

PLANNING AND HIGHWAYS COMMITTEE
17th March 2016

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

OFFICERS - Gavin Prescott (Planning Manager), David Proctor (Head of Service, Planning and Transport), Asad Laher (Legal), Safina Alam (Capita), George Bell (Capita) and Christine Wood (Democratic Services)

RESOLUTIONS

95 **Welcome and Apologies**

The Chair welcomed everyone to the meeting. Apologies were received from Councillors Casey, Groves and Khonat.

96 **Minutes of the last Meeting held on 18th February 2016**

RESOLVED – That the minutes of the last meeting held on 18th February 2016 were confirmed and signed as a correct record.

97 **Declarations of Interest**

Councillor Ashley Whalley declared an interest (other) in agenda item 4 (planning application 10/06/0077) (known to the main objector and occasional customer at Hare and Hounds) and remained in the room during discussion and determination of the application.

Councillor Zamir Khan declared an interest (other) in agenda item 6 (petition regarding Lincoln Road, Blackburn) (letter supporting the petition) and left the meeting prior to discussion and decision on the item.

98 **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 – (1) That the following decisions be made on the applications set out overleaf:

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
10/16/0077	Old Blackburnians Association & Queen Elizabeth Grammar School	<p>Old Blackburnians Memorial Ground, Lammack Road, Blackburn, BB1 8LA</p> <p>Outline Planning Application for residential development of up to 75 residential dwellings, including details of the means of access and demolition of existing club house</p> <p><i>Mr Ian Robertson spoke against the application</i></p> <p><i>Mr David Bailey spoke supporting the application</i></p>	<p>Approved subject to delegated authority being given to the Head of Service for Planning and Transport to approve planning permission subject to the applicants first entering into an agreement under S106 of the Town & Country Planning Act 1990, relating to the payment of a financial contribution towards:</p> <p>Replacement pitches the 3 no. playing pitches at the site are to be lost through the development and require replacement provision, under Policy 9 of the Local Plan Part 2. 2 no pitches are to be provided at Old</p>

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
			<p>College playing fields, with the developer providing a contribution of £97,979, and the Lammack Juniors pitch is to be re-orientated 90°, with the developer providing a contribution of £2,800.</p> <p>Refurbishment of changing rooms the existing changing rooms at the site to be lost through development will require the refurbishment of the existing Council owned changing rooms (10no) adjacent to the Old College Playing Fields, with the developer providing a contribution of £110,000.</p> <p>Affordable housing A formula detailing 'x' no of dwellings x (42.5% of</p>

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
			<p>average affordable house value) x 20% = £y contribution) towards the provision of affordable housing off-site in the locality. The average affordable house value is set at £150,000. The number of dwellings is currently proposed as up to 75.</p> <p>Should the S106 agreement not be completed within 6 months of the date of this resolution, the Head of Service for Planning and Transport will have delegated powers to refuse the application.</p>

99 Petition regarding Full Planning Application for change of use of to create car valet centre with associated ground works and siting of 2 no portacabins – at land adjoining no 5 Limefield, Preston New Road, Blackburn, BB2 6BT

A report was submitted to advise the Committee of the receipt of two petitions, one supporting and one opposing the above detailed planning application.

Grounds for objection to the application and grounds for supporting the application from objectors and supporters were outlined in the report.

It was reported that the application remained under assessment and would be dealt with in accordance with the Council's scheme of delegation.

RESOLVED –

1. That the Planning and Highways Committee note the petition; and
2. That the issues raised would inform the assessment of the proposal; and
3. That the Lead Petitioner would be informed of the decision when the application had been determined.

At this point, prior to consideration of the following item, Councillor Zamir Khan left the room.

100 Petition – Lincoln Road, Blackburn

A report was submitted to advise the Committee of the receipt of a petition containing 42 signatures requesting speed reducing measures such as speed humps on Lincoln Road, Blackburn.

Grounds for the request were outlined in the report. Accident statistics recorded by the police during the previous five years were outlined individually within the report. The statistics highlighted that speed was not a recorded causation in any of the accidents recorded. It was reported that the incidents had been due to drivers failing to look properly with poor manoeuvres being the main factor.

It was further reported that an automated traffic volume and speed survey had been undertaken on Lincoln Road adjacent to the homes of the petitioners, to establish if speeds indicated a justification for the installation of traffic calming measures. Findings of the survey were outlined in the report and highlighted that the speeds and causation factors did not support the introduction of traffic calming measures.

RESOLVED –

1. That the Planning and Highways Committee support the officer recommendations that the petitioners' request be declined; and
2. That a meeting be arranged with Ward Councillors, Officers and residents to address the issue; and
3. That the Lead Petitioner be informed of the decision.

At this point, Councillor Zamir Khan returned to the meeting.

101 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.

102 Enforcement – 3 Cadshaw Cottages, Bolton Road, Darwen, BB3 2TX

A report was submitted requesting authorisation to take enforcement action against all persons having an interest at 3 Cadshaw Cottages, Bolton Road, Darwen, BB3 2TX as outlined on the Ordnance Survey plan which was attached to the report.

Grounds for the request were outlined in the report.

RESOLVED – That the Planning and Highways Committee authorise the Director of HR and Legal Services, in consultation with the Director of Growth and Prosperity, to consider the issuing of an enforcement notice, if ultimately necessary, to reduce the height of the wall to one metre in line with the general permitted development at 3 Cadshaw Cottages, Bolton Road, Darwen, BB3 2TX

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed