

Blackpool Council

Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

PLANNING PERMISSION

This permission does not grant approval under Building Regulations

PART 1 : PARTICULARS OF DEVELOPMENT

PROPOSAL: Erection of single storey side extension and external alterations to existing Class A1 retail store, and part use as a retail foodstore with associated works to existing car park and alterations to existing access and egress onto Holyoake Avenue.

LOCATION: FORMER B & Q PLC, HOLYOAKE AVENUE, BLACKPOOL, FY2 0BQ

DATE OF APPLICATION: 30/01/20

APPLICATION NUMBER: 20/0079

PART 2 : PARTICULARS OF DECISION

Blackpool Borough Council as Local Planning Authority gives notice that PERMISSION HAS BEEN GRANTED for the development referred to in Part 1 in accordance with the application and plans submitted subject to the following conditions (if any) :

- 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 received by the Council on 31/01/2019

Drawings numbered: 2878BOL-102 Rev B, 2787BOL-104 Rev A, 2787BOL-106 Rev A, 2787BOL-107 Rev A.

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.



Planning Division
P.O. Box 17
Corporation Street
Blackpool, FY1 1LZ

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- 3 Prior to the installation of any external lighting, details of the lighting shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of this condition, the details shall include the form, design, materials and technical specification of the lighting and a lux plan to show the resulting area of light-spill.

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.

- 4 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 works 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 Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 5 Prior to the first occupation or use of the development hereby approved:

(a) a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a full planting schedule detailing plant species and initial plant sizes, numbers and densities;

(b) the landscaping scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details; and

(c) 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 LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

- 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 AS1 of the Blackpool Local Plan 2001-2016.

- 7 Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plan(s), and directional signage and any physical measures to direct and control traffic flows into, out of and within the site in accordance with details to be submitted and approved in writing by the Local Planning Authority shall be provided and shall thereafter be retained as such.

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 8 (a) The use of unit 2B hereby approved shall not be occupied until a travel plan has been submitted to and agreed in writing by the Local Planning Authority.

The travel Plan shall include:

- appointment of a travel co-ordinator
- proposals for surveying
- production of travel audits
- establishment of a working group
- an action plan
- timescales for implementation
- targets for implementation

(b) The development shall then proceed and be operated in full accordance with the approved Travel Plan.

Reason: In order to encourage travel to and from the site by sustainable transport modes in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent amended Order) the premises shall be used only for convenience goods retail sales with ancillary comparison goods sales from no more than 20% of the net retail sales area within Class E of the Town and Country Planning (Use Classes) Order 2020 (as amended) and for no other purpose including any other use within Class E within Unit 2B shown on Drawing ref: 2878BOL-102 Rev B.

Reason: In order to ensure that the Council has control of any possible future uses of the retail unit in the interests of public amenity and to safeguard the vitality and viability of Blackpool Town Centre in accordance with Policies HN5, BH3, BH11 and BH12 of the Blackpool Local Plan 2001-2016 and Policies CS4, CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

- 10 The retail use of unit 2B hereby approved site shall not receive deliveries or servicing outside the hours of 06:00 and 23:00 Mondays to Saturdays and 08:00 and 18:00 on Sundays. The engines and refrigeration units of heavy goods vehicles servicing the site shall be switched off for the duration of the unloading/loading operation.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policies BH3 and BH4 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 11 The net sales area of Unit 2B shown on Drawing ref: 2878BOL-102 Rev B hereby approved shall be restricted to 1,425sqm.

Reason: To safeguard the vitality and viability of Blackpool Town Centre and the District and Local Centres in the town in accordance with Policies BH11, BH12, BH13 and BH14 of the Blackpool Local Plan 2001-2016 and Policy CS4 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

- 12 12) Notwithstanding the definition of development as set out under Section 55 of the Town and Country Planning Act 1990 (as amended) or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), unit 2B hereby approved shall not be enlarged or subdivided and no mezzanine floorspace shall be provided.

Reason: In order to ensure that the Council has control of any possible future uses of the retail unit in the interests of public amenity and to safeguard the vitality and viability of Blackpool Town Centre in accordance with Policies HN5, BH3, BH11 and BH12 of the Blackpool Local Plan 2001-2016 and Policies CS4, CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

- 13 Unit 2A as shown on the approved plan shall not be used for the display and sale, whether wholesale or retail, goods of any description with the exception of the following products and accessories thereto:-

- buildings materials
- ceramic tiles
- DIY electrical accessories and lighting
- floor covering and DIY carpets
- furniture (flat packed for kitchens, dining rooms, lounge or bedrooms)
- garden products, plants and trees
- glazing
- greenhouses
- hand and power tools
- hardware
- insulation
- ladders
- lawn mowers
- leisure
- motor mainenance accessories

- paints and wall coverings
- plumbing sanitary ware and central heating
- timber

Reason: To safeguard the vitality and viability of Blackpool Town Centre and the District and Local Centres in the town in accordance with Policies BH11, BH12, BH13 and BH14 of the Blackpool Local Plan 2001-2016 and Policy CS4 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 38)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool as evidenced on the application assessment sheet which can be viewed on the Council's website.

THE PLANS TO WHICH THIS DECISION RELATES

See condition 2 of this permission

Location Plan received by the Council on 31/01/2019

Drawings numbered: 2878BOL-102 Rev B, 2787BOL-104 Rev A, 2787BOL-106 Rev A, 2787BOL-107 Rev A.

DATE OF DECISION : 17/11/2020

Signed:



HEAD OF DEVELOPMENT MANAGEMENT

Name and address of Applicant

Name and address of Agent (if any):

Mr Bradley Wiseman
Savills (UK) Limited
Belvedere
12 Booth Street
Manchester

M2 4AW

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions (*To be endorsed on notices of decision*)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using the appropriate form, for this appeal you will need to complete the Planning Appeal Form, which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/appeal-planning-inspectorate. When you request the form you must state which form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Blackpool Council

APPROVAL OF DETAILS / DISCHARGE OF CONDITIONS

This note explains a recent change in the way conditions on the attached planning permission granted in Blackpool will be discharged.

In April 2008 a number of changes were introduced by the Government including provision for charging a fee to discharge the conditions imposed on planning permissions. As from 1st August 2008 Blackpool Council has made this change which involves a £34 fee to discharge one (or more) conditions imposed on a householder planning permission and £116 to discharge one (or more) conditions imposed on a non-householder planning permission. The charge is imposed for each request to discharge, and allows for several conditions to be dealt with in one go whilst only incurring the single charge.

The fee should be submitted at the same time as the details to discharge the condition(s) and in the absence of the appropriate fee no response by the Council can be given.

Please note that the commencement of the development or first use/ occupation of the development without first having all relevant conditions discharged would mean that the development itself is unauthorised and may be liable to subsequent enforcement proceedings.

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Planning Department



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Blackpool Council

PLANNING AND BUILDING CONTROL

THE NEXT STEPBUILDING REGULATIONS APPROVAL

Now that you have received Planning Permission please note that a Building Regulations Application may be required, dependent on the nature of the work.

Please contact our helpful Building Control Team to discuss your proposals. We will be pleased to give advice and a quote for providing the Building Control Service.

BUILDING CONTROL DIVISION
PLANNING DEPARTMENT
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*"Blackpool Building Control
prides itself on its proactive
customer focussed approach"*

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