

Planning Committee Late Observations

02 November 2022

Appn No.	Location	Proposal
22/0267	BLACKPOOL AIRPORT ENTERPRISE ZONE / LAND AT COMMON EDGE ROAD LYTHAM ST ANNES BLACKPOOL LANCASHIRE	OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR BUSINESS, INDUSTRIAL AND STORAGE/WAREHOUSING USES (CLASSES E, B2 AND B8) AND ANCILLARY BUSINESS AND SUPPORT FACILITIES AND HIGHWAY IMPROVEMENT WORKS
Observations	<p><u>Revision to Officer Recommendation</u></p> <p>The agenda recommendation is to grant planning permission subject to conditions. These are worded to reflect those conditions which Blackpool Council have resolved to impose on their equivalent application relating to that part of the site in Blackpool Borough. However, as a consequence of discussions with the applicant, local highway authority and Blackpool Council regarding conditions, it is likely that the terms of the conditions may be varied to allow a phased delivery of the development. Accordingly, officers now recommend that subject to agreeing the final wording of conditions in consultation with the Chairman and Vice Chairman of the Planning Committee, authority to approve the application be delegated to the Head of Planning.</p> <p>There are two key benefits to this approach:</p> <p>1) The local highway authority are in active dialogue with their counterparts at Blackpool Council and the developer's transport consultant over a number of the details of the access, as is set out in the report. The agreement on these matters is likely to result in the production of a revision to the access point that is currently presented with the application and listed in draft condition 3. The delegation of the decision would allow this plan to be updated to incorporate any minor revisions into the plan listed in the decision notice.</p> <p>2) The applicant's agent has made some comments on the wording of a number of the draft conditions on this application, and the equivalent that is with Blackpool Council. Whilst the Blackpool decision has been to its Committee their resolution was to delegate the decision making to officers to permit a call-in referral. That will also allow for the consideration of the comments made by the applicant regarding the wording of the conditions. These comments primarily relate to the phasing of the requirements to provide matters such as the detailed design of units, the surface water drainage management for individual units, construction management plans, etc. and are all as a result of the scale of the site and so the likely implementation of the planning permission over many years.</p> <p>Your officers believe that there is practical benefit in phrasing the conditions in this way, and so propose to work with colleagues at Blackpool Council to ensure consistently worded conditions are prepared for the two applications prior to the decisions being issued. A delegation of the decision to officers would allow time for these discussions to take place as the Blackpool officer is currently away from work on leave.</p> <p>The revised recommendation wording would therefore be:</p> <p><i>That the authority to GRANT Planning Permission for the development be delegated to the Head of Planning, in consultation with the Chairman and Vice Chairman of the Planning Committee, subject to a suitably worded series of planning conditions have been drafted based on the principles outlined in this report.</i></p>	