

**Planning Application Reports – Update Note**

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

**Case:** 22/0512

**Address:** Mexford House

**Update:**

Conditions

Recommended amended wording is highlighted in bold and by strikethrough of wording to be removed and underlining of wording to be added:

10. (a) Prior to ~~the commencement of any works to the building~~ **first occupation of any of the flats** hereby approved, and notwithstanding the information submitted,

(i) details of the refuse stores to include their position, height, materials and design shall be submitted to and agreed in writing by the Local Planning Authority, **and**

~~(b) (ii) These agreed refuse stores agreed pursuant to part (a) of this condition shall be provided in full accordance with the approved details before any of the flats hereby approved are first occupied, and shall thereafter be retained and maintained as such.~~

**(eb) The approved refuse stores shall thereafter be retained and maintained as such and** no bins or refuse shall be stored outside of the refuse stores agreed through this condition.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

17. (a) Prior to ~~the commencement of any internal works to create~~ **first occupation of any of** the flats hereby approved, an Estate Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall:

- (i) Identify the third parties responsible for management (e.g. Site Management Company)
- (ii) Set out arrangements to secure implementation of the Estate Management Plan in perpetuity
- (iii) Include schedules for site review and routine maintenance work including but not limited to;
  - **grass cutting**
  - **the trimming of trees and shrubs**
  - **clearance of leaves and debris**
  - **resolution of drainage issues**
  - **maintenance of hard-surfacing**

- **maintenance of parking and other road markings**

(iv) Set out arrangements by which issues can be reported and actioned

(b) The Estate Management Plan hereby approved shall be implemented in full at all times that any of the homes hereby approved are occupied.

Reason: To ensure **that that safe and convenient access is available to the development by a range of transport modes and** that landscaping features are properly protected and managed to secure their longevity and the visual appearance and biodiversity value of the site, in accordance with Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21, DM35 and DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

~~20. Prior to the commencement of above ground development, a Sustainability Strategy shall be submitted to and agreed in writing by the Local Planning Authority. This strategy shall;~~

- ~~(v) specify energy efficiency measures to be used within the development~~
- ~~(vi) specify renewable energy features to be used within the development~~
- ~~(vii) specify measures to reduce water consumption by the development~~

~~The development shall thereafter proceed and be operated in full accordance with agreed the Sustainability Strategy.~~

~~Reason: In order to ensure that the development contributes to sustainability and supports the Council's wider objectives and commitments relating to environmental quality and climate change in accordance with Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.~~

~~21 Prior to the first occupation of any dwelling hereby approved, a scheme of rainwater harvesting and reuse to include the provision of water butts shall be submitted to and agreed in writing and implemented in full. These scheme shall then be operated at all times when any of the dwellings hereby approved are occupied.~~

~~Reason: In order to minimise water consumption to improve the sustainability of the development in accordance with the provisions of Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM1 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.~~

A statement has been requested to address the issues covered by conditions 20 and 21. It is anticipated that compliance with the Building Regulations would achieve many of the measures sought which would render the conditions unnecessary.

~~27. (a) Prior to the commencement of development a Highway and Car Park Management Plan for the site shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall:~~

- ~~(i) Identify the parties responsible for management (e.g. Site Management Company)~~
- ~~(ii) Set out a regime/timetable for inspections and regular repair or maintenance works including the maintenance of parking and other road markings~~
- ~~(iii) Explain how issues can be reported, assessed and resolved~~

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~~(b) The Highway Management Plan hereby approved shall be implemented in full at all times when any part of the area to which it relates is occupied or in use.~~

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~~Reason: In order to ensure that safe and convenient access is available to the development by a range of transport modes in accordance with the provisions of 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.~~

Deleted as a duplicate of revised condition 17.

Amended plans have been provided showing signage to highlight the access points to the building. Whilst use of signage would help with legibility it is not a typical solution on a residential scheme. It is considered that use of contrasting materials and feature lighting would be a more appropriate solution and so the following additional condition is recommended:

**Notwithstanding the information submitted, a scheme to highlight the access points to the building shall be submitted to and agreed in writing prior to the commencement of any external alterations to the building, and the agreed scheme shall be implemented in full and in full accordance with the agreed details prior to first occupation of any flat hereby approved. For the purpose of this condition, the scheme should include but not be limited to introduction of a contrasting material and feature lighting.**

**Reason: In order to ensure the legibility of the building in the interests of good design in accordance with the provisions of 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.**

#### Public Open Space

Paragraph 7.2.5 of the officer report notes that the scheme proposes 1,945sqm of POS resulting in a requirement for off-site provision of £86,870. Members are advised that the area of shortfall contains a typographical error and should read as 3,527sqm. As a result of some minor changes to the layout, the amount of POS has now increased to 2,004sqm. This would reduce the necessary financial contribution to £85,417, a difference of £1,453. This amendment is not considered to weigh notably in the planning balance and does not affect the officer recommendation.

#### Planning Obligations

Paragraphs 7.10.6 and 7.10.7 discuss the potential for an overage agreement through S106 to secure planning obligations that may prove to be viable. Despite discussions, time constraints have prevented the agreement of an overage clause to date. The applicant's agent has noted that paragraph 7.10.7 makes reference to a potential 3 year review and has suggested that this would be inappropriate as the development would be complete by then. The details of the overage clause clearly require further discussion. The report recommendation is that Members resolve to support the application and delegate approval to the Head of Development Management subject to the listed conditions, flexibility for further improvements/amendments to be secured, and agreement of an overage clause. To clarify, this recommendation seeks flexibility for officers to agree the details of an

overage agreement, which may differ from the content of the officer report. If an overage clause cannot be agreed, the application will be referred to the Chair of Planning Committee to either be refused under delegated powers or brought back before Members.

## Bin Stores

Amendments have been made to the bin store positions and orientation. These would now be more easily accessible and the central one would be positioned just over 6m from the nearest window. This is considered to be sufficient to maintain adequate outlook and amenity.

## Cycle Storage

The applicant has confirmed that 50 cycles could be parked in the store shown on the submitted plans. This would not equate to 1 space per unit but is nevertheless a significant level of provision. Given the accessibility of the site and the physical and financial viability site constraints, this level of provision is considered to be acceptable.

## Floorspace

Paragraphs 7.46 and 7.47 of the officer report discuss the floorspace of the flats and observe that all but one of the 78 fall below standards. For some flats this shortfall is considerable. It is noted in paragraph 7.4.7 that 21 of the units could be reconfigured to achieve better proportions for the rooms. The applicant has considered this and provided amended plans. These show that 15 flats could be significantly improved. The other 6 cannot be changed because of internal constraints. It is acknowledged that the main bedroom to flats 14 / 40 / 66 and the only bedroom to flats 22 / 48 / 74 would suffer reduced light levels if they were reconfigured as suggested. The changes in floorspace are shown in table 1 below. This is considered to be a notable improvement to the scheme.

*Table 1: Revised floorspace areas (figures in sqm):*

<b>Flat nos</b>	<b>Overall</b>	<b>Communal</b>	<b>Main bedroom</b>	<b>Second bedroom</b>
01 / 27 / 53	62.0	29.0	13.0	8.8
02 / 28 / 54	61.5	20.3	15.7	9.2
03 / 29 / 55	61.5	20.0	16.7	8.6
04 / 30 / 56	61.4	19.4	16.9	8.7
05 / 31 / 57	61.4	19.7	16.3	9.5
06 / 32 / 28	62.6	20.4	16.9	9.1
07 / 33 / 59	67.3	25.0	13.2	10.8
08 / 24 / 60	63.7	23.2	15.6	8.7
09 / 35 / 61	63.7	23.3	15.9	8.2
10 / 36 / 62	64.8	25.8	13.9	9.5
11 / 37 / 63	64.0	25.0	14.1	9.7
12 / 38 / 64	64.3	24.9	14.3	9.5
13 / 39 / 65	65.1	25.5	14.0	9.3

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<b>14 / 40 / 66</b>	62.6	20.3	16.8	9.0
<b>15 / 41 / 67</b>	65.5	<del>20.5</del> <b>24.5</b>	<del>18.4</del> <b>13.9</b>	<del>9.0</del> <b>9.6</b>
<b>16 / 42 / 68</b>	64.3	<del>19.6</del> <b>24.0</b>	<del>18.5</del> <b>14.0</b>	<del>9.1</del> <b>9.5</b>
<b>17 / 43 / 69</b>	64.1	<del>19.6</del> <b>24.0</b>	<del>18.6</del> <b>14.2</b>	<del>9.0</del> <b>9.5</b>
<b>18 / 44 / 70</b>	65.0	<del>20.4</del> <b>24.8</b>	<del>18.9</del> <b>13.9</b>	<del>9.0</del> <b>9.2</b>
19 / 45 / 71	62.5	20.3	16.2	9.3
20 / 46 / 72	66.1	23.3	16.9	8.6
21 / 47 / 73	66.2	23.3	16.7	8.6
<b>22 / 48 / 74</b>	54.5	22.7	19.0	-
<b>23 / 49 / 75</b>	54.8	<del>22.0</del> <b>26.1</b>	<del>20.0</del> <b>15.9</b>	-
24 / 50 / 76	67.6	25.0	16.6	9.3
25 / 51 / 77	67.5	24.4	16.9	9.0
26 / 52 / 78	67.6	22.0	19.6	9.5