists to the guard rail's existence. Ms Johnson advised that the Committee could request such a condition and if the applicant was not agreeable to this, then the application could be brought back before the Committee for further consideration.

### **Resolved:**

To grant planning permission subject to the conditions in the Committee Report and subject to a further condition to paint the guard rail to improve visibility and include markings on the ground around the rail.

### **7 APPLICATION NUMBER: 22/0496 BLACKPOOL FOOTBALL CLUB, BLOOMFIELD ROAD, BLACKPOOL**

[Councillor G Coleman, having declared a prejudicial interest, left the meeting prior to consideration of this item].

The Committee considered application number 22/0496 for the provision of three new exits to south-east corner of stadium at Blackpool Football Club.

Ms C Johnson, Principal Planning Officer, presented the report and advised that it was before the Committee at the request of the Ward Councillors and outlined the application details. The proposal was for three new egress doors in two locations in the eastern elevation of the stadium and two of the three doors would be side-by-side. Both egress points would give access to the alleyway running west to east between the stadium and Henry Street

The Committee was advised that the application had been prompted by a request from the Police to separate home and away fans when leaving the ground and the application was fully supported by Blackpool Football Club's Safety Advisory Group.

In relation to the egress points, Ms Johnson stated that away fans would leave the

## MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 15 NOVEMBER 2022

stadium to the east onto Henry Street and then north towards the main coach and car parking areas. Existing alley gates would prevent fans from gaining access to Back Henry Street, an existing bin store to the south would prevent spillage onto Bloomfield Road and existing boundary treatments would prevent fans from accessing private properties.

A Management Plan had been submitted in relation to operation of the egress points and the Committee was reminded that the area had adequate lighting and was covered by CCTV. There would be limited impact regarding visibility of the new egress points as these were considered to be in keeping with the stadium elevations. The Committee was advised that no issues related to environmental quality, ecology, drainage parking or traffic were anticipated and that although fans exiting the stadium were a source of noise and disturbance, the stadium was in itself a source of noise on match days. A representation had been received which raised concerns regarding to anti-social behaviour and intimidation, however Planning Officers were of the opinion that the submitted Management Plan would mitigate this and ensure that fan behaviour was controlled.

Ms Johnson informed the Committee that the proposal was recommended for approval subject to the conditions listed.

Mr Lewis Baldwin spoke on the item as the applicant's agent and advised that the application represented a wider vision of evolution for the club and to improve safety for fans. The proposal did not alter the capacity of the stadium and work had been undertaken with the Police and Planning officers to address any concerns raised. Mr Baldwin informed the Committee that provision of the new egresses would allow the Police and Stewards to improve the match day experience for fans and to better control antisocial behaviour and asked the Committee to approve the application.

The Committee discussed the application and noted that the new egress points would improve how fans exited from the stadium, reducing the risk of bottlenecks.

### **Resolved:**

To grant planning permission subject to the conditions listed in the committee report.

### **8 DATE OF NEXT MEETING**

### **Resolved:**

To note the date of the next meeting as 13 December 2022.

### **Chairman**

(The meeting ended 6.19 pm)

Any queries regarding these minutes, please contact:  
Jenni Cook Democratic Governance Senior Adviser  
Tel: (01253) 477212  
E-mail: [jennifer.cook@blackpool.gov.uk](mailto:jennifer.cook@blackpool.gov.uk)