

PLANNING AND HIGHWAYS COMMITTEE
26th May 2016

PRESENT – Councillors Dave Smith (in the Chair), Akhtar P (substitute for Riley), Ali, Casey, Khan Z, Hardman, Hussain F, Hussain I, Jan-Virmani (substitute for McKinlay), Khonat, McGurk (substitute for Groves), Murray, Nuttall, Oates and Slater Ja

OFFICERS - Gavin Prescott (Planning Manager), David Proctor (Planning), Asad Laher (Legal), Safina Alam (Capita) and Christine Wood (Democratic Services)

RESOLUTIONS

1 Welcome and Apologies

The Chair welcomed everyone to the meeting in particular new Members to the Committee following the local elections.

2 Minutes of the last Meeting held on 14th April 2016

RESOLVED – That the minutes of the last meeting held on 14th April 2016 were confirmed and signed as a correct record.

3 Declarations of Interest

There were no declarations of interest.

4 Planning Applications

The Committee considered reports of the Director of Planning and Prosperity 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>
10/15/1231	Mr L Jones	Viewfield House, 73 Oozehead Lane, Blackburn, BB2 6NH Full planning application for change of use of former care home to 11 self contained one bedroom flats and 6 self contained bungalows. Refurbishment of caretakers flat	Permitted subject to delegated authority being given to the Head of Planning and Transport and the applicants first entering into a section 106 of the 1990 Town and Country Planning Act relating to the provision and/or maintenance of public open space, including the provision of three replacement Sycamore and Common Ash trees. The commuted sum should equate to £5,500 towards public open space and a notional sum of £71,400 towards the delivery of affordable housing; and That in the event the Section 106 agreement was not completed and signed before 28 th November 2016, delegated

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
			<p>authority be given to the Head of Planning and Transport to refuse planning permission; and</p> <p>That a final commuted sum be determined on receipt of a viability statement from the applicant in addition to conditions as detailed in the Director's original report and also the conditions as detailed in the Director's update report.</p>
10/16/0118	Mr Gulbahar Hussain	<p>114 Pringle Street, Blackburn, Blackburn, BB1 1SA</p> <p>Full planning application (retrospective) for single storey extension to front</p>	<p>Refused as it was considered that the front extension by virtue of its size and massing would have an adverse impact on the host property together with introducing an incongruous feature within the street scene, and as such, was contrary to Policies 8 and 11 of the Local Plan</p>

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
			Part 2 "Site Allocations and Development Management Policies" (December 2015), and RES 15 of the Residential Design Guide
10/16/0227	Mr Ahtesham Sadiq	Longacre, Billinge End Road, Blackburn, BB2 6PT Full planning application for new dwelling house including retrospective permission for demolition of original dwelling	Permitted with conditions as detailed in the Director's original report and further conditions as detailed in the Director's update report with additional conditions as proposed at the meeting by Councillors Suleman Khonat and Dave Smith and agreed as follows: Original land levels to be restored. Planting scheme to be approved (planting height of trees to be 4 metres. Materials to be submitted for approval. Waste materials to be removed from the site.

5 Petition: Planning application 10/16/0247 for Change of use from single family dwelling house to house in multiple occupation, including construction of rear dormer, removal of rear garage and construction and construction of single storey dwelling in the yard' at 158 Preston New Road

A report was submitted to advise the Committee of the receipt of a petition containing 33 signatures objecting to the above planning application as detailed above.

Grounds for objection to the application were outlined in the report.

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

RESOLVED – That the Planning and Highways Committee:

1. Note the petition; and
2. Note that the issues raised would inform the assessment of the proposal; and
3. That the Lead Petitioner be informed of the final decision relating to the application.

6 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.

7 Enforcement: Land at Florence Mill, Blackburn

A report was submitted requesting authorisation to take enforcement action against all persons having an interest in land at Florence Mill, Whalley New Road, Blackburn which was outlined in the Ordnance Survey Plan as 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 Planning and Prosperity, to issue an enforcement notice to secure the cease of use occurring and the removal of the vehicles stored/for sale at Florence Mill, Whalley New Road, Blackburn.

8 Enforcement – 2 Clarence Street, Darwen, BB3 1HQ

A report was submitted requesting authorisation to take enforcement action against all persons having an interest in land at 2 Clarence Street, Darwen which was outlined in the Ordnance Survey Plan as 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 Planning and Prosperity, to issue an enforcement notice to secure the reinstatement of the property to a single dwelling at 2 Clarence Street, Darwen, BB3 1HQ.

9 Enforcement – 4 Clarence Street, Darwen, BB3 1HQ

A report was submitted requesting authorisation to take enforcement action against all persons having an interest in land at 4 Clarence Street, Darwen which was outlined in the Ordnance Survey Plan as 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 Planning and Prosperity, to issue an enforcement notice to secure the reinstatement of the property to a single dwelling at 4 Clarence Street, Darwen, BB3 1HQ.

10 Enforcement – 30 Adelaide Terrace, Blackburn

A report was submitted requesting authorisation to take enforcement action against the owner/occupier of land at 30 Adelaide Terrace, Blackburn, as detailed in the site plan which was attached to the report in respect of the unauthorised storage of scrap vehicles on the land. Two photographs of the site were also attached to the report for information.

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 Planning and Prosperity, to issue an enforcement notice to secure

the cessation of the use of the land for the storage of scrap vehicles and the removal of the scrap vehicles from the land at 30 Adelaide Terrace, Blackburn.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed