

Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	13 December 2022

PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

1.0 Purpose of the report:

1.1 The Committee is requested to note the planning and enforcement appeals, lodged and determined.

2.0 Recommendation(s):

2.1 To note the report.

3.0 Reasons for recommendation(s):

3.1 To provide the Committee with a summary of planning appeals for information.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2 Is the recommendation in accordance with the Council's approved budget? Yes

4.0 Other alternative options to be considered:

4.1 None, the report is for information only.

5.0 Council Priority:

5.1 The relevant Council priorities are: 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

6.0 Planning Appeals Lodged

6.1 22/0001 – 174 Queens Promenade, Blackpool, FY2 9JN: Construction of roof lift and dormer to create a second floor including front and side terraces, installation of first floor bay window, removal of sun lounge, reinstatement of ground floor bays and use of premises as altered as a single private dwelling house (resubmission of 21/0643).

An appeal has been lodged by Mr Schaefer against the Council's refusal of planning permission.

6.2 22/0169 – 93 Promenade, Blackpool, FY1 5AA: Retention of ATM to front elevation.

An appeal has been lodged by Cardtronics UK Trading as Cashzone Limited against the Council's refusal of planning permission.

6.3 22/0189 – Footpath Adjacent to 18 Church Street, Blackpool: Display of two 1.7 x 1m internally illuminated digital LCD screens.

An Appeal has been lodged by BT PLC against the Council's refusal of advertisement consent.

6.4 22/0197 – Footpath adjacent to 18 Church Street: Erection of a 3m x 1.2m x 0.4m street hub unit.

An Appeal has been lodged by BT PLC against the Council's refusal of planning permission.

6.5 22/0200 – Footpath outside 20 Corporation Street, Blackpool: Erection of a 3m x 1.2m x 0.4m street hub unit.

An Appeal has been lodged by BT PLC against the Council's refusal of Advertisement Consent.

6.6 22/0295 – 2 King George Avenue Blackpool FY2 9SN: Erection of front and rear dormers and use of premises as altered as a self-contained holiday let.

An appeal has been lodged by Mr Morris against the Council's refusal of planning permission.

6.7 22/0307 - 174 Queens Promenade, Blackpool, FY2 9JN: Construction of roof lift and dormer to create a second floor including front terrace, installation of first floor bay window, removal of sun lounge, reinstatement of ground floor bays and use of premises as altered as a single private dwelling house.

An appeal has been lodged by Mr Schaefer against the Council's refusal of planning permission.

6.8 22/0316 – Pavement adjacent to 17-19 Whitegate Drive, Blackpool: Display of two 1.7 x 1m internally illuminated digital LCD screens.

An Appeal has been lodged by BT PLC against the Council's refusal of advertisement consent.

6.9 22/0328 – Pavement Adjacent to 15-17 Squires Gate Lane Blackpool: Display of two 1.7 x 1m internally illuminated digital LCD screens.

An Appeal has been lodged by BT PLC against the Council's refusal of advertisement consent.

6.10 22/0329 – Pavement outside 125 Church Street, Blackpool: Display of two 1.7 x 1m internally illuminated digital LCD screens.

An Appeal has been lodged by BT PLC against the Council's refusal of advertisement consent.

- 6.11 22/0334 – Pavement Adjacent to 31A, B and C Whitegate Drive, Blackpool: Display of two 1.7 x 1m internally illuminated digital LCD screens.

An Appeal has been lodged by BT PLC against the Council's refusal of advertisement consent.

- 6.12 22/0339 – Pavement Adjacent to 15-17 Whitegate Drive, Blackpool: Replacement of telephone Kiosk with BT Street Hub.

An appeal has been lodged by BT PLC against the Council's refusal of planning permission.

- 6.13 22/0341 – Pavement adjacent to 17-19 Whitegate Drive, Blackpool: Replacement of telephone Kiosk with BT Street Hub.

An appeal has been lodged by BT PLC against the Council's refusal of planning permission.

- 6.14 22/0342 – Pavement adjacent to 31A, B and C Whitegate Drive, Blackpool: Replacement of telephone Kiosk with BT Street Hub.

An appeal has been lodged by BT PLC against the Council's refusal of planning permission.

- 6.15 22/0347 – Pavement adjacent to 125 Church Street, Blackpool: Replacement of telephone Kiosk with BT Street Hub.

An appeal has been lodged by BT PLC against the Council's refusal of planning permission.

- 6.16 22/0554 – 144 Vicarage Lane, Blackpool , FY4 4EN: Display of 1no 3m x 6m internally illuminated static LED screen to side of dwelling

An appeal has been lodged by Wild Stone Estates Limited against the Council's refusal of advertisement consent.

- 6.17 22/0175 – 25 Queen Street, Blackpool: Retention of automatic teller machine (ATM)

An appeal has been lodged by Cardtronics trading as Cashzone LTD against the Council's refusal of planning permission.

- 6.18 21/8172 - 58 Dean Street, Blackpool, FY4, 1BP:

An appeal has been submitted by Mob Holiday Lets, Mr Robert Wooley against an Enforcement Notice served by Blackpool Council on 6 October 2022, in respect of the material change of use of 58 Dean Street from a single private dwelling-house to a self-contained holiday let without planning permission.

7.0 Planning/Enforcement Appeals Determined

- 7.1 22/0052 Land at Festival Leisure Park, land on the north side of Rigby Road (facing Seaside Way), Blackpool, FY1 5EP. Display of 2 freestanding 3m x 6m internally illuminated LED digital advertisement screens.

Appeal Dismissed.

- 7.2 The Inspector agreed that the main issue is the visual amenity of the surrounding area, including the setting of Blackpool Tower.
- 7.3 The Inspector agreed that the displays would be highly visible in their context because of their location and height and they would break the skyline and would form significantly prominent features, particularly at night when illuminated, adversely affecting visual amenity of the streetscene. The incongruent features would not achieve environmental enhancement of a key Resort Gateway and would appear as an incongruent feature in the context of Blackpool Tower.
- 7.4 The Planning Inspectorate decisions can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/> using the relevant application reference for the decision.
- 7.5 Does the information submitted include any exempt information? No
- 7.6 21/1060 Land at New Bonney Street and Central Drive, Blackpool, FY1 5DW Installation of 15metre high monopole with wraparound cabinet base, 3no additional equipment cabinets and associated works.

Appeal Dismissed.

- 7.7 The Inspector agreed that the main issues were the effects of the siting and appearance of the proposed development on the character and appearance of the area, on the setting of the Grade I listed Blackpool Tower and other statutory and locally listed buildings, and on regeneration objectives.
- 7.8 The Inspector noted regarding the sequential search, sites to the east of the appeal site which would likely have less impact on heritage assets had not been robustly assessed or found unsuitable. Accordingly, they found the proposed development would fail to preserve the setting of the Grade I listed Blackpool Tower and other statutorily and locally listed assets. The Inspector also took into account the fact that the appeal site was located within the defined Leisure Quarter and considered the adopted design brief for the area and recent planning permission for a major redevelopment scheme. They concluded that the structure would impact negatively on the 'wayfinding' building, undermining its design philosophy and regeneration objectives of the scheme.
- 7.9 The Planning Inspectorate decisions can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/> using the relevant application reference for the decision.
- 7.10 Does the information submitted include any exempt information? No

8.0 List of Appendices

8.1 None.

9.0 Financial considerations:

9.1 None.

10.0 Legal considerations:

10.1 None.

11.0 Risk management considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/ External Consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.