

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: Installation of extraction flue to side elevation and use of ground floor premises as a hot food takeaway.

LOCATION: 8 ANCHORSHOLME LANE EAST, BLACKPOOL, FY5 3QL

DATE OF APPLICATION: 23/11/21

APPLICATION NUMBER: 21/0975

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 10/11/2021 and drawings;
Proposed Floor Plan recorded as received by the Council on 23/12/2021
Proposed Front and Rear Elevations recorded as received by the Council on 23/12/2021
Proposed Side Elevation recorded as received by the Council on 23/12/2021

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 Prior to first use and notwithstanding the information submitted;

(a) details of a ventilation system to include positioning, appearance, materials and technical specification, shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the ventilation scheme approved pursuant to part (a) of this condition shall be implemented in full accordance with the approved details and shall thereafter be retained and maintained as such.

Please note that the Council will expect the flue to be finished in paint, powder coating or other similar treatment to match the colour of the wall or surface against which it would be set.

Reason: In the interests of the appearance of the premises and streetscene and 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 BH3 of the Blackpool Local Plan 2001-2016.

4 Prior to the commencement of the development;

(a) a noise survey shall be submitted to and agreed in writing by the Local Planning Authority;

(b) in the event that the noise survey required pursuant to part (a) of this condition identifies a need for mitigation, a scheme for the provision of noise attenuation to ensure that the following cumulative noise levels are not exceeded shall be submitted to and agreed in writing by the Local Planning Authority:

- 35dB LAeq (16hr) from 0700 to 2300 within living rooms
- 30dB LAeq (8hr) from 2300 to 0700 within bedrooms
- 45dB LAFmax from 1900 to 0700 for single sound events within bedrooms
- 50dB LAeq (16hr) from 0700 to 2300 for outdoor living areas
- The evening standard LAFmax will only apply where the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.

(c) the noise attenuation scheme agreed pursuant to part (b) of this condition shall be implemented in full and in full accordance with the approved details and shall thereafter be retained and maintained as such.

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 BH3 of the Blackpool Local Plan 2001-2016.

Reason: In order to safeguard the living conditions of nearby neighbours in accordance with the provisions of Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5 Prior to the commencement of the development;

(a) an odour assessment shall be submitted to and agreed in writing by the Local Planning Authority;

(b) in the event that the odour assessment required pursuant to part (a) of this condition identifies a need for mitigation, a scheme for the provision of odour mitigation to ensure that the amenities of nearby residents are not unacceptably affected shall be submitted to and agreed in writing by the Local Planning Authority;

(c) the odour mitigation scheme agreed pursuant to part (b) of this condition shall be implemented in full and in full accordance with the approved details and shall thereafter be retained and maintained as such.

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 BH3 of the Blackpool Local Plan 2001-2016.

6 At no time when the use hereby approved is operational shall any door be held, propped or otherwise fixed open.

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 BH3 of the Blackpool Local Plan 2001-2016.

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

ADVICE NOTES TO DEVELOPER

1 Please note that any new signage may be subject to advertisement consent.

DATE OF DECISION : 07/01/2022

Signed: 

HEAD OF DEVELOPMENT MANAGEMENT

Name and address of Applicant

Mr Yeung

8 Anchorsholme Lane East
Blackpool

FY5 3QL

Name and address of Agent (if any):

Dr Jagafa

Mason and Marlowe Ltd

3 Gladwin Place
3 Colman Gardens
Salford

M5 3NT

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.

Head of Planning
Blackpool Council
PO Box 17
Town Hall
Corporation Street
Blackpool
FY1 1LZ

Email: planning@blackpool.gov.uk

Website: www.blackpool.gov.uk

Planning Department



e-mail: planning@blackpool.gov.uk

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
PO BOX 17
CORPORATION STREET
BLACKPOOL
FY1 1LZ

*"Blackpool Building Control
prides itself on its proactive
customer focussed approach"*

Tel: 01253 476219 or 476334
Email: building.control@blackpool.gov.uk

