

## **DEPARTMENT OF GROWTH & PROSPERITY**

**ORIGINATING SECTION:** Planning.

**REPORT TO:** 17<sup>th</sup> March 2016 Planning & Highways Committee.

**TITLE:** Petition regarding Full Planning Application 10/15/0791 for change of use to create car valet centre with associated ground works and siting of 2no portacabins - at Land adjoining No.5 Limefield, Preston New Road, Blackburn, BB2 6BT

**Applicant:** Mr Zarif Mohammed

**Ward:** Corporation Park

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<b>Councillor Arshid Mahmood</b>	
<b>Councillor Abdul Rehman</b>	
<b>Councillor John Wright</b>	

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### 1.0 **PURPOSE OF REPORT**

1.1 To inform Members of the receipt of two petitions; one objecting and one supporting planning application 10/15/0791. Copies of the petitions are available in Democratic Services.

### 2.0 **BACKGROUND AND DETAILS**

2.1 Planning application reference 10/15/0791 was submitted to the Planning Authority on 2<sup>nd</sup> July 2015. The application seeks consent for a change of use to create a car valet centre with associated ground works and the siting of 2no portacabins

2.2 Public consultation letters were issued on the 14<sup>th</sup> July 2015 and objections to the proposal were received, including a petition containing 38 signatories. Details of that petition were reported at the August 2015 meeting of the Planning & Highways Committee.

2.3 Amended plans were received 4<sup>th</sup> February 2016 and a further round of consultation undertaken on the 10<sup>th</sup> February 2016.

2.4 A new petition containing 86 signatories was received on the 24<sup>th</sup> February 2016

The grounds of objection relate to:

- Increase in volume and turnover of cars to the site. The proposed access from Lancaster Place is considered to be perilous and dangerous.
- Lack of on-street parking already a concern on Lancaster Place.
- Junction between Lancaster Place, Saunders Road and Preston New Road already a known blackspot. Concerns that additional traffic will worsen this.
- The proposal is not in keeping with residential area. Preference for site to be used for new housing.
- Customers will have to exit on to Lancaster place, which is one-way and drive all the way round a residential street with children playing on the streets etc causing a hazard
- Extra traffic and pollution detrimental to all local residents

2.5 A petition supporting the application, which contained 34 signatures, was received on the 23<sup>rd</sup> February 2016.

The grounds of support are;

- At present the site is a waste land and is being used as a dumping site
- The land is an ideal place for a car valet centre to be developed

2.6 The application remains under assessment and will be dealt with in accordance with the Council's scheme of delegation.

### 3.0 **RECOMMENDATION**

3.1 It is recommended that the Committee note the petition, that the issues raised inform the assessment of the proposal and that the lead petitioners be informed of the decision once made.

### 4.0 **BACKGROUND PAPERS**

4.1 None

5.0 **CONTACT OFFICER** – Martin Kenny (tel: 585639)

6.0 **DATE PREPARED** – 24<sup>th</sup> February 2016