

PLANNING AND HIGHWAYS COMMITTEE
15th MARCH 2018

PRESENT – Councillors; Dave Smith (in the Chair), Ali, Brookfield, Groves, Hussain I, Jan-Virmani, Khan Z, Khonat, Liddle (substitute for Casey), Murray, Nuttall, Oates, Pearson (substitute for Hardman), Riley, and Slater Ja.

OFFICERS – Ian Richardson (Director of Growth and Development), Gavin Prescott (Development Manager), Martin Kenny (Principal Planner), Safina Alam (Highways Development Control Engineer), Michael Green (Legal) and Wendy Bridson (Democratic Services).

RESOLUTIONS

56 Welcome and Apologies

The Chair welcomed everyone to the meeting. Apologies were received from Cllr Casey and Cllr Hardman.

57 Minutes of the last Meeting held on 15th February 2018

RESOLVED – That the minutes of the last meeting held on 15th February 2018 were confirmed and signed as a correct record.

58 Declarations of Interest

Cllrs Murray, Pearson and Slater all declared an interest in Item 4.1 – Planning Application 10/17/1173 (Prayer Facility at 55 Beardwood Brow), in that a prospective Conservative Candidate in the forthcoming elections was related to the applicant.

Cllr Pearson also declared an interest in Item 4.2 – Planning Application 10/17/1278 (Cherry Tree Cricket Club) having previously declared in interest as a Trustee of Feniscowles and Pleasington War Memorial Trust Recreation Ground which was a charitable organisation that provided similar facilities in the neighbourhood.

Gavin Prescott declared an interest relating to Planning Application 10/17/1278 (Cherry Tree Cricket Club), being a member of the club.

59 Planning Applications

The Committee considered reports of the Director of Growth and Development 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>Applicati on No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
10-17-1173	Beardwood Muslim Worship Group	55 Beardwood Brow, Blackburn, BB2 7AT Full Planning Application for the change of use from dwelling to local prayer facility (Class D1) and self-contained flat (Class C3) with associated alterations to form doors, creation of car parking provision and an additional access	Approved subject to the conditions outlined in the Director's Report and Update Report with the removal of the condition relating to the temporary consent of two years for the monitoring of the proposal on both the impact on local residents and the character of the area.
At this point Gavin Prescott left the room due to the declaration of interest made in relation to 10-17-1278			
10-17-1278	Mr Dave Wallacy - Cherry Tree Cricket Club	Cherry Tree Cricket Club, 459 Preston Old Road, Blackburn, BB2 5ND Full Planning Application for Proposed new first floor with rear balcony and access steps to create a community room and changing rooms, improvements to car parking and new ramped access	Approved subject to the conditions outlined in the Director's Report and Update Report.
At this point Gavin Prescott was invited to re-join the Committee			
10-17-1037	Gleeson Regeneration Limited	Former Hollins Paper Mill, Hollins Grove Street, Darwen Full planning application for the erection of 152 dwelling houses and access and associated infrastructure	Refused as per the reasons outlined in the Director's Report and Update Report.
10-17-1428	Mr Christopher Gore	Park Lodge West Pennine Remembrance Park Entwistle Hall Lane, Edgworth, Bolton, BL7 0LR Full Planning Application: Retrospective application for additional use of part of Woodland Cemetery for keeping / breeding of dogs. Retention of 3 no. related kennel buildings together with erection of 2 no. additional kennel buildings	Approved subject to the conditions outlined in the Director's Report, with a number of conditions imposed to be monitored over a 12 month period by both Planning Enforcement and Public Protection officers. It was further agreed that the monitoring of noise would include the nearest residential properties arising from the application site during this temporary approved period.
10-17-1419	Michael Leary	Chapel View, Station Road, Edgworth, BL7 0LE	Approved subject to the conditions outlined in the

		Full Planning Application for Proposed 1 no. new dwelling at Plot 8, Chapel View	Director's Report and an additional condition in the Update Report.
10-17-1516	Blackburn with Darwen Borough Council	Higher House Farm, Blackamoor Road, Lower Darwen, Blackburn, BB1 2LG Prior Approval for demolition of Higher House Farm, outbuildings and adjacent garden sheds, comprising 1no. main building two storey structure and approximately 26 outbuilding/garage/shed type structures.	Prior Approval granted subject to the development being carried out in accordance with submitted documents and drawings as outlined in the Director's Report.
10-18-0131	Blackburn with Darwen Council	Darwen Six Day Market, Croft Street, Darwen BB3 1BH Full Planning Application for proposed entrance works to Darwen Market Hall / annex building.	Approved subject to the conditions outlined in the Director's Report.
10-18-0169	Blackburn with Darwen Borough Council	Land at Brown Street / Penny Street Blackburn Full Planning Application for development of land at Brown Street / Penny Street to provide a temporary area of hardstanding for events and overspill car parking. Works to include site clearance, earthworks surfacing and footpath improvements.	Approved subject to the conditions outlined in the Director's Report.
10-18-0077	Blackburn with Darwen Borough Council	Former Waves Water Fun Centre, Nab Lane, Blackburn, BB2 1LN Redevelopment of the former Waves Leisure Centre site to include an 8 screen cinema, two A3 units (restaurants and cafes) together with under-croft car parking and associated landscaping.	Approved subject to the conditions outlined in the Director's Report and Update Report.

60 Petition Report – Full Planning Application 10/18/0075 for 45 dwellings with associated new access, landscaping and parking, on land at School Lane, Guide, Blackburn

Members were informed of the receipt of a petition on 6th February 2018 containing 30 signatories objecting to planning application 10/18/0075 for 45 dwellings with associated new access, landscaping and parking, on land at School Lane, Guide, Blackburn. The grounds for objection to the application were outlined in the report.

It was reported that public consultation letters regarding the application had been issued on 18th January and that 9 objections had been received so far.

Members were informed that the planning application was still under consideration.

RESOLVED – That the Committee note the petition and that the lead petitioner be kept informed of the recommendation once made and the formal decision relating to the notification application.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed