

PLANNING AND HIGHWAYS COMMITTEE

Thursday, 17 August 2023

PRESENT – Councillors, David Smith (Chair), Casey, Khan, Marrow, Baldwin, Imtiaz, Mahmood, McCaughran, Patel, Khonat, Shaw (substitute for Jackson) and N Slater (substitute for Jac Slater).

OFFICERS – Gavin Prescott, Saf Alam, Michael Green & Shannon Gardiner

RESOLUTIONS

19 Welcome and Apologies

The Chair welcomed everyone to the meeting.

Apologies were received from Cllr Matthew Jackson who was substituted by Cllr Anthony Shaw, Cllr Jacquie Slater who was substituted by Cllr Neil Slater and Cllr Samim Desai.

20 Minutes of the Previous Meeting

RESOLVED – That the minutes of the previous meeting held on 13th July 2023 be agreed and signed as a correct record.

21 Declaration of Interest

A Declaration of Interest was received from Cllr Paul Marrow in relation to Item 4.2, Fenisowles and Pleasington War Memorial Recreation Ground, due to being a Trustee of Fenisowles and Pleasington War Memorial Recreation Ground.

22 Planning Applications to be Determined

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.

22.1 Supplemental Report: Planning Application 19/1084

Applicant – GFW Ltd

Location and Proposed Development – GFW Ltd, Waterside Distribution Centre, Waterside Park, Johnson Road, Eccleshill, BB3 3RT

Outline planning application with all matters reserved except for access, for residential development of up to 95 dwellings following demolition of onsite buildings.

Decision under Town and Country Planning Acts and Regulations –

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

Delegated authority is given to the Strategic Director of Growth & Development and Deputy Chief Executive to approve planning permission, subject to an agreement under Section 106 of the Town & Country Planning Act 1990, relating to the payment of £1,506,900; Payments are to be made prior to commencement of development:

- £201,400 for education;
- £237,500 for highways;
- £38,000 for Public Open Space; and
- £1,030,000 for off-site Affordable Housing.

Should the Section 106 agreement not be completed within 6 months of the date of the planning application being received, the Strategic Director of Growth & Development and Deputy Chief Executive will have delegated powers to refuse the application.

22.2 Planning Application 22/1069

Cllr Paul Marrow vacated the meeting due to his declaration of interest

Speaker – Jane Green (Applicant)

Applicant – The Trustees of Feniscowles and Pleasington War Memorial Recreation Ground

Location and Proposed Development – Feniscowles and Pleasington War Memorial Recreation Ground, Livesey Branch Road, Livesey, Blackburn, BB2 5EG

Full Planning Application: Re-development of recreation ground to include demolition of existing cub house and construction of new club house, multi-use games area pitch, groundsmen store, relocation of tennis courts and cricket nets, repositioned football pitch and improvements to access road and parking areas

Decision under Town and Country Planning Acts and Regulations –

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

22.3 Planning Application 23/0274

Applicant – Mr Leary

Location and Proposed Development – Land adjacent 18 Northumberland Close, Darwen, BB3 2TN

Approval of reserved matters for the appearance, landscaping, layout and scale for the erection of 3 No. dwellings pursuant to planning application 10/20/0806

Decision under Town and Country Planning Acts and Regulations –

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

In response to Condition 13, an Environmental Management Plan has been submitted, which details a range of acceptable measures to protect the adjacent watercourse from pollution during the construction phase of the development. Based on the contents of the Plan it is recommended that Condition 13 is reworded to the following;

(13) The development hereby approved must be implemented in strict accordance with all of the mitigation measures detailed within the submitted Outline Construction Environmental Management Plan (dated 09/08/2023).

REASON: In order to minimise pollutants entering the adjacent watercourse during construction works, in the interests of achieving sustainable development, and to comply with the requirements of Policies 8 and 9 of the Blackburn with Darwen Borough Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

Against –

Cllr Paul Marrow
Cllr Jon Baldwin
Cllr Neil Salter

22.4 Planning Application 23/0535

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Newfield School, Old Bank Lane, Blackburn, BB1 2PW

Proposed installation of a temporary classroom block within the school grounds to provide additional capacity for up to 3 years

Decision under Town and Country Planning Acts and Regulations –

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

22.5 Planning Application 23/0538

Deferred

Speaker – Mr Iqbal (Objector)

Applicant – Divine Patisseries Ltd

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

Full Planning Application for Proposed single storey side extension to replace part of previously approved decking area

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – That the application be deferred to the next Planning and Highways Committee due to the increased footprint and capacity of the proposed development it would require a further assessment from Public Protection.

23 ENFORCEMENT – LAND ADJACENT TO 46A NEW WELLINGTON STREET BLACKBURN BB2 4HA

A report was submitted seeking authorisation to take enforcement action against all person having an interest in the land at 46A New Wellington Street Blackburn, BB2 4HA,

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

RESOLVED - Authorisation was given to the proposed enforcement action at land at 46A New Wellington Street Blackburn, BB2 4HA,

24 ENFORCEMENT – THE ROYAL – 13 PRESTON NEW ROAD, BLACKBURN. BB2 1AR

A report was submitted seeking authorisation to take enforcement action against all person having an interest in the land at 13 Preston New Road, Blackburn, BB2 1AR.

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

RESOLVED - Authorisation was given to the proposed enforcement action at land at 13 Preston New Road, Blackburn, BB2 1AR.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed