

**PLANNING AND HIGHWAYS COMMITTEE**  
**Thursday, 17 March 2022**

**PRESENT** – Councillors, David Smith (Chair), Akhtar, Casey, Khan, Khonat, Slater, Jan-Virmani, Riley, Browne, Marrow, Baldwin, Desai and Liddle (substitute for Harling).

**OFFICERS** – Gavin Prescott, Safina Alam, Michael Green and Shannon Gardiner

**RESOLUTIONS**

**60**     **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

Apologies were received from Cllr Dave Harling and was substituted by Cllr Sylvia Liddle.

**61**     **Minutes of the Previous Meeting**

**RESOLVED** – That the minutes of the previous meeting held on 17<sup>th</sup> February 2022 be confirmed and signed as a correct record

**62**     **Declaration of Interest**

A Declaration of Interest was received by Cllr Jon Baldwin in relation to application 10/22/0060 that a family member attended the nursery.

**63**     **Planning Applications for Determination**

The Committee considered reports of the Strategic Director of Place detailing the planning applications.

In considering the applications, the Committee took into account representations or submissions provided by individuals with the Officers answering points raised during discussion thereon.

**63.1**    **Planning Application 21/0708**

**Applicant** – Mr Mick Graham

**Location and Proposed Development** – Detached Garage to rear of Dandy Row, Dandy Row, Darwen

Conversion of existing detached garage to dwelling house, with associated works

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – Approved subject to the conditions highlighted in the Directors Report.

### 63.2 Planning Application 21/1270

**Applicant** – Barnfield Blackburn Ltd.

**Location and Proposed Development** – Land Junction of Eden Street, Higher Eanam, Blackburn, BB1 3AT

Amendment for Variation of condition no 2 pursuant to application 10/20/1099 'Variation of Condition No2 pursuant to planning application 10/20/0251' New industrial development comprising of 2 No. B2/B8 units' layout change to the design

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – Approved subject to the conditions highlighted in the Directors Report.

### 63.3 Planning Application 21/1294

**Applicant** – Acornfield Properties Ltd

**Location and Proposed Development** – Former Darwen Paper Mill Site, Lower Eccleshill Road, Darwen

Full Planning Application for The erection of 2no. Industrial warehouse units for use classes B2/B8/E(g)(iii) with ancillary office spaces with the construction of new access, hard and soft landscaping

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – Approved subject to the conditions highlighted in the Directors Report and the following additional condition in the Update Report;

26. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

**REASON:** To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework, and to prevent deterioration of a water quality element to a lower status class in the underlying aquifer and the adjacent water course.

**63.4 Planning Application 21/1320**

**Applicant** – Mr Sajid Patel

**Location and Proposed Development** – The Grand Venue, Unit 2 Harrison Street Trade Parks, Harrison Street, Blackburn

Minor Material Amendment for Variation of condition nos. 2 and 11 pursuant to planning application 10/18/0959, to permit a further 12 month temporary permission and revision to the Noise Management Plan, respectively.

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – Approved subject to the conditions highlighted in the Directors Report

**63.5 Planning Application 21/1328**

**Applicant** – Barnfield Blackburn Ltd.

**Location and Proposed Development** – Plot 4 Greenbank Terrace, Lower Darwen, Blackburn

Reserved Matters Application for Approval of the reserved matters for the appearance, layout, scale and landscaping of employment unit on plot 4 pursuant to permission 10/18/1149

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – Approved subject to the conditions highlighted in the Directors Report.

**63.6 Planning Application 22/0006**

**Applicant** – Meadowcroft Barns Ltd.

**Location and Proposed Development** – Meadowcroft Barns, Chapel Grange, Chapelton, Bolton

Variation of Condition / Minor Material Amendment for: Variation of Condition No.2 "approved drawings" pursuant to planning application 10/20/0798 "Erection of 4 dwellings with associated access road, landscaping and parking" - amendments to the site layout and house design.

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – This application was deferred due to a technical error viewing documents on the online planning explorer. The reconsultation period which started on the 2nd March and expired on the 16th March, had not allowed the objectors to view the documents. Therefore it was agreed to extend the consultation period by 7 days to the 23rd March.

The application will be considered at the next Committee in April.

**63.7 Planning Application 22/0060**

*Cllr Jon Baldwin was excused for this application due to his Declaration of Interest*

**Applicant** – Synergy Day Care Ltd T/A Tudor House Day Nursery

**Location and Proposed Development** – St Paul's RC Church, Preston Old Road, Blackburn

Full Planning Application (Retrospective) for Change of Use from Place of Worship/Church Hall (Class F) to Day Nursery (Class E) (Retrospective)

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – Approved subject to the conditions highlighted in the Directors Report.

**63.8 Planning Application 22/0064**

*Speakers – Cllr Neil Slater (Ward Cllr)  
Andrea Fortune (Applicant)*

**Applicant** – Kingswood Homes (UK) Ltd.

**Location and Proposed Development** – Former Hoddlesden Mill, Johnson New Road, Hoddlesden

Reserved Matters Application for: Approval of the reserved matters for the appearance, landscaping, layout and scale for the erection of 72 residential units comprising 58 detached and semi-detached dwellings and 14 apartments' pursuant to application 10/21/0008.

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – Approved subject to the conditions highlighted in the Directors Report

**63.9 Planning Application 22/0121**

**Applicant** – Cornerstone c/o Agent

**Location and Proposed Development** – Telecommunications Site, Parklands Way, Blackburn

Full Planning Permission - Removal of 12m high street furniture style mast with 3No. antennas with GRP shroud, 6No. cabinets, 1No. pillar and all ancillary development and installation of 20m high street furniture style mast with 6No. antennas, 3No. cabinets and all ancillary development

**Decision under Town and Country Planning Acts and Regulations –**

**RESOLVED** – Approved subject to the conditions highlighted in the Directors Report

#### **64**     **Petition**

Members were informed of the receipt of a petition objecting to a current planning application (ref. 10/21/1397 for the proposed change of use from a dwelling (Use Class C3) to a café (Use Class E (a/b) at 117 Whalley Range, Blackburn. The application was submitted by AA Properties (Blackburn) Ltd.

The planning application was received by the Local Planning Authority (LPA) on 17th December 2021, and was subsequently registered on 29th December 2021, after previously being made invalid due to insufficient plans being submitted. Neighbour consultation letters were sent out on the date of registration to 7 addresses local to the application site. A Site Notice was also displayed in close proximity to the proposal building which also advertised the application.

The Petition was received by the LPA on 18th January 2022. The Petition objects to the application on the grounds of highway impacts, pointing out due to lack of parking in the area it is suspected vehicles will park illegally to the front of the site. Reference was also made that concerns over parking had the potential to cause increased anti-social behaviour between driver's resultant of vehicles impeding the road network. Other matters alleged include increased noise disturbance associated with the proposed use, privacy concerns given the relationship of windows and fly tipping / environmental problems.

The petition contained 16 signatures, directly from nearby addresses on Whalley Range and Snow Street.

Members were advised that assessment of the planning application was ongoing and that all material issues that must be considered in the decision making process will be addressed. Should the application be recommended for approval, it will be reported to the Planning and Highways Committee for determination. Alternatively, the application may be refused under delegated officer powers.

**RESOLVED** – That the petition be noted.

Signed: .....

Date: .....

Chair of the meeting  
at which the minutes were confirmed