

PLANNING AND HIGHWAYS COMMITTEE
Thursday, 16 February 2023

PRESENT – Councillors, David Smith (Chair), Casey, Khan, Marrow, Baldwin, Liddle, Imtiaz, Mahmood, McCaughran, Floyd (substitute for S Desai) and Hardman (substitute for J Slater).

OFFICERS – Nick Blackledge, Saf Alam, Michael Green & Shannon Gardiner

RESOLUTIONS

68 **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

Apologies were received from Cllr Samim Desai and was substituted by Cllr Jackie Floyd, Cllr Jacquie Slater and was substituted by Cllr Derek Hardman and Cllr Paul Browne and Cllr Akhtar Hussain.

69 **Minutes of the Previous Meeting**

RESOLVED – That the minutes of the previous meeting held on 19th January 2023 be agreed and signed as a correct record.

70 **Declaration of Interest**

RESOLVED – There were no Declarations of Interest received.

71 **Committee Agenda**

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.

71.1 **Planning Application 22/0412**

Applicant – Mr Peter Gilkes

Location and Proposed Development – Land to rear of 1-19 Colenso Road, Blackburn, BB1 8DR.

Proposed residential development for the erection of up to four dwellings.

Decision under Town and Country Planning Acts and Regulations –

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

71.2 Planning Application 22/0920

Speaker – Mr Iqbal (objector)

Applicant – Chocoberry (Blackburn)

Location and proposed Development – Units 1 & 2 Brookhouse Business Centre, Whalley Range, Blackburn, BB1 6BB.

Full Planning Application for Proposed Change of Use from Training Centre to Dessert Shop (Class E) including New Shop Fronts.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved (3 abstains) subject to the conditions highlighted in the Director's Report.

71.3 Planning Application 22/1002

Speakers – Clare Starbuck (objector)

Neil Slater (Ward Cllr)

Sophie Marshall (Agent)

Applicant – Ms Gillian Lomax

Location and proposed Development – Land adjoining Moorthorpe Cottage, Park Road, Darwen, BB3 2LQ.

Approval of Reserved Matters "appearance, landscaping and scale" pursuant to outline planning application 10/18/1153 "the erection of 9 dwellings".

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved (3 against) subject to the conditions highlighted in the Director's Report.

71.4 Planning Application 22/1004

Speaker – Mr Iqbal (Objector)

Applicant – Miss Sonia Ahmed

Location and proposed Development – Units 7 and 7A Brookhouse Business Centre, Whalley Range, Blackburn, BB1 6BB

Full Planning Application (Retrospective) for Retrospective Application for Change of Use from Sui-Generis to Cafe (Class E) including New Glazing, Rear Extension and External Alteration, including new seating area to the side elevation.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director’s Report and the additional condition in the Update Report:

The following additional condition is proposed:

CONDITION: Within 3 months of the date of this permission, a car park management scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to, formal markings of all spaces, and details of access arrangements / restrictions, and enforcement. Within 3 months of the scheme being approved by the Local Planning Authority, the scheme shall be fully implemented in accordance with the approved details, and shall thereafter remain in place in perpetuity.

REASON: To ensure adequate parking for staff and visitors to the former Brookhouse Business Park and to ensure the car park is managed appropriately, in accordance with the requirements of Policies 8 and 10 of the Blackburn with Darwen Borough Local Plan Part 2.

71.5 Planning Application 22/1006

Speaker – Helen Kelly (On behalf of applicant)

Applicant – Suez Recycling & Recovery UK Ltd.

Location and proposed Development – Suez Recycling & Recovery Park, Lower Eccleshill Road, Darwen, BB3 0RP

Full Planning Application: Demolition of existing waste management operations, relocation of the Waste Transfer Station and Materials Recycling Facility and erection of Anaerobic Digestion Facility.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Directors Report and the following amendments to various conditions:

The following amendments to the suite of conditions itemised at paragraph 4.1 of the main report are agreed:

Removal of the following condition – itemised as no. 8 in the main report:

Prior to commencement of the development hereby approved, and notwithstanding the submitted details, a scheme for protecting the surrounding residential and commercial premises from noise, vibration and dust shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and adhered to throughout the period of demolition and construction.

REASON: In order to safeguard neighbouring amenity, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

The requirements of the condition are instead included in the DCEMP condition, itemised as no. 15 in the main report.

Amendment to condition itemised as no. 17 in the main report:

Replace 'Prior to commencement of development' with Prior to above ground works.

Amendment to condition itemised as no. 19 in the main report:

Replace 'Prior to commencement of development' with Prior to above ground works.

Removal of the following condition – itemised as no. 23 in the main report:

Prior to occupation of the development hereby approved, and notwithstanding the submitted detail, a Landscape and Environmental Management and Maintenance Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall cover all landscaped areas of public open space, subject to details approved under condition 20, and it shall detail a programme of works including scheduled frequencies of weeding and watering as well as monitoring of habitats for a period of 30 years. The strategy shall be implemented in accordance with the approved detail upon completion of the development.

REASON: To ensure that there is a well maintained scheme of healthy trees and shrubs in the interests of amenity in accordance with Policies 9, 11 and 40 of the Blackburn with Darwen Borough Local Plan Part 2.

Measures required by the condition are instead included in condition 26 (Landscape & Ecological Management Plan).

Amendment to condition itemised as no. 24 in the main report:

Removal of 'as well as a maintenance programme to be implemented post completion of the development, for a specified period of time'.

Instead the requirement will be included in the LEMP condition, itemised as no. 26 in the main report.

Amendment to condition itemised as no. 26 in the main report:

Removal of:

- Persons responsible for implementing the works.
- Details of initial aftercare and long-term maintenance.
- Details for monitoring and remedial measures.
- Details for disposal of any wastes arising from works

Instead the requirement will be included in the LEMP condition, itemised as no. 26 and the DCEMP, itemised as no. 15 in the main report.

71.6 Planning Application 22/1067

Applicant – Keepmoat Homes (North West 1)

Location and proposed Development – Land Bounded by Haslingden Road and Fishmoor Reservoir, Haslingden Road, Blackburn

Minor Material Amendment for: Removal of condition No. 27 "Off-Site Highways Works" pursuant to planning application 10/21/1426 "Hybrid planning application comprising - Full permission for the erection of 160 dwellings and 50 apartments in two blocks together with access roads and landscape treatment (Phase 1); and outline permission for the erection of 100 apartments in four blocks with all matters reserved except for access (Phase 2).

Decision under Town and Country Planning Acts and Regulations –

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

71.7 Planning Application 22/1185

Applicant – The Department for Education

Location and proposed Development – Blackburn College, Blakey Moor, Blackburn, BB2 1LH

Variation of Condition 2 pursuant to planning application 10/22/0921 'Temporary siting of modular accommodation for education use during period of works for refurbishment of the Victoria Building' to amend layout and position of the cabins

Decision under Town and Country Planning Acts and Regulations –

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

71.8 Planning Application 22/1195

Applicant – Mrs Jacqueline Slater

Location and proposed Development – 11 Minster Crescent, Darwen, BB3 3PY

Full Planning Application for Proposed side / rear single storey extension following demolition of existing conservatory.

Decision under Town and Country Planning Acts and Regulations –

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

71.9 Planning Application 22/1208

Applicant – The Kay Group (UK) Ltd

Location and proposed Development – Grimshaw Park Service Station, Grimshaw Park, Blackburn, BB2 3AG

Variation/Removal of Condition/Minor Material Amendment for Variation of Condition No.14 "land contamination" pursuant to planning application 10/20/0324 "Demolition and redevelopment of Petrol Filling Station and Head Office" - to enable prior demolition of building.

Decision under Town and Country Planning Acts and Regulations –

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

Other Business

The Chair informed Members that there were 3 appeals that had recently been determined and dismissed by the Planning Inspectorate. On behalf of the Committee the Chair thanked and congratulated the planning team for the performance and hard work.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed