



TOWN AND COUNTRY PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

THE APPLICATION

Applicant:	Agent:
Mr Faruk Patel	Khalid Khan & Associates
Cobble Blackburn Ltd, Gate Street	Majid House
BLACKBURN	109 Whalley Range
BB1 3AH	Blackburn
	BB1 6EE
	United Kingdom

Full Planning Application

FOR:

Change of use of first floor from an office (B1) to a (D1) use (education centre)

AT:

Cobble Blackburn Ltd
Gate Street
BLACKBURN
BB1 3AH

APPLICATION REFERENCE NUMBER: **10/18/0104**

The application was received: **26/01/2018**

THE DECISION

Date of Decision: 20/03/2018

In pursuance of their powers under the above Act, the Council

REFUSES

consent for the above development in accordance with the details given on the application form and submitted plans. Permission is refused for the following REASONS:

1. The proposed development would result in the loss of secondary employment land and the applicant has failed to demonstrate that the land is no longer capable of beneficial use for employment purposes, contrary to Policy CS4 (Protection and re-use of employment land) of the Blackburn with Darwen Core Strategy, Policy 15 of adopted Local Plan Part 2 (Site Allocations and Development Management Policies) (2015) and the provisions of Paragraph 22 of the National Planning Policy Framework (NPPF).
2. Insufficient information has been submitted to demonstrate that the development will not give rise to or prejudice the safety of pedestrian or vehicular movements on-site, contrary to Policy 10 (Accessibility and transport) of the Blackburn with Darwen Local Plan, Part 2 (Site allocations and development management policies) and Paragraph 32 of the NPPF.
3. The proposed development has failed to demonstrate that the on-going operations of surrounding commercial uses would not be compromised by the future imposition of operating restrictions brought about in response to the adverse amenity effects on a non-compatible use in this industrial setting, contrary to Policies 8 and 15 of the Blackburn with Darwen Local Plan, Part 2 (Site allocations and development management policies) and the provisions of Paragraph 123 of the NPPF.

Your attention is drawn to the NOTES attached.

PLEASE NOTE:

The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority endeavoured to work pro-actively and positively with the applicant in trying to resolve all the issues raised by the proposals. The Local Planning Authority has considered the application. The possibility of either the imposition of planning conditions and/or the making of reasonable amendments to the application have been explored in order to deliver a sustainable form of development in accordance with the NPPF.

Town and Country Planning (Written Representations) Regulations 1987

In accordance with the provisions of these Regulations, in the event of an appeal, the Local Authority's copy of the completed appeal form should be sent to:

The Director of Growth & Development, Blackburn with Darwen Borough Council, Town Hall, Blackburn. BB1 7DY



Ian Richardson,
Director of Growth & Development
Blackburn with Darwen Borough Council.

