

Development Control Committee Update – 23rd January 2019

Item 4 - Application LCC/2018/0055 – West Quarry Railway Pad

Consultations

Further response from the Environment Agency – To operate, the proposal will require a Medium Combustion Plant permit that is issued by the Environment Agency. The permit covers air emissions only. Any other environmental/amenity issues (such as noise or odour) will not be covered by the permit.

Advice

Paragraph 183 of the National Planning Policy Framework (NPPF) states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.

There is therefore no need to impose any controls on any planning permission for the proposal as the controls on air emissions will be via this permit. Condition 6 is therefore not required and should be deleted.

Item 5 – Application LCC/2016/0085 – Former Park Hotel, East Cliff, Preston

Applicant's proposals (page 26): The replacement hotel office building would be a five storey structure. However, the lower three floors would provide office space whilst the upper two floors would provide 44 hotel rooms.

Representations

A further representation has been received from a resident on East Cliff. The resident accepts that the development is necessary and will be of benefit to the area. However, the resident is concerned about:

- Parking on Chapel Street which makes access to East Cliff difficult particularly in the evenings and on Sundays when vehicles are parked along Chapel Street which makes entry and exit to / from East Cliff difficult particularly for coaches
- The Fishergate bus lane has made access to this area of Preston very difficult and leads to driver frustration around Winckley Square.
- The hotel will lead to large increases in traffic around Winckley Square.
- Speeds on East Cliff will be excessive
- Better street lighting on East Cliff is needed
- The access from the railway station is via a number of steps and therefore taxi transfers for guests with luggage will lead to more traffic.
- Demolition of the building will lead to noise and air quality issues. What conditions will be put in place to protect residents?

- Concern that there is to be a pub on the site – what measures are proposed to protect residents from disturbance especially at closing time?

Advice

Highways issues : The site does has a previous office use and it is considered that the total volume of traffic associated with the new hotel / office use will not be dissimilar to that occurring previously albeit that the times when the vehicle movements occur will be different. The highway network in the area has also changed since the site was last used as an office due to the introduction of the Fishergate bus lane. However, the Fishergate bus lane does not apply after 6pm so after this time, guests would still be able to exit the site via Fishergate.

The eastern side of Chapel Street has double yellow lines along its eastern side along its full length past the junction with East Cliff. Any cars parked on that side of the highway are therefore parking illegally. It is considered that even where cars are parked on the western side of the road (as they are able to) there is still sufficient room for two cars to pass on Chapel Street.

The issues in relation to parking on East Cliff are noted. Condition 7 requires details of a traffic calming scheme to be implemented on East Cliff.

Noise / Air Quality from Demolition / Construction; these issues are dealt with through conditions 9 and 10.

A public bar is proposed within the hotel. There are no controls proposed within the planning permission on opening hours for the bar. However, the bar would also require a licence from the city council which could include a condition on opening hours if required to protect local amenity

Conditions

Condition 14 – should be reworded to read

The playing of amplified music within any part of the hotel or pavilion shall not take place between the hours of 12.00 am midnight and 10.00 hrs on Mondays to Sundays.