

PLANNING AND HIGHWAYS COMMITTEE

Thursday, 21 November 2024

PRESENT – Councillors, D Smith (Chair), S Imtiaz (VC), J Casey, Z Khan , P Marrow, Q Mahmood, M McCaughran, M Jackson, J Shorrocks, S Ali, R Khan and M Patel.

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

RESOLUTIONS

41 **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

Apologies were received from Cllr Derek Hardman.

42 **Minutes of the Previous Meeting**

RESOLVED – That the minutes of the previous meeting held on 17th October 2024 were agreed and signed as a correct record.

43 **Declaration of Interest**

RESOLVED – There were no Declaration of Interest received.

44 **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.

44.1 **Planning Application 10-20-1231**

Applicant – Mr B Quinn

Location and Proposed Development – Caravan at Number 6, The Clough, Darwen, BB3 2ED

Full Planning Application for: Erection of 3no, Self-Build dwellings.

Decision under Town and Country Planning Acts and Regulations –

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

44.2 Planning Application 10-24-0223

Application Deferred

Applicant – Mr Luke Ellis

Location and Proposed Development – Billinge Crest, Billinge End Road/Woodgates Road, Blackburn, BB2 6PY

Full Planning Application for Construction of 3 No. detached dwellings (C3)

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Deferred pending determination at a subsequent meeting of the Committee, to allow for publication of and consultation on additional drawings received relating to the house type at Plot 3.

44.3 Planning Application 10-24-0546

Speaker – Ben Craven (Agent)

Applicant – Miss Kim Ray

Location and Proposed Development – Land situated on Astley Street, Darwen

Erection of 1no. residential self-build dwelling and formation of residents parking area following the demolition of five garages

Decision under Town and Country Planning Acts and Regulations –

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

44.4 Planning Application 10-24-0740

Speaker – Amy Bronte Littlejohns (Agent)

Applicant – Together Housing Association

Location and Proposed Development – Land at Whitebirk Estate, Blackburn

Full Planning Application: Erection of 152 no. homes (Use Class C3), creation of new road, diversion and improvements to Public Right of Ways, park upgrades, with landscaping, parking, other associated works, and an electricity sub-station.

Decision under Town and Country Planning Acts and Regulations –

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

45 Diversion of Public Footpath 101(part) Blackburn

A report was submitted to Members of the committee to seek approval for a public path order under the Town & Country Planning Act 1990, Section 257 to divert public footpath 101 (part) Blackburn.

On the 10th January 2024 the Council granted planning permission for a residential development off Haslingden Road in Blackburn (Application 10/23/0616).

Public Footpath 101 Blackburn crosses the development site and in order that the development can be implemented as per the planning approval, it is necessary that this section of the public footpath be diverted. The Council therefore also received an application from the developer, Keepmoat Homes, to divert this affected section of the footpath.

RESOLVED – That the Order be Promoted and authorise the Director of Legal & Governance to progress the necessary legal orders.

46 Petition regarding Full Planning Application 10/24/0823 (Retrospective) for Change of use of former College's assembly/lecture hall to a private hire function hall (2no.rooms) - Use Class F2 AT: Former St Mary's College, Shear Brow, Blackburn, BB1 8DX

Members were informed that a petition had been received objecting to the planning application 10/24/0823: "Change of use of former College's assembly/lecture hall to a private hire function hall (2no.rooms) - Use Class F2" – at Former St Mary's College, Shear Brow, Blackburn, BB1 8DX.

A retrospective planning application for change of use of former St Mary's College assembly/lecture hall to a private hire function hall (2no.rooms) - Use Class F2. The application was received and registered on the 11th September 2024. Individual letters of notification were posted, and site notices displayed on the 12th of September 2024

3 petitions containing 137, 30 and 18 (185 total) individual names were received between the 7th and 9th of October 2024. It was noted that whilst there were 3 petitions, some individual signatories have signed all three petitions. All three of the petitions set out the signatories' objection to planning application 10/24/0823 on the following grounds;

- Increased traffic, causing congestion on the highways and blocking residents' driveways
- Noise pollution and air quality control issues from additional traffic use of Shear Brow
- Late night disturbances from celebrations overflowing from the hall onto the frontage facing Shear Brow, disrupting the residential setting of the community.

Members were advised that the planning application remains under consideration, and all the issues raised in the petition (s) will be fully taken into consideration.

RESOLVED – That the petition be noted.

47 Petition regarding Full Planning Application 10/24/0823 (Retrospective) for Change of use of former College's assembly/lecture hall to a private hire function hall (2no.rooms) - Use Class F2 At Former St Mary's College, Shear Brow, Blackburn, BB1 8DX

Members were informed that a petition had been received supporting the planning application 10/24/0823: "Change of use of former College's assembly/lecture hall to a private hire function hall (2no.rooms) - Use Class F2" – at Former St Mary's College, Shear Brow, Blackburn, BB1 8DX.

A retrospective planning application for change of use of former St Mary's College assembly/lecture hall to a private hire function hall (2no.rooms) - Use Class F2. The application was received and registered on the 11th September 2024. Individual letters of notification were posted, and site notices displayed on the 12th of September 2024.

A petition containing 49 individual names was received on the 11th of October 2024. The petition set out the signatories' support for planning application 10/24/0823 on the following grounds;

- I believe the submission proposal would provide a use that is much needed whilst proposing measures to protect local amenity and local highways network.

Members were advised that the planning application remains under consideration, and the issues raised in the petition will be fully taken into consideration.

RESOLVED – That the petition be noted.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed