

PLANNING AND HIGHWAYS COMMITTEE
Thursday, 21 July 2022

PRESENT – Councillors, David Smith (Chair), Akhtar, Casey, Slater, Browne, Marrow, Desai, Imtiaz, Mahmood, McCaughran, Hardman (substitute for Baldwin) and Hussain (substitute for Liddle).

OFFICERS – Gavin Prescott, Rabia Sagir, Saf Alam & Shannon Gardiner

RESOLUTIONS

16 **Welcome and Apologies**

The Chair welcome everyone to the meeting.

Apologies were received from Cllr Sylvia Liddle who was substituted by Cllr Mahfooz Hussain, Cllr Jon Baldwin who was substituted by Cllr Derek Hardman and Cllr Zamir Khan.

17 **Minutes of the Previous Meeting**

RESOLVED – That the minutes of the previous meeting held on 16th June 2022 be confirmed and signed as a correct record.

18 **Declaration of Interest**

RESOLVED – There were no Declaration of Interest received

19 **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.

19.1 **Planning Application 10/21/0953**

Applicant – Amanda Hodgson

Location and Proposed Development – Land at Lower Barn Street, Darwen, BB3 2HQ

Full Planning Application for: Proposed residential development of 5 detached houses with associated highway infrastructure and landscaping.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report

19.2 Planning Application 10/21/1425

Applicant – Committee Secretary

Location and Proposed Development – Madina Mosque, Oak Street, Blackburn, BB1 6NT

Retrospective application for new ground floor level, ladies hall and basement level storage area.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report

19.3 Planning Application 10/22/0034

Applicant – Mr Roker

Location and Proposed Development – Burnley Road Bowling Pavilion, Burnley Road, Blackburn, BB1 3HN

Full Planning Application (Regulation 4): Demolition of existing bowling green hut and dilapidated children's playground; and erection of 2no industrial buildings (Use Class B8 or Eg) with associated landscaping and access from Didsbury Street.

Decision under Town and Country Planning Acts and Regulations –

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

19.4 Planning Application 10/22/0371

Applicant – Barnfield Blackburn Ltd

Location and Proposed Development – Land at Greenbank Terrace, Lower Darwen, Blackburn

Variation/Removal of Condition/Minor Material Amendment for Variation of Condition No.1 pursuant to planning application 10/21/0597 -"Approval of reserved matters for the appearance, layout, scale and landscaping of the employment units 1, 2 and 3, pursuant to permission 10/18/1149" - revisions to the scale and design relating to Plot 3

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report

19.5 Planning Application 10/22/0381

Applicant – Fit4home Ltd

Location and Proposed Development – 104 Livingstone Road, Blackburn, BB2 6NE

Full Planning Application (Retrospective) for Double storey rear extension, single storey side extension and rear dormer - retrospective - Amendment to planning application 10/21/0519

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Directors Report and the additional condition in the Update Report:

Additional Condition - The existing unauthorised works to property, including the timber frame rear dormer / extension to the first floor roof space, and the encroachment of the ground floor extension to the front / side of 102 Livingstone Road, shall be removed within a period of no more than 2 months from the date of this permission.

REASON: To ensure the unauthorised works are rectified within a reasonable timescale, in the interests of visual and residential amenity, and in accordance with Policies 8 and 11 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.

19.6 Planning Application 10/22/0430

This application was deferred

Applicant – Mr Majid Anwar

Location and Proposed Development – 5 Chestnut Gardens, Blackburn, BB1 6PS.

Full Planning Application for Extension to rear single storey and erection of a front porch. Alteration to rear garden levels and replacement party and side/rear boundary wall (retrospective).

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Since the publication of the committee report, it has been brought to the local planning authorities' attention that the area edged in red on the location plan does not correspond with the title plan for the property obtained from the Land Registry. As such, the applicant has amended the red edge boundary, and served the correct notice on the freeholder (Gleeson Homes), submitting the Certificate B as part of the administrative process. Due to the revisions, the application is subject to a reconsultation exercise up to the 10th August.

Members are therefore advised that the application is **DEFERRED**, and will be presented to the next Committee meeting on the 18th August.

20 Enforcement

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land at 29 Princess Gardens, Blackburn.

Background information including grounds for the request were outlined in the report.

RESOLVED – Authorisation was given to the proposed enforcement action for land at 29 Princess Gardens, Blackburn.

21 Enforcement

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land at 74 Queens Park Road, Blackburn.

Background information including grounds for the request were outlined in the report.

RESOLVED – Authorisation was given to the proposed enforcement action for land at 74 Queens Park Road, Blackburn.

22 Enforcement

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land at 84 Queens Road, Blackburn.

Background information including grounds for the request were outlined in the report.

RESOLVED – Authorisation was given to the proposed enforcement action for land at 84 Queens Road, Blackburn.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed