

DEPARTMENT OF PLANNING & PROSPERITY

ORIGINATING SECTION: Planning

REPORT TO: Planning & Highways Committee on 28th July 2016.

TITLE: Petition regarding Full Planning Application for Change of use of no. 521 Bolton Road, Blackburn, BB2 4JP from dwelling into ground floor barbers shop and first floor self-contained flat, together with new shop front.

(Ref: 10/16/0577)

APPLICANT: Mrs Maria Holroyd

WARD: Ewood

Councillor: Maureen Bateson

Councillor: Jim Casey

Councillor: Jamie Groves

1.0 PURPOSE OF THE REPORT

1.1 To inform Members of the receipt of a petition relating to the aforementioned proposal, a copy of which is available in Democratic Services.

2.0 BACKGROUND AND DETAILS

2.1 Planning application reference 10/15/0577 was submitted to the Local Planning Authority on 26th May 2016 for the proposed change of use of 521 Bolton Road, Blackburn from a single dwelling into a ground floor barbers shop and first floor self-contained flat, with a new shop front.

2.2 Public consultation letters were issued on 10th June 2016 and a site notice was displayed on 13th June 2016.

2.3 A 35 named petition was received on 20th June 2016, objecting to the proposal on the grounds that limited vehicle parking is available on nearby streets and on the main road to the front of the application site. The requirement for resident parking permits for surrounding streets is also referenced, brought about by the neighbouring presence of Blackburn Rovers FC.

2.4 The planning application has been refused for the following reasons, in accordance with the Council's adopted Scheme of Delegation:

The proposed barbers shop is neither immediately adjacent to a group of existing shops or within the nearby Ewood Neighbourhood Centre and is within reasonable walking distance of a vacant retail unit capable of accommodating the shop. The proposal is, therefore, contrary to the

requirements of Policy 32 of the Blackburn with Darwen Borough Local Plan Part 2.

The proposed development provides no on site parking and would, as a consequence, increase the concentration of parked cars in the vicinity of the site, thereby increasing danger and inconvenience to users of the highway; contrary to Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2.

3.0 RECOMMENDATION

3.1 That the petition be noted and that the lead petitioner be kept informed of the decision once made.

4.0 BACKGROUND PAPERS None.

5.0 CONTACT OFFICER Nick Blackledge – Tel. 585112.

6.0 DATE PREPARED 29th June 2016.