

Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	14 November 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:
- "The economy: Maximising growth and opportunity across Blackpool"
 - "Communities: Creating stronger communities and increasing resilience"

6.0 Planning/Enforcement Appeals Lodged

6.1 23/0320 – 8 Gregson Close, Blackpool, FY4 5RB- Erection of conservatory to rear of existing single storey rear extension. (Retrospective application)

An appeal has been lodged by Mr Hooper against the Council's refusal of Planning Permission

6.2 20/8098 – Moreton Grange (Land adjacent to Fernbank) Division Lane, Blackpool, FY4 5DZ - Use of land adjacent to Fernbank, Division Lane (known as Moreton Grange) for residential purposes, without planning permission.

An appeal has been lodged by Mr Philip Hough against an Enforcement Notice served by Blackpool Council on 21 July 2023

6.3 22/8740 – 7 Webster Avenue, Blackpool, FY4 3LJ - Material change of use of 7 Webster Avenue from a single private dwelling-house, to a self-contained holiday let without planning permission

An appeal has been lodged by Mr Tom Croston against an Enforcement Notice served by Blackpool Council on 25 July 2023

6.4 23/0206 – Pavement outside 53 Topping Street, Blackpool, FY1 3AF- Display 1 internally illuminated digital advertisement within telephone kiosk.

An appeal has been lodged by New World Payphones against the Council's refusal of Advertisement Consent

6.5 23/0205 – Pavement outside 53 Topping Street, Blackpool, FY1 3AF- Installation of 1 telephone kiosk

An appeal has been lodged by New World Payphones against the Council's refusal of Planning Permission

7.0 Planning/Enforcement Appeals Determined

7.1 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.

Appeal Allowed

Due to the location and scale of the proposal the Inspector concluded that the development would not be harmful to the character or appearance of the area or

Conservation Area. The proposal would comply with Objective 10 of the Marton Moss Neighbourhood Plan but would not comply with Policy MM2, but this was given limited weight due to the stage of the neighbourhood plan.

The inspector found that it would not comply with Policy CS23 as it would create holiday accommodation outside of the holiday accommodation areas. However, due to the small scale of the accommodation (a one bedroom cottage), distance from the seafront area, and on site amenities it was concluded that the level of harm by way of conflict with the local plan policy relating to the health of the wider resort is not significant. It was noted that whilst Policy CS21 does not support this type of proposal it also does not exclude this type of proposal.

The inspector acknowledged the concerns regarding cumulative holiday development changing the character of the area and affecting the health of the wider resort, but asserted that the decision and reasoning for it does not have any bearing on future applications that may be heard by the Council.

The Inspector imposed conditions to limit the occupation of the cottage to holiday use for three bedspaces and the occupation of the main dwelling to the owner/caretaker of the overall site.

7.2 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 and the impact of this decision for our children and young people:

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