

**PLANNING AND HIGHWAYS COMMITTEE**  
**19<sup>th</sup> November 2015**

**PRESENT** – Councillors Dave Smith (in the Chair), Ali, Brookfield, Browne, Casey, Cottam, Groves, Jan-Virmani,(for Hussain) Khonat S, Mahmood A, McKinlay, Oates, Riley,(for Khan) Slater Jacqueline, and Whalley.

**OFFICERS** - David Proctor (Head of Service, Planning and Transport), Brian Bailey (Director of Regeneration), Gavin Prescott (Planning Manager) Asad Laher (Legal), Safina Alam (Capita) and Paul Conlon (Democratic Services).

**RESOLUTIONS**

**54 Welcome and Apologies**

The Chair welcomed everyone to the meeting. Apologies were received from Councillor Hussain and Khan

**55 The Local Plan Part 2 “Site Allocations and Development Management Policies” (LPP2)**

The Committee were informed that the Council on the 26<sup>th</sup> October 2015, had received written confirmation from the Planning Inspector, that the Submitted Version of the Local Plan Part 2 “Site Allocations and Development Management Policies” (LPP2) was sound, satisfying the requirements of Section 20(5) of the 2004 Planning & Compulsory Purchase Act, and meet the criteria for soundness in the National Planning Policy Framework (NPPF). The Inspector considered that the LPP2, taken as a whole, contained a comprehensive and robust approach to the delivery of housing and employment land across the borough. The Inspector had supported all of the proposed housing and employment land allocations. The LPP2 would be formally adopted by the Council at its Council Forum meeting on the 3<sup>rd</sup> December.

**RESOLVED** – That the update on the Local Plan Part 2 be noted.

**56 Minutes of the last Meeting held on 15<sup>th</sup> October 2015**

**RESOLVED** – That the minutes of the last meeting held on 15<sup>th</sup> October 2015 were confirmed and signed as a correct record.

In respect of Application No 10/15/0885 – Springfield House, Broadhead Road, Turton BL7 7BY, Members were informed that a response would be forwarded to members by email.

**57 Declarations of Interest**

There were no Declarations of Interest.

**58 Planning Applications**

The Committee considered reports of the Director of Prosperity and Growth detailing the planning applications listed overleaf.

In considering the applications, the Committee took into account representations or submissions provided by individuals with the officers answering points raised during discussion thereon.

**RESOLVED** – That the following decisions be made on the applications set out below:

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
10/10/00875	Sterling Property Co Ltd	Former Vernon Carus (St Pauls Mill) Johnson New Road, Huddlesden, Darwen.  Full Planning Application for residential Development comprising 87 no units together with associated infrastructure.  Jane Martin spoke for the application  Dilys Dyer Spoke against	Approved subject to Section 106 Agreement and conditions contained in the report and the update information submitted to the committee.
10/15/0219	Bloor Homes west	Land to the west of Cranberry Lane, Darwen  Bernard Greep spoke for the application,  Alice Knowles-Martin spoke against	Approved subject Section 106 Agreement and to the conditions contained in the report and the update information submitted to the committee.
10/15/0306	Mr Asjed Rafiq	Former Mill Canterbury Street, Blackburn	Approved subject to the conditions contained in the report and the update information submitted to the committee
10/15/0396	Mr G. Moon.	Land at Hilltop, Belmont  Full planning application for the erection of 4 detached dwellings	Approved subject to the S106 Agreement and conditions contained in the report and the update information submitted to the committee.

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
10/15/0498	Blackburn Waterside Regeneration Ltd	Former Sappi Paper Mill, Livesey Branch Road, Fenniscoles.  David Frohnsdorff spoke for the application  Sue Nichols spoke against	Approved subject to the Section 106 Agreement and conditions contained in the report and the update information submitted to the committee.
10/15/0814	Sainsbury's Supermarkets Ltd	Full Planning Application for Construction of petrol filling station, ancillary room, air and water facilities and alterations to the store car park layout Hardman Way, Darwen  Carly Hinde spoke for the application.	Approved subject to the conditions contained in the report and the update information submitted to the committee.
10/15/0774	Mrs J Roebuck	Proposed development: Full Planning Application for Change of use of land to form part of residential curtilage and double storey side extension. 19 Victoria Buildings , Hoddlesden, Darwen , BB3 3PA	Approved subject to the conditions contained in the report and the update information submitted to the committee.
10/15/0886	Mrs Naira Sardar	Two storey side extension 9 Peter Street, Blackburn	Approved subject to the conditions contained in the report and the update information submitted to the committee.
10/15/0908	Mr Simon Bullen	Proposed development: Full Planning Application (Retrospective) for Alterations to an existing agricultural building approved under 10/14/0357 Meadowcroft Farm, Bury Road, Edgworth, Bolton, BL7 0BS  Robert MacKenzie spoke for the application  Mr A Patton spoke against.	Members were minded to Refuse subject to the reasons to be agreed at the next meeting of the Committee.
10/15/0918	Europlast Blackburn Ltd	Proposed development: Full Planning Application (Retrospective) for 3 no. single storey industrial storage units Europlast Blackburn Ltd, Unit 1 & 2 , Shadsworth Business Park, Duttons Way, Blackburn, BB1 2Q	Approved subject to the conditions contained in the report and the update information submitted to the Committee.
10/15/0955	Mr James Smeaton	Proposed development: Prior Notification - Class M - Retail (Use Class A1 or A2) to C3 Dwellinghouse (Class IA) for	Prior approval granted

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
		Change of use of shop and post office to its original residential use. 108 High Street , Belmont, Bolton , BL7 8AL	
10/15/0970	Peekaboo Daycare	Proposed development: Full Planning Application for Change of use from former public house to a day nursery for aged 0-5 year olds. The Cascade Building , Shadsworth Road , Blackburn , BB1 2HR	Approved subject to the conditions contained in the report and the update information submitted to the committee.
10/15/1039	Ms Anne Fairhurst	Proposed development: Full Planning Application for proposed demolition of garage and construction of a single storey extension 471 Livesey Branch Road, Livesey, Blackburn, BB2 5DB	Approved subject to the conditions contained in the report and the update information submitted to the committee.
10/15/1048	Mr Frank Cleary	Proposed development: Prior Approval Notification for change of use of building and curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order (Under Class Q (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015) Building off Tockholes Road , Tockholes , BB3 0NS	Approved subject to the conditions contained in the report and the update information submitted to the committee.
10/15/1070	Mr S Haq	Proposed development: Full Planning Application for Single storey rear extension and two storey side extension Site address: 89 Buncer Lane , Blackburn , BB2 6SN	Approved subject to the conditions contained in the report
10/15/1112	Mr T Patel	Proposed development: Full Planning Application for Part change of use from B1 / B2 to a 198sqm retail unit (A1) and 149sqm storage and distribution unit (B8) [plus 500sqm converted to B8 use under Permitted Development] alongside the installation of roller shutters and an external ramp, configuration of a car park with gate and associated internal and external works to accommodate the conversion Oxford Works, Shaw Street, Blackburn, BB2 1EH  Claire Parker spoke in favour of the application.	Approved subject to the conditions contained in the report and the update information submitted to the committee.
10/15/1154	Mr Norman Barwood	Proposed development: Removal of Condition/Variation of Condition for Variation of condition 3 on	Approved subject to the conditions contained in the report and the update information submitted to the committee.

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
		application 10/14/0603 to allow amended roof line of garage Overlea , Tockholes Road , Darwen , BB3 1JY	

**59 Petition: Walter Street, Blackburn.**

A report was submitted advising the Committee of the receipt of a petition objecting to the installation of an island with bollards at the junction of Dewhurst Street and Walter Street. The petition was signed by a member from each of the 17 properties in the cul-de-sac.

**RESOLVED** – That the Committee note the petition and that request for residents parking will be considered fully once the emerging Residents Parking Policy has been approved and adopted by the Council.

**60 Petition: Dewhurst Street Blackburn**

A report was submitted advising the Committee of the receipt of a petition from the residents of a short cu –de-sac of Walter Street Blackburn objecting to the installation of an island and bollards at the junction of Dewhurst Street and Walter Street, Blackburn. The petition had been signed by 50 signatures from 28 properties on Walter Street, Blackburn.

**RESOLVED** – That the Committee recommends that the Executive Member support the officer recommendations that:-

1. That the Committee note the report and ;
2. That residents be kept informed of any decisions made regarding the immediate temporary options proposed.

**61 Exclusion of the Press and Public**

**RESOLVED** – That the press and public be excluded from the meeting during consideration of the following item in view of the fact that the business to be transacted is exempt by virtue of paragraph 5 of Schedule 12A to the Local Government Act 1972.

**62 Enforcement Update**

A report was submitted to present the Committee with an overview on Enforcement matters.

**RESOLVED** – That the Planning and Highways Committee note the

report.

**63 Enforcement – 333 Revidge Road, Blackburn.**

A report was submitted requesting authorisation to take enforcement action against all persons having an interest in land at 333 Revidge Road, Blackburn, as outlined on the Ordnance Survey Plan attached to the report.

**RESOLVED** – That the Planning and Highways Committee authorise the Director of HR and Legal, in consultation with the Director of Regeneration, to consider the issuing of an enforcement notice, if ultimately necessary, to secure the reinstatement of the demolished wall and gate post, to the front of 333 Revidge Road, Blackburn.

**64 Enforcement – 160 Revidge Road, Blackburn.**

A report was submitted requesting authorisation to take enforcement action against all persons having an interest in land at 160 Revidge Road, Blackburn, as outlined on the Ordnance Survey Plan attached to the report.

**RESOLVED** – That the Planning and Highways Committee authorise the Director of HR and Legal, in consultation with the Director of Regeneration, to consider the issuing of an enforcement notice, if ultimately necessary, to secure the removal of the unauthorised entrance, raised platform and stairway to the rear of 160 Revidge Road, Blackburn.

Signed: .....

Date: .....

Chair of the meeting  
at which the minutes were confirmed