

B L A C K P O O L C O U N C I L



Supplementary Planning Guidance 9: Residential Institutions

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Benefits Administration



Blackpool Council

BUILDING A BETTER COMMUNITY FOR ALL

This Supplementary Planning Guidance Note has been adopted by the Council and will be considered as a material planning consideration in determining relevant planning applications, supporting the policies set out in the Council's Local Plan.

The Guidance will be saved for a further 3 years after a new Blackpool Local Plan is adopted (expected to be in 2006).

The Guidance will in due course be reviewed under the new planning system (of a 'Local Development Framework' of planning documents supported by Supplementary Planning Documents).

Residential Institutions

1.0 Local Plan Policy

1.1 Local Plan Policy C7 permits the development of residential institutions (Use Class C2) and other establishments in multiple permanent occupation in appropriate premises and locations:

- (i) Applications will be judged having regard to the type and scale of use proposed, traffic, amenity and safety considerations.
- (ii) Applications for the development of Class C2, hostels and similar uses will not be approved within the Main Holiday Areas defined in the Proposals Map. Elsewhere in the Borough, in order to protect the existing character and amenities of an area and avoid any undue concentration of institutional residential uses, not more than about 10% of properties in any one block will be permitted to be used for Class C2 or hostel uses.

1.2 The Local Plan states (para 9.17) that all Use Class C2 or hostel uses will generally be acceptable in residential areas, but that the suitability of different types of premises for specific uses will vary.

1.3 All residential uses within Use Class C2 will be considered having regard to this policy.

2.0 The Property

2.1 The Local Plan states (para 9.16) that in all instances applications will be considered having regard to: -

- (i) The type of use applied for.
- (ii) The intensity of use and its effect on adjacent properties.
- (iii) The suitability of the premises.
- (iv) The suitability of the location. Old persons/nursing homes should be reasonably level with easy access to local shops and amenities. An interesting aspect is important, and backland locations should be avoided.
- (v) Traffic and parking considerations.

2.2 In applying these criteria, the Council will have particular regard to the layout and form of the building and the surrounding area. The decision will be influenced by considerations relating

to the form and nature of private space around the building, the degree of separation from neighbouring buildings and the position of pedestrian and vehicle approaches to the building and its curtilage.

- 2.3 It will be important to consider whether the size of property matches the intensity of the proposed use and whether the potential for intensification may give rise to concerns in the future. A scaled floor and site layout should be submitted with each application.

3.0 Management

- 3.1 A detailed Management Plan should be submitted with each application, setting out clearly the method of management, purpose and operation of the use, demonstration of local need, and, if appropriate, measures to assist in the assimilation of the use into the local community.

4.0 Observations from Social Services

- 4.1 Prior to the grant of planning permission, written comments on the proposed use will be required from the Director of Social Services. These comments should include both a measure of the need for the facility in Blackpool considered against levels of provision which exist locally and also whether the Council would consider purchasing the service if it is established.

5.0 Conditions of Planning Permission

- 5.1 In addition to any other relevant conditions, it may be appropriate to impose a time-limited condition if permission is granted, in order to allow review of the impact of the use after a period. Such a period will usually not be less than two years or more than four from the date of permission depending upon the particular circumstances.
- 5.2 Other conditions to restrict the use may be imposed in order to ensure the use of the property does not adversely impact on residential amenity, highway safety or other material planning considerations.



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