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**Officer Report to Committee**

<b>Application ref:</b>	22/0955
<b>Ward:</b>	Waterloo
<b>Application type:</b>	Full
<b>Location:</b>	50 Dean Street, Blackpool
<b>Proposal:</b>	Use of premises as 8no. units for supported family living accommodation for temporary occupation with associated staff facilities, including replacement roof to existing conservatory, installation of front access ramp, re-positioning of rear external staircase and rendering to existing walls. (please note that the description of development has recently had to be corrected and re-publicised)
<b>Recommendation:</b>	That Members resolve to support the proposal. To delegate final approval of the application to the Head of Development Management subject to confirmation of a mechanism to secure the future use of the premises as proposed and the expiry of the consultation period.
<b>Recommendation Summary:</b>	The proposed use would meet existing needs that have been identified by the Children’s Service Team. The proposed use would not result in any adverse impacts on highways, residential amenity or heritage. The proposed development would be sustainable development and there are no material considerations that would outweigh this assessment.
<b>Meeting date:</b>	25 July 2023
<b>Reason for bringing to Committee:</b>	At the request of former Councillor Derek Robertson who was ward councillor for the Waterloo Ward at the time the application was submitted.
<b>Case officer:</b>	Rachael Evans
<b>Case officer contact:</b>	01253 476 320

**1.0 SITE DESCRIPTION**

1.1 The application site is located on the corner of Dean Street and Moore Street. Dean Street is located to the south of the site whilst Moore Street is located to the west. The site is occupied by a large property of a Tudor style appearance, which is predominantly 3-storey with a 2-storey wing to the rear of the property. The property is currently a hotel known as The Old Coach House. When viewed from Dean Street, the property has a detached appearance however, the rear of the property is attached to no.31 Moore Street. A lawn / garden area is located to the front of the property and sweeps around to the east. To the west and south of the property is a car park. The site is enclosed along Dean Street and part

of Moore Street by a red brick boundary wall. Part of the boundary along Moore Street comprises of a cobbled wall. A pedestrian gate is set within the wall on Dean Street. Two vehicular access points into the site are located off Moore Street.

- 1.2 A residential dwelling is located to the east of the site whilst directly opposite the site to the south is Elmsdene, a dementia care home with residential dwellings either side. To the west and north of the site are residential dwellings.
- 1.3 The site is identified as being within the Defined Inner Area and within an area of airport safeguarding. The building is locally listed. No other constraints are identified.

## **2.0 PROPOSAL**

- 2.1 The proposed development seeks to change the use of the existing guest house to a care facility providing support for parents with babies. The proposal seeks to create 8 no. units for supported family living accommodation for temporary occupation with associated staff facilities. It would be managed and operated by New Spring Family Care Ltd, who are an existing provider, known to the Council and are an independent and private run company.
- 2.2 New Spring Family Care Ltd responds to the needs of families who have experienced difficulties providing safe parenting to their children. Their aim is to prepare families for living independently.
- 2.3 The facility would provide care for 8 families/parents and their babies. Residents would be referred to New Spring Family Care Ltd as they need a safe and secure environment with additional support and assessment prior to reintegration with society. The primary aspect of care would be given to the babies, until the parents have been assessed and it is considered that they can provide the care themselves.
- 2.4 Each family/parent would reside in the premises for approximately 12 weeks; however, some may stay longer where necessary. If the family/parent still needs some extra support after this time, but do not necessarily need to form part of the main unit, the scheme proposes an apartment on the third floor that can be used by residents to provide them with some independence, however, still allows them to be within close reach of healthcare professionals for assistance as and when necessary.
- 2.5 The facility would generate a need for 20 staff in total, operating with 6/7 staff on site during daytime hours consisting of a Registered Manager, Social Worker, Care Manager and 4 support staff. There would be two staff on waking watch with an on-call manager system in place. Staff would generally operate on a shift pattern of 8am until 8:20pm and 8pm until 8:20am to allow time for a handover.
- 2.6 The proposal also includes alterations to the existing building including a new conservatory roof, installation of a front access ramp, moving an external staircase re-positioning of rear external staircase, rendering to existing walls and part removal of garden wall to Moore Street.
- 2.7 The proposed care facility would largely utilise the existing layout, however in order for the facility to function effectively, there would be some alterations of existing bedrooms to office space and introduction of new areas within the property internally, such as the inclusion of family bathrooms, office spaces, a pram store, contact centre.

2.8 The application has been supported by:

- Planning Statement
- Management Plan
- Company Information
- Statement of Purpose

### **3.0 RELEVANT PLANNING HISTORY**

3.1 05/0779 - Erection of single storey side extension, first floor side extension, erection of dormers to sides and alterations to existing roof heights – Approved 22 December 2005.

3.2 05/0291 – Erection of single storey rear and side extension, first floor side extension and erection of dormers to side and rear – Refused 18 July 2005.

3.3 00/0127 – Erection of three storey extension to form lift shaft – Approved 4 April 2000.

3.4 99/0323 – Erection of extension between roof gables to form staff accommodation and alterations to roof on west elevation – Approved 15 June 1999.

3.5 93/0461 – Alterations to external elevations, erection of single storey and two storey extensions and use of part of premises as licensed restaurant in connection with existing guest house – Approved 13 July 1993.

3.6 89/1793 – Erection of a side conservatory – Approved 26 October 1989.

3.7 87/1499 – Erection of bay window to dining room, two storey rear extension to form additional bedroom accommodation, private garage and external fire escape – Approved December 1987.

3.8 86/1706 – Use of premises as boarding-house/hotel – Approved 6 January 1987.

3.9 86/1689 – Use of premises as guest house, internal alterations and erection of two storey extension to form additional bedrooms – Approved 6th January 1987.

3.10 76/1459 – Erection of extension to form store – Approved 22 October 1976.

### **4.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION**

#### **4.1 National Planning Policy Framework**

4.1.1 The National Planning Policy Framework was adopted in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 5 – Delivering a Sufficient Supply of Homes
- Section 8 - Promoting healthy and safe communities
- Section 12 - Achieving well-designed places
- Section 16 – Conserving and Enhancing the Historic Environment

#### **4.2 National Planning Practice Guidance**

4.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

### **4.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027**

4.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS2 Housing Provision
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS11 Planning Obligations
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Standards, and Density

### **4.4 Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027**

4.4.1 Part 2 was adopted in February 2023. The following emerging policies in Part 2 are most relevant to this application:

- DM3 Supported Accommodation and Housing for Older People
- DM5 Residential Conversions and Sub-Divisions
- DM17 Design Principles
- DM18 High Speed Broadband for New Developments
- DM20 Extensions and Alterations
- DM21 Landscaping
- DM28 Non-Designated Heritage Assets
- DM41 Transport Requirements for New Development
- DM42 Aerodrome Safeguarding

### **4.6 Other Relevant documents, guidance and legislation**

4.6.1 New Homes from Old Places Supplementary Planning Document – this document was adopted in March 2011 and sets out the Council’s minimum design and amenity standards for new homes created through conversion.

4.6.2 Department for Communities and Local Government National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council’s New Homes from Old Places supplementary Planning Document guidance.

4.6.3 Blackpool Council declared a Climate Change Emergency in June 2019 and is committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.

4.6.4 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:

- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
- Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
- Connect and Link GBI i.e. making the links, improving connectivity and accessibility of

GBI

- Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.

4.6.5 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.

4.6.6 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community and its ability to address the environmental issues affecting climate.

4.6.7 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government's clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.

## 5.0 **CONSULTEE RESPONSES**

5.1 **Historic England:** No comment.

5.2 **Heritage Officer** – No objection.

5.2.1 The proposed use will have little impact on the significance of the former residence. Retention of any original internal features such as plasterwork is strongly encouraged. The alteration to the external staircase will be on one of the side extensions and will have quite low visibility from the road. Replacing the roof of the conservatory will provide a more solid appearance, but the materials will complement the main structure

5.2.2 However, the cobble wall which is proposed to be removed is an original feature and could well pre-date the property itself. As such I would request that this is retained if you are minded to approve the application. I would also suggest that any re-rendering is carried out in lime rather than modern insulated render, in order not to trap any moisture in the old brick beneath.

5.3 **Local Highway Authority** - No objection. The removal of the wall is undesirable as vehicles are likely to enter and leave the site more quickly although this is not a reason for refusal. If the section of wall is to be removed then it would be necessary to extend the crossings.

5.4 **Children's Services** – No objection. This is a specific, OFSTED regulated service providing time limited intensive parent and baby support, which would be commissioned by CSC. We have a need that exceeds local supply, and the capacity that the new site will offer is welcome from our perspective. The provider has a good rep with us, we see good levels of support and positive outcomes. The current site is too small to allow for expansion

5.5 **Housing Officer** - No objection

5.5.1 This appears to be a more specialist model aimed at younger parents who may be needing / receiving support from Children's Social Care. We have had similar schemes before and they have had sometimes had the converse effect of actually creating "need" (demand) from

other parts of the system at detriment sometimes to families living independently.

5.5.2 This seems to be a relocation rather than new scheme. We need to understand if New Spring operating this model now at Lostock and, if so, what information/evidence of need is available from there and why are they looking to relocate.

5.5.3 From an area perspective, a quiet, discreet, specialist service, managed well, the location would be acceptable, a generic hostel in this location would not be.

## **6.0 REPRESENTATIONS**

6.1 Press notice published: N/A

6.2 Site notice published: 19.10.2023

6.3 Neighbours notified: 17.01.2023

6.4 4 representations have been received from the following properties:

- 56 Dean Street, Blackpool, FY1 1BP (3 Representations from the same address)
- 24 Moore Street, Blackpool, FY1 1DA

6.5 These representations raise the following issues:

- The property was a private home and then a 5 star hotel and should remain one of the two.
- The development will seriously impede on privacy through overlooking onto a private garden area.
- Impact on parking.
- Similar properties have brought nothing but problems and anti-social behaviour.
- Other properties in the area have opened as assisted living buildings and have subsequently been shut due to the property being unsafe.
- As a locally listed building, the building should be cherished.
- Objection to physical changes to the roof of the conservatory as it is over a private garden.

6.6 The Committee is respectfully reminded that issues relating to civil matters and preference for an alternative scheme are not valid planning considerations.

## **7.0 ASSESSMENT**

### **7.1 Principle**

7.1.1 This application seeks to change the use of the property from a hotel (C1 Use) to a supported family living accommodation for temporary occupation with staff facilities (Sui Generis). Part 2 Policy DM 3 sets out the Council's Policy for supported accommodation and housing for older people. The policy states that proposals for supported accommodation will be permitted where the development meets the criterion as set out within the policy.

7.1.2 The policy requires that there is a demonstrable need for the type of accommodation proposed in the Borough. The Children's Services commissioning team have advised that there is a need for the facility and have provided the following data:

Current Placement Figures (as of 23.02.23):

- Mother and Baby Residential Placement: 9
- In Blackpool: 5 (These placements are with New Springs, Blackpool)
- Out of Area: 4 (2 of these placements are with New Springs, Preston)

Financial Year Totals:

- Total Number of Mother and Baby Residential Placements made in Financial Year April 2022-March 2023 (to date): 24
- Total Number of Placements in New Springs, Blackpool in Financial Year: 10
- Total Number of Placements in New Springs, Preston in Financial Year: 7
- Total Number of Placements made in other provisions in Financial Year: 7
- 17 out of 24 placements have been made with New Springs – Blackpool or Preston

Current Searches for Mother and Baby Residential: 1

Future Need (known to Home Finding Team):

- Legal Gate way 08.02.23 – 4 unborn/new born babies were discussed (care plans to be finalised)
- Legal Gate way 22.02.23 – 3 unborn babies were discussed (care plans to be finalised)

7.1.3 The data supplied demonstrates that there is a need for such a facility within the Borough. The applicant's agent has confirmed that this facility would be a relocation of the facility currently at Lostock Gardens however, the Local Planning Authority have been advised by the Council's Social Care team that whilst the applicant's lease at Lostock Gardens has come to an end and the site does not allow for expansion, the applicant will be continuing to operate from Lostock Gardens as well from the proposed site. Furthermore, the Council's Social Care Team has advised that the Council has a need that exceeds local supply, and the additional capacity at the proposed site would be welcomed.

7.1.4 The policy states that in order to protect the character and amenities of residential areas and avoid undue concentration of supported accommodation, no more than 10% of any one block will be permitted in such use and no supported accommodation will be permitted where there is evidence of an existing property meeting similar needs within 400 metres.

7.1.5 There are currently no other properties within 400m of the application site which meets a similar need to that proposed by this scheme.

7.1.6 To ensure that the use of the premises remains as proposed to meet housing needs of local people, officers are currently exploring options to control occupancy and the future use of the premises. This could be achieved through a legal agreement or restrictive condition, and appropriate legal advice is being sought. As the most appropriate mechanism is yet to be finalised, officers are seeking a resolution of support from Members. In the event that the mechanism is finalised prior to the Committee meeting, the officer recommendation may change to one of determination.

## **7.2 Amenity Impact**

7.2.1 In order to deliver high quality accommodation, the Council expects all the bedrooms (which would be the occupiers main living space) to meet the standards for residential accommodation as set out in the Nationally Described Space Standard. This approach is justified by paragraph 130 of the National Planning Policy Framework which expects

developments to function well and add to the overall quality of the area over the long-term lifetime of the development. Notwithstanding bedroom no.4 as shown on the proposed first floor plans, seven bedrooms would meet the minimum room standards for a double bedroom as set out in the Nationally Described Space Standard. A double bedroom would provide sufficient space for up to 2 young persons / adults as well as accommodate a baby's cot. Bedroom no. 4 would be slightly under the 11.5 m<sup>2</sup> minimum floor space requirement, measuring approximately 11.1m<sup>2</sup>. It is considered that, in the context of the development, the 0.4m<sup>2</sup> deficiency in floor space would not be a sufficient reason to refuse this application.

7.2.2 The supported accommodation would be set across all floors. The ground floor would consist of a lounge, dining room, kitchen, meeting room, office, and contact centre and pram room. The first floor would comprise of No.7 bedrooms with ensuite, no.1 separate bathroom and no. 1 meeting room. The second floor would be self-contained and would comprise of a lounge/kitchen and bathroom and no. 2 bedrooms. The self-contained apartment (including the office space) would have a floor area of approximately 66.04m<sup>2</sup>. A 2 bedroom 4 person apartment would require a minimum floor space of 70m<sup>2</sup>. The flat would be somewhat deficient in floor area buy approximately 4m<sup>2</sup>. Whilst no.2 double bedrooms are proposed, owing to the nature of the use of the building, it is unlikely that the self-contained transition flat would be occupied at one time buy 4 young persons / adults. It is considered that on balance, given the proposed use of the building, the layout as proposed is acceptable.

7.2.3 At its closest, 50 Dean Street is sited approximately 2m to the common boundary of no. 56 Dean Street. No new openings are to be inserted into the side elevation of the property facing 56 Dean Street. The existing conservatory roof would be replaced and tiled to be of a similar appearance of the roof on the host building. The existing stairs located towards the rear of the building would be relocated on the east elevation, towards the rear of the building and rotated 90 degrees. It is considered that the re-orientation of the staircase would not result in an adverse impact of the amenities of the occupiers of no.56 Dean Street.

7.2.4 As part of the proposals, the applicant is not proposing to remove the non-original extensions such as the roof lift and conservatory. This would be contrary to the policies set out in the New Homes from Old Spaces Supplementary Planning Document. However, it is considered that in this instance, the roof lift provide the additional space required for the transitional flat on the second floor. The proposed conservatory is also proposed for retention.

7.2.5 The Council's Conservation Officer has advised that in this particular instance, the roof lift has been well designed and as such, is visually acceptable. Indeed, the conservatory is a domestic addition and is to be enhanced as part of this development. Further, sufficient outdoor amenity space would be within the curtilage of the site for the users of the facility without the removal of the conservation.

### **7.3 Visual impact**

7.3.1 Part 1 Policy CS7 sets out the Council's strategic policy with regard to the Quality of Design whilst Part 2 Policy DM17 sets out in detail the Council's design principles.

7.3.2 Limited alterations are proposed to the building which include: the replacement of the roof

of the existing conservatory, installation of front access ramp, re-positioning of rear external staircase and rendering to existing walls. The initial proposal did include the removal of part of the cobbled wall however, this has since been removed from the scheme and is proposed for retention and the site location plan and drawings have been updated to reflect this change.

#### **7.4 Heritage Impact**

7.4.1 The application site contains a locally listed wall and building. Paragraph 197 of the National Planning Policy Framework sets out that when determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

7.4.2 Part 2 Policy DM28 makes clear that in regard to non-designated heritage assets, there will be a presumption in favour of their retention when considering development proposals. Development which would remove, harm or undermine the significance of a non-designated heritage asset will only be permitted where robust evidence can demonstrate that the benefits of the development clearly outweigh the harm.

7.4.3 The original proposal included removal of part of the cobbled boundary wall adjacent to Moore Street. However, the cobbled wall is an original feature and could well pre-date the property itself. As such, the applicants have removed the demolition of the wall from the application.

7.4.4 The proposed development would include some external alterations to the building. No objection has been made by the Council's conservation officer to these works however, owing to the age of the building, the re-rendering must be carried out in lime rather than modern insulated render, in order not to trap any moisture in the old brick beneath should planning permission be granted. The finishing materials could be secured by condition.

#### **7.5 Access, highway safety and parking (including active travel provision)**

7.5.1 Part 2 Policy DM41 sets out the Council's Policy in regard to transport requirements in new developments.

7.5.2 The initial proposal sought the removal of the cobbled wall however, this is now proposed for retention. No alterations are proposed to the existing vehicular access arrangements on Moore Street.

7.5.3 As part of the development, the no. 6 car parking spaces are proposed to be retained. No electric vehicle charging points have been provided by the applicant however, these could be secured by condition should planning permission be granted. No cycle parking provision has been proposed by the applicant. Given the nature of the development proposal, it is unlikely that residents of the facility would cycle however, appropriate provision should be made within the curtilage of the site for employees and visitors. Details of covered cycle storage arrangements could be secured by condition.

7.5.4 The Local Highway Authority has reviewed the proposals and raises no objection to the scheme on highway grounds.

## **7.6 Drainage and flood risk**

7.6.1 Part 1 Policy CS9 sets out the Council's strategic policy to water management. Part 2 Policy DM31. Policy DM31 of the policy states that surface water from development sites will be discharged via the most sustainable drainage option available. There are no proposed alterations to the existing drainage arrangements afforded by the site and this is considered to be acceptable.

## **7.7 Biodiversity impact**

7.7.1 Section 174 of the National Planning Policy Framework 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Part 1 Policy CS6 and Part 2 Policy DM21 sets out the Council's policies with regard to Green Infrastructure. All new development should incorporate new or enhance existing green infrastructure of an appropriate size, type and standard. Where on-site provision is not possible, financial contributions will be sought to make appropriate provision for open space and green infrastructures. Part 2 Policy DM35 states that development proposals will be required to result in no loss or harm to biodiversity through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement; b. minimise the impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist.

7.7.2 In accordance with the Greening Blackpool Supplementary Planning Document, the applicant proposes to plant no.7 trees (1 tree per family unit) within the curtilage of the site. The trees would be positioned as shown on drawing GL473F/64 (landscaping). A condition could be attached to any decision to ensure that should any tree die within the first 5 years of being planted, a replacement tree of similar species and size shall be planting.

## **7.8 Environmental impact - air, water and land quality**

7.8.1 The proposal would not have an impact on land, air or water quality.

## **7.9 Other Issues**

7.9.1 The application has been considered in the context of the Council's general duty in all its functions to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998 (as amended).

7.9.2 Under Article 8 and Article 1 of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. This application does not raise any specific human rights issues.

7.9.3 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster

or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

## **7.10 Sustainability and planning balance appraisal**

- 7.10.1 Sustainability comprises economic, environmental and social components.
- 7.10.2 Economically, the scheme would have a very limited impact but the creation of a supported family living accommodation would help to support local shops and services and some local employment opportunities would be generated during the conversion and alteration works.
- 7.10.3 Environmentally, environmental quality and biodiversity would not be materially affected, and the proposed external alterations would not harm the locally listed building.
- 7.10.4 Socially, the scheme would provide good quality supported family accommodation that would relocate users from an existing facility at Lostock Gardens. The scheme would contribute to a needed service within the Borough. The proposed development would not have any highway safety impacts.
- 7.10.5 In terms of planning balance, the development proposed is considered to constitute sustainable development in terms of the environmental and social components. No other material planning considerations have been identified that would outweigh this view.

## **8.0 FINANCIAL CONSIDERATIONS**

- 8.1 N/A

## **9.0 BLACKPOOL COUNCIL PLAN 2019-2024**

- 9.1 The Council Plan sets out two priorities. The first is 'the economy: maximising growth and opportunity across Blackpool', and the second is 'communities: creating stronger communities and increasing resilience.
- 9.2 This application would support families in the Borough on a temporary basis before those families are moved out to live in the community. The facility would provide support to families in the community and as such, would meet the Council's second priority.

## **10.0 CONCLUSION**

- 10.1 As set out above, the scheme is considered to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, planning permission should be granted.

## **11.0 RECOMMENDATION**

- 11.1 Members are respectfully recommended to resolve to support the application and delegate approval to the Head of Development Management subject to the conditions below and subject to a mechanism being finalised to secure the long-term use of the facility. This may require a legal agreement or the imposition of an additional condition. This resolution would be subject to no further representations raising materially new issues being received.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans and information:

Location plan recorded as received by the Council on the 8th December 2022

Proposed ground floor plan - GL473F/60

Proposed first floor plan - GL473F/61

Proposed second floor plan - GL473F/63

Proposed side and front elevation - GL473F/71

Proposed side and rear elevation - GL473F/72

Landscaping Plan - GL473F/64

Documents:

Company Statement - New Spring Family Residential Centre

Management Plan - received 5th January 2023

Planning Statement - PWA Planning, December 2022

Statement of Purpose - New Spring Family Care Ltd v4 22/2/22

The development shall thereafter be retained and maintained in accordance with these approved details.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

- 3 The external materials to be used on the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 4 (a) Prior to the first occupation or use of the development hereby approved, the landscaping scheme shown on plan ref. GL473F/64 (landscaping plan) shall be implemented in full and in full accordance with the approved details; and

(b) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 5 (a) Prior to the first use of the development, a car parking layout which shows 10% of the spaces to be accessible parking bays and 10% of the spaces to be electric vehicle charging bays with a minimum of 7KW charging facilities shall be submitted to and agreed by the Local Planning Authority.
- (b) Prior to the development hereby approved being first brought into use, the parking layout agreed pursuant to part (a) of this condition shall be provided and shall thereafter be retained as such.

Reason: In order to ensure that adequate and accessible parking provision is available to meet the needs of the development in the interests of highway safety, and to encourage travel to and from the site by ultra-low and zero emission vehicles in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 6 Before the development hereby approved is first brought into use:

- (a) details of cycle storage provision to include the type of cycle stand and the form and materials of a waterproof cover and enclosure shall be submitted to and agreed in writing by the Local Planning Authority; and
- (b) the cycle storage agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.

Reason: In order to encourage travel to and from the site by a sustainable transport mode in accordance with Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.