
Officer Report to Committee

Application ref:	23/0426
Ward:	Squires Gate
Application type:	Section 73 (full)
Location:	
	HARROW PLACE AND 647-651 NEW SOUTH PROMENADE, BLACKPOOL, FY4 1RP
Proposal:	
	External alterations to include front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of premises as altered as 66 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works. Application under section 73 and section 73A to allow the variation of condition 1 attached to planning permission 16/0421 to alter various floor layouts, relocation of gym and entrance position, removal of residents lounge in C Block, relocation of windows and amendments to highway and car parking layouts.
Recommendation:	
	Resolve to support the application and delegate approval to the Head of Development Management subject to the conditions listed at the end of the report and completion of a section 106 legal agreement.
Recommendation Summary:	
	The changes that have been made to the building and those proposed are considered acceptable subject to conditions. The proposed development is considered to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment.
Meeting date:	
	09/04/24
Reason for bringing to Committee:	
	Objections have been received and the application is a major-scale scheme of general public interest.
Case officer:	
	Caron Taylor
Case officer contact:	
	01253 476221

This application is partly made under Section 73 and partly Section 73A of the Town and Country Planning Act 1990. That is, to approve alternative plans for the building for changes that will be made to complete the building, and to approve retrospectively, changes that have already been made (breach of conditions attached to the previous permission).

1.0 SITE DESCRIPTION

- 1.1 The application site is situated on the corner of Harrow Place and New South Promenade to the south of the Solaris Centre. It was formerly care homes. Historically it was attached to the (now vacant) Glenshee Hotel to the east at 6-8 Harrow Place which has planning permission (under ref: 21/0386) to be altered and redeveloped into flats. To the south the adjacent property on New South Promenade has already been redeveloped into flats by the current applicant and these are occupied. The buildings owned by the applicant are together known as Coastal Point. Beyond the Coastal Point development to the south on New South Promenade are hotels.
- 2.2 The site is within Flood Zone 1 and the Blackpool Airport Safeguarding Zone. The site falls within the setting of the locally listed Solaris centre on the opposite side of Harrow Place. No other relevant constraints have been identified.

2.0 BACKGROUND AND PROPOSAL

- 2.1 In July 2018 planning permission was granted for external alterations to include a front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of premises as altered as 66 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works.
- 2.2 The works commenced and many of the flats created are now occupied, however alterations have been made to the scheme as it has been built from what was approved by the 2018 permission. In addition the applicant wishes to make further changes as they complete the building.
- 2.3 The application has been supported by:
- A Financial Viability Assessment

3.0 RELEVANT PLANNING HISTORY

- 3.1 16/0421 (original permission) – External alterations to include front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of premises as altered as 66 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works – approved. A S106 legal agreement was entered into as part of this grant of planning permission which sort to create car parking within the public highway to meet the parking needs generated by this development.
- 3.2 A non-material amendment was approved in May 2019. This permitted:
- 1) 0.8 deep metre extension to balconies on 1st to 5th floor;
 - 2) 3.1 metre wide extension to Harrow Place elevation celebration corner;
 - 3) Non-construction of previously approved lifts and walkway in internal courtyard and internal alterations to enable their repositioning to inside of building.

- 3.3 It should be noted that the following associated applications are also on this committee agenda:
- 23/0430 – Conversion of previously approved single apartment to 2no. self-contained permanent flats.
 - 23/0440 – Use of part of the ground floor as 3 self-contained permanent flats.
- 3.4 Whilst outside of the current application site, it is relevant to make reference to the planning permissions granted at nos. 653-655 New South Promenade which is also within the applicant's ownership and forms part of the Coastal Point development. Applications 14/0448/14/0763, 16/0204, 16/0560 and 18/0501 refer. Whilst this application is not referenced in the S106 legal agreement entered into under application ref. 16/0421, the associated Committee report to that application appears to imply that the parking provision envisaged on the public highway was intended to serve the entirety of Coastal Point, i.e. the properties at 653-655 in addition to those at 2-4 Harrow Place and 647-651 New South Promenade.

4.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION

4.1 National Planning Policy Framework (NPPF)

4.1.1 The NPPF was adopted in December 2023. 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 11 – Making Effective Use of Land
- Section 12 - Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

4.2 National Planning Practice Guidance (NPPG)

4.2.1 The NPPG expands upon and offers clarity on the points of policy set out in the NPPF.

4.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (Core Strategy)

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
- CS10 Sustainable Design and Renewable and Low Carbon Energy

- CS11 Planning Obligations
- CS13 Housing Mix, Standards, and Density
- CS14 Affordable Housing
- CS15 Health and Education

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 policies are considered to be most relevant to this application:

- DM5 Residential Conversions and Sub-Divisions
- DM10 Promenade and Seafront
- DM17 Design Principles
- DM20 Extensions and Alterations
- DM21 Landscaping
- DM28 Non-designated heritage assets
- DM31 Surface water management
- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM41 Transport Requirements for New Development

4.6 Other Relevant documents, guidance and legislation

4.6.1 DCLG 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 SPD guidance.

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

4.6.3 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.

4.6.4 Greening Blackpool Supplementary Planning Document (SPD) - this document was adopted in May 2022 and sets out the green infrastructure and tree planting requirements for new development.

- 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 **Environmental Protection** - State they have no comments.
- 5.2 **Local Highway Authority** - State they have no objection.

6.0 REPRESENTATIONS

- 6.1 Press notice published: 06/07/23
- 6.2 Site notice published: 30/06/23
- 6.3 Neighbours notified: 30/06/23
- 6.4 Councillor Gerard Walsh has made comments neither objecting to nor supporting the application as follows:
- In order to see the parking scheme move forward he welcomes solutions given to the residents of Costal Point and the redaction of the perpendicular parking (directly) outside number 10 Harrow Place. However, as much as he welcomes the proposed lay-by, he does have reservations on what (if any) parking restrictions would be imposed once the work has been completed. This does not appear to be noted in any of the supporting documentation within the application. Supporting both the residents of Costal Point and the residents of 10 Harrow Place he believes a simple solution to the issues surrounding the lay-by would be to deliver a 'parking restriction free zone' on the said lay-by. Similar to what is currently in place. This would ensure that all the interested parties are listened to and that their expectations are met by the authority - especially those that were discussed at length with the residents at No 10 Harrow Place and Council Officers on numerous occasions.

6.5 Twenty- nine representations have been received to the application:

6.6 Letters of support have been received from twenty five residents of Coastal Point on the following grounds:

- Tourists park on Harrow Place providing no revenue for the Council and frequently leaving mess and litter;
- It is not unreasonable for residents of Coastal Point to be able to park their car near to their homes;
- They do not expect a permit for free, but expect to pay for it;
- Given its location the area surely could not sustain free parking forever and the Council wants tourists to pay for parking. Common sense says it is more beneficial to have residents parking which will provide yearly revenue to the Council and people who live there being more inclined to keep the area tidy?;
- They were promised a parking space when we bought their apartment;
- It is particularly important to remember the negative visual impact these buildings had to Harrow Place prior to works commencing. This development has improved the look and feel of the area and it is worth noting that any objectors concerns will be offset by the improvement to the local area;
- They are disabled with a blue badge and on many occasion have returned home unable to find a space near the apartments and on some occasions have been scared to leave for fear of not being able to park on their return;
- The application should be approved to improve life living here and improve the area;
- The scheme would improve parking and contemporaneously reduce risks at what could be considered a poorly designed road junction onto the seafront;
- The creation of a parking area in Harrow Place for Coastal Point residents is an integral element of the development and clearly a scheme was fundamental to the Council's approval of the original application;
- They cannot see an issue providing the long-standing resident [no.10 Harrow Place] has unobstructed access to their sizeable drive and garage;
- With regards to the small terraces proposed for the ground floor apartments they are in favour as without them there is a severe lack of privacy;

6.7 Four objections have been received from residents of:

- 10 Harrow Place
- 85 Clifton Drive
- 106 Clifton Drive

6.8 These objections raise the following issues:

- They have always supported the new development and the proposed parking scheme had to be created due to insufficient parking in the area. They want it building as soon as possible, but object to this application through fear of the Council not sticking to their previous verbal agreement to honour their

promise giving unrestricted parking in the layby outside no. 10 Harrow Place for one space. It should be for general use with no limitations;

- They draw attention to plans that show a 'potential parking lay-by limited waiting for general use';
- They have always been able to freely park in Harrow Place. Under the proposal of 16/0421, made 7 years ago and the more recent 21/0386, it has always been a concern whether their household's capability to park in Harrow place would be maintained and not overlooked. The proposals effectively take a public highway and convert it into a private carpark for exclusive and sole use of residents of the new apartments being developed, the public will not be able to use them. So, if it became the case that Blackpool Council removed the ability for a longstanding Council tax payer to park, in favour of a rights of new residents given over under a commercial enterprise, it seems hardly democratic and shows little care for existing residents;
- The state the Council have assured them that their household will maintain the ability for parking on Harrow Place it has currently;
- They do not agree with the proposed restricted parking in Harrow place as it will have a detrimental effect on surrounding roads and streets and on the Solaris centre;
- Allocating parking for the new development will prevent any visitors, tradespeople or healthcare professionals visiting locally from parking in Harrow place as there are already double yellow lines the length of Clifton Drive. Whilst they acknowledge the perpendicular parking previously proposed is not part of this plan, what this plan is losing is public highway to afford private parking to a private complex. There are almost 90 apartments in the complex many of whom it appears from comments were promised allocated parking which could not be promised given previous plans. Resident's issues are with the contractor who detailed that. Clifton Drive lost eight parking spaces when the crossing island was put in opposite the recycling bins at the back of the Solaris centre. Those living on Clifton Drive close to Harrow Place without off-street parking will not be able to receive visitors;
- Income to the Solaris centre may well be affected if meeting rooms and training cannot be carried out because there is inadequate parking which until the development was never an issue;
- Council tax should not be used on a private car park for a private complex. Harrow place is a public road and public right of way currently with free parking, not allocated and they believe it should stay that way;
- On street parking is always a vexatious issue. A shortage of parking space could be alleviated by the demolition of the derelict and dangerous property situated at 6-8 Harrow Place.

7.0 ASSESSMENT

7.1 Principle

- 7.1.1 The proposal is a part section 73, part section 73a application relating to changes that have been made to the development as it has been built out that deviate from the original plans approved in 2018. The application also covers further alterations the applicant wishes to make to the original plans as they finish the building. The number of flats remains the same as approved at 66.
- 7.1.2 The acceptability of the principle of the proposal has already been established by the 2018 permission that has been implemented. This report therefore relates to the acceptability of the changes to the originally approved plans that have either already been carried out or are proposed to be carried out.

7.2 Planning Obligations

- 7.2.1 Under policies in the Development Plan there are requirements, where relevant, for new developments to make contributions to infrastructure. These include affordable housing, education, public open space, trees and health care provision.
- 7.2.2 Under the previous permission for this site there was a requirement for a financial contribution towards public open space (POS), which has not been paid. Although the amount of the POS requirements have now increased from the previous permission and payments towards trees introduced (due to the adoption of the Greening Blackpool SPD), the contributions for the original permission were calculated under SPG11 (Open Space Provision for New Residential Development and the Funding System). This permission was implemented and this is considered to be a fall-back position in this case which would justify charging the same amount for this application that makes changes to the original scheme but for the same number of flats. Given that public open space still cannot be provided on site, this would result in a financial contribution of £45,408 in lieu of on-site provision.
- 7.2.3 There has been some discussion between the agent and the Council as to whether the amount for POS that would normally be required could be charged on the current application given the wording of the previous condition and whether it has already been complied with. However, to expedite determination, the applicant has elected to submit financial information to demonstrate that payment of a financial contribution towards public open space would render the scheme financially unviable.
- 7.2.4 Viability is a material planning consideration as set out in the NPPF, and the approach that should be adopted is set out in the National Planning Guidance (NPG). The applicant has submitted a viability argument in relation to the scheme on the basis that the value generated by the development would be less than the cost of developing the site if they had to pay all the financial obligations required by policy as well as pay to provide the necessary parking.

- 7.2.5 The applicant has submitted a report that they state demonstrates their argument. However, as per the report produced for the adjacent scheme granted planning permission last year, what has been submitted is not a financial viability assessment that follows the approach as set out in the NPPG. However, the Council has also had the report professionally independently reviewed and a financial viability appraisal of the scheme has been undertaken that adheres to RICS Guidance Note: Financial Viability in Planning; Conduct and Reporting and the NPPG. This is considered a robust review of the financial viability of the site. The report demonstrates that the site is not financially viable in planning terms for the scheme to provide any Section 106 policy compliant requirements other than a contribution towards the highway works.
- 7.2.6 Therefore whether the POS contribution could be lawfully required on this scheme or not is now academic as it has been proven that it is not financially viable to provide it. There is therefore no need to come to a conclusion on this point.
- 7.2.7 As per the adjacent scheme, in such situations a planning judgement has to be made as to which of the obligations should take priority, and whether or not the overall benefits of the proposal justify the grant of planning permission in the absence of full obligations. In this case it is considered that, as next door, the most important element is the provision of parking as without it the proposal would have a significant detrimental impact on the surrounding area and residents. Nevertheless, the lack of public open space contribution does weigh against the scheme and must be considered in the overall planning balance (please see para 7.8.5).
- 7.2.8 New housing schemes would normally generate a requirement for affordable housing under and contributions towards healthcare and education as required, however it was demonstrated as part of the original application that the viability of the proposal would not support an affordable housing contribution and there was no requirement for contributions towards health or education. The number of flats remains the same as the original permission, it is amendments to the scheme that have required the submission of this application. It is therefore considered that the extant permission is a fall-back position that must be taken into account along with the current viability argument and as a result it would be unreasonable to require such contributions.

7.3 Amenity

- 7.3.1 The New Homes from Old Places SPD along with the DCLG National Technical Housing Standards set out standards for new residential accommodation. They give guidance on the size of accommodation that will ensure good quality accommodation is provided based on the number of bedrooms and number of people that could occupy it.
- 7.3.2 Part 1 Policy CS13: Housing Mix, Density and Standards sets out the house types and sizes, design standards and density required from new developments to provide an appropriate mix of quality homes, which help to rebalance Blackpool's housing supply and support sustainable communities. These include: new flat developments

will not be permitted which would further intensify existing over-concentrations of such accommodation and conflict with wider efforts for the comprehensive improvement of the neighbourhood; where flat developments are permitted, at least 70% of flat accommodation should be 2 bedrooms or more; providing quality living accommodation, which meets the relevant standards in place for conversions or new build development.

- 7.3.3 Only five of the sixty six flats as amended from the original scheme have one bedroom so the scheme complies with the required split with 92% having at least two bedrooms.
- 7.3.4 In terms of the flats themselves they are grouped into Blocks B (nos B1-B22), C (nos C1-C25), D (nos D1-D15) and E (nos. E1-E9). Together the five blocks form the Coastal Point scheme. Block A falls outside of the red edge of this application site and comprises nos. 653-655 New South Promenade. All of the flats in block C comply with the space standards applied by the Council as set out above. In terms of blocks B, D and E some of the flats fall short of the space standards in some areas and others have windows looking on to small light wells. There is also one bedroom only illuminated by a roof light. However many of these flats are the same size and have the same outlook as was approved by the 2018 permission, so there has been no material change to their quality. Of the ones that have changed, overall the number of flats falling short of the standards is roughly the same as the 2018 and others have been increased in size. Overall it is considered that the scheme results in an acceptable standard of accommodation when compared to the original scheme as approved in 2018.
- 7.3.5 Other changes that have or will be made in completing the scheme involve internal layout amendments including: fire protection lobbies to protect staircases with smoke shaft and dry risers required to comply with the latest fire regulations post Grenfell, and revisions to the ground floor layout including but not limited to the residents' gymnasium and sauna being relocated from block D/E to block C. This would not have a material impact on amenity and is considered to be acceptable.
- 7.3.6 As a result of the internal changes part of the ground floor of block D and E would become vacant. It should be noted that parallel application ref. 23/0440 proposes that this would become two additional flats. Application 23/0430 proposes to subdivide the top floor penthouse flat C25 into two flats. These applications are also on this agenda for determination.
- 7.3.7 The previously approved residents' lounge and concierge is no longer to be provided but a cycle store has been added in block C where the entrance to flat C2 has also been moved from the side of the building to the front. This is considered to be acceptable.
- 7.3.8 Overall it is considered that the proposal as built and proposed would provide a satisfactory quality of accommodation for residents. It is also not considered that the changes to the building structure would have any worse material impact on the adjacent properties than the scheme as originally proposed. The proposal is

therefore considered to be in accordance with Policies CS13 and CS23 of Part 1 and Policy DM5 of Part 2.

7.4 Visual and heritage impact

- 7.4.1 A number of external alterations have been made or are proposed to be made to the building. These include: white rendered privacy screens between adjoining balconies instead of the previously approved glazed ones; omission of balconies on some of the C block flats fronting New South Promenade; a secondary fire escape provided between blocks on the fourth floor; other fire escapes; an external meter store has been erected on the west elevation inside the courtyard. Other alterations have been made to the external appearance of the building on the north elevation including the omission of some balconies and changes to the fenestration and detailing of the building. Small enclosed terraces are also proposed to the ground floor flats on both the north and west elevations that were not approved as part of the original scheme. The underpass from Harrow Place to the rear car park has also been reduced from being wide enough for two vehicles to pass, to single width.
- 7.4.2 Some of the changes made are due to changes to regulations. These along with the others although differing from the originally approved plans are considered acceptable. The small terraces yet to be built at ground floor are considered to finish off the building by enclosing patio doors to ground floor flats that otherwise would open straight out towards Harrow Place or the Promenade.
- 7.4.3 On the roof additional roof atriums and roof terraces (with privacy screens) have been added (some are in situ, some are yet to be erected). These visually add height and clutter to the building as they are viewed against the skyline and, as erected, were not considered acceptable. Discussions have taken place with the applicant regarding these and they are proposing that where they meet the front elevation of the building they be chamfered off. In addition they are currently clad in white. This is highly visible against the skyline creating visual clutter. In addition, as the render on the building is of a similar colour, the screens appear as a continuation of the building giving it further height. It is therefore now proposed for the screens to be painted in Goosewing Grey, a light grey that is less stark against the sky and often used to blend structures into the skyline giving them a much more recessive look. This colour is also to be applied to the white render on an area that is visible on the top of block E, again so it will not be as stark against the skyline, reducing its visual height. Subject to these changes these elements are considered acceptable.
- 7.4.4 Overall the above alterations are considered acceptable, subject to conditions (for example ensuring the relevant screens are painted grey).
- 7.4.5 With regard to heritage impact, the site falls within the setting of the Solaris Centre which is locally listed and therefore a non-designated heritage asset. Paragraph 203 of the NPPF explains that any effect on significance should be taken into account, but that a balanced judgement must be taken. In this case, redevelopment of the site has already be judged to be acceptable with the granting of the original permission in 2018. The changes that have been made or are proposed are

considered acceptable and the scheme approved for the adjacent property (6-8 Harrow Place) has been designed as a continuation of this development. The proposal will not have a harmful effect on the setting of Solaris or undermine its significance as a heritage asset.

- 7.4.5 In light of the above, the proposal is considered to be in line with Policies CS7 and CS8 of Part 1 and Policies DM5, DM17 and DM28 of the Local Plan Part 2 and is therefore acceptable.

7.5 Highways

- 7.5.1 Please see report at Agenda Item 7.

7.6 Other Issues

- 7.6.1 The site is in Flood Zone 1 the lowest risk of flooding. Foul and surface water will be drained via the mains sewer as per the previous and existing building which is considered acceptable. It is not considered that the changes to the proposal will have a detrimental impact on drainage or flood risk, nor is it considered they will result in impact to biodiversity or air, water or land quality.

7.7 Other Issues

- 7.7.1 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).
- 7.7.2 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.
- 7.7.3 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.

7.8 Sustainability and planning balance appraisal

- 7.8.1 Sustainability comprises economic, environmental and social components.
- 7.8.2 Economically the scheme would have limited impact but the residential units would help to support local shops and services and some employment has and would be

generated during construction. The scheme would accord with planning policy facilitating the regeneration of this part of the Promenade frontage.

- 7.8.3 Environmentally, biodiversity and environmental quality would not be materially affected and the scheme would positively impact on the street scene and wider area.
- 7.8.4 Socially, the scheme would provide acceptable quality accommodation and would not have an unacceptable impact on amenity. There would be no unacceptable impacts on heritage assets would result. Whilst the scheme will contribute towards the borough's housing provision, as this application seeks to vary an existing permission, it in itself has no material impact.
- 7.8.5 In terms of planning balance, the amendments to the scheme are considered acceptable and would allow the scheme in a prominent position to be completed while securing the necessary parking arrangements. The scheme would not deliver the full range of planning obligations but would bring a former derelict site in a prominent position back into beneficial use by delivering new housing of an acceptable standard. It is considered that this weighs sufficiently in favour of the application that it can be considered to constitute sustainable development. No other material planning considerations have been identified that would outweigh this view.
- 7.8.6 The development proposed is therefore 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 The scheme would generate Council Tax revenue for the Council but this is not a material planning consideration and so no weight should be afforded to it.
- 8.2 The Council would place itself in a degree of financial risk by providing the car parking required to serve the future needs of this development. However, this has been carefully considered by officers and it is considered that the costs of the works could be satisfactorily recouped. As such, the financial risk is considered to be reasonable and manageable.

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 sufficiently support these priorities by completing a scheme currently under construction on a prominent site to an acceptable standard, on a site that previously stood empty for a long period of time.

10.0 CONCLUSION AND RECOMMENDATION

11.1 The development proposed is considered to constitute sustainable development. No other material planning considerations have been identified that would outweigh this view. As such, Members are respectfully recommended to resolve to support the proposal and delegate the application for approval by the Head of Development Management subject to the signing of a S106 agreement to secure the parking scheme necessary to make the development acceptable and the following planning conditions:

1 The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the following plans:

Location plan recorded as received by the Council on 13th June 2023

Ground Floor Plan (Proposed) plan ref: A01-Rev 5

First Floor Plan plan ref: A02 Rev 2

Second Floor Plan plan ref: A04 Rev 2

Third Floor Plan plan ref: A05 Rev 2

Fourth Floor Plan plan ref: A06 Rev 2

Fifth Floor Plan plan ref: A07 Rev 2

Roof Plan plan ref: A09-Rev 4

South + East Elevation plan ref: A11-Rev 5

North Elevation plan ref: A12-Rev 4

West Elevation plan ref: A13-Rev 4

Ground Floor Elevation plan ref: A14

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

2 The privacy screens shall be erected in full conformity (including colour) with the details shown on approved plans:

- A12-Rev 4 (North Elevation);
- West Elevation plan ref: A13-Rev 4
- South + East Elevation plan ref: A11-Rev 5

Any privacy screens already erected shall be altered so they are in accordance with the details on the above approved plans (including colour) within 3 months of this permission.

Reason: In the interests of the appearance of the site and street scene 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.

- 3 The roof of the building (other than where the approved *Roof Plan plan ref: A09-Rev* shows a roof terrace) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason: In order to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM20 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 4 The car parking for the development not on the highway (the 10 spaces to the front of nos. 653-655 New South Promenade and the 16 in the rear yard accessed via the underpass) once provided, shall thereafter be retained and maintained for parking provision.

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 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.

- 5 Refuse storage provision shown on the approved plans shall be retained.

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 DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 6 Foul and surface water shall be drained on separate systems. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 7 The accommodation shall be used for permanent residential occupation within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only and for no other purpose.

Reason: In order to safeguard the living conditions of the occupants of nearby residential properties and the character of the area in accordance with Policies CS7, CS12 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and

Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 8 The internal courtyards/light wells serving the building shall be painted or rendered in white. Any not already white shall be painted or rendered in this colour within six months of this permission.

Reasons: To safeguard the amenities of residents of the building in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM17 and DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

9. The one-way signage in situ at the site underpass shall at all times when the development is occupied be retained and maintained as such.

Reason: in order to ensure safe and convenient access for residents 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.