

**Report to:**

**PLANNING COMMITTEE**

**Relevant Officer:**

Susan Parker, Head of Development Management

**Date of Meeting:**

13 June 2023

## **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

3.3 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 both 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

## **6.0 Planning Appeals Lodged**

### **6.1. 21/0843 – 18 Springfield Road, Blackpool FY1 1QL - Erection of bin and cycle store to rear and use of premises as three self-contained permanent flats**

An appeal has been lodged by GTEC Property Holdings Ltd against the Council's refusal of planning permission

### **6.2. 22/0507 – Mayfield, Kitty Lane, Blackpool, FY4 5EG - Use of premises as a sui generis mixed use consisting of a residential dwelling and self-contained holiday Let**

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

### **6.3. 22/0612 – 12 Springfield Road, Blackpool, FY1 1QL – Retention of automated teller machine**

An appeal has been lodged by Cardtronics UK Ltd, trading as CASHZONE against the Council's refusal of planning permission.

### **6.4. 22/0834 – ST Michaels Vicarage, Calvert Place, Blackpool, FY3 7RU – Display of non-illuminated free standing sign.**

An appeal has been lodged by Miss A Wilkinson against the Council's refusal of advertisement consent.

### **6.5. 23/0037 – 31 Stockydale Road, Blackpool. FY4 5HP - Erection of a part single storey, part two storey side extension, single storey rear extension and extension to existing decking to rear**

An appeal has been lodged by Mrs C Threlfall against the Council's refusal of planning permission.

## **7.0 Planning/Enforcement Appeals Determined**

### **7.1. 21/0485 – 131 Caunce Street, Blackpool, FY1 3NG – Installation of new shop front and roller shutter to sides elevation following demolition of bay windows.**

### **7.2. 21/0807 – 131 Caunce Street, Blackpool, FY1 3NG – Alterations to shop front to replaced doorway (resubmission of application 21/0485)**

### **7.3 Appeals Allowed**

### **7.4** The Inspector found that there would be no adverse effect on the character and appearance of the area caused by the proposals under 21/0485 as the street has a mixed character dominated by St Thomas Parish Centre. It was stated that the new frontage would appear neat and streamlined and would replace rather untidy bay windows. Significant weight was afforded to the classification of the character of the street as mixed use as opposed to residential and it was concluded that the proposals would not be out of context with the street given its mixed character.

- 7.5 It was found that the infilling of the recessed doorway proposed under 21/0807 would conflict with Policy DM22, but the traditional feature has become so engulfed by the otherwise modern appearance that it was difficult to discern and now offered very little in terms of positive contribution to the appearance of the premises. Significant weight was afforded to this observation despite conflict with Policy DM22.
- 7.6 The Planning Inspectorate decision letter can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/>
- 7.7 Does the information submitted include any exempt information? No
- 7.8 22/0823 – 1 Lincoln Road, Blackpool - Removal of part garden wall and creation of hardstanding for vehicle access.
- 7.9 Appeal Dismissed
- 7.10 The Inspector agreed that the main issue was whether the proposal would preserve or enhance the character and appearance of the Raikes Hall Conservation Area. He stated that the removal of the front boundary wall to facilitate off street parking with the loss of enclosure to the property and the loss of the front garden area would cause harm to the character and appearance of the Conservation Area. He stated that there was no evidence that the proposal would generate public benefits to weigh in its favour against the harm identified to the Conservation Area.
- 7.11 The Planning Inspectorate decision letter can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/>
- 7.12 Does the information submitted include any exempt information? No
- 7.13 22/0259 – 81-83 Ansdell Road, Blackpool, FY1 6PU upgrade of existing radio base station comprising erection of 20m high monopole in rear parking area with 2no. cabinets and associated works, including removal of existing wall mounted antennas, associated wall mounted apparatus and 1no. ground based equipment cabinet'
- 7.14 Appeal Allowed
- 7.15 The Inspector set out that the main issue was the effect of the siting and appearance of the proposal on the character and appearance of the area and, if any harm would occur, whether this was outweighed by the need for the installation to be sited as proposed taking into account any suitable alternatives. The Inspector found that the siting and appearance of the proposal would have a harmful effect on the character and appearance of the area. Nonetheless, having regard to all relevant considerations, including the importance attached by the Government to high quality and reliable communications in national policy and the lack of available alternative sites, they considered that the operational and locational needs of the appellant and the enhancement of the local telecommunications network in the particular circumstances of this case would outweigh such harm.

7.16 The Planning Inspectorate decision letter can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/>

7.17 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 Equalities considerations**

12.1 None.

**13.0 Sustainability, climate change and environmental considerations:**

13.1 None.

**14.0 Internal/ External Consultation undertaken:**

14.1 None.

**15.0 Background papers:**

15.1 None.