

**PLANNING AND HIGHWAYS COMMITTEE**  
**Thursday, 20 February 2020**

**PRESENT** – Councillors, Councillor David Smith (Chair), Akhtar, Casey, Khan, Khonat, Hardman, Slater, Jan-Virmani, Oates, Riley, Hussain, Pearson and Browne.

**OFFICERS** - Gavin Prescott (Development Manager), Rabia Saghir, Safina Alam and Martin Kelly

**RESOLUTIONS**

**86**     **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

There were no apologies received.

**87**     **Minutes of the Previous Meeting**

**RESOLVED** – That the minutes of the previous meeting held on 16<sup>th</sup> January 2020 be confirmed and signed as a correct record.

**88**     **Declaration of Interest**

There were no Declarations of Interest Received.

**89**     **Planning Applications for Determination**

The Committee considered reports of the Director of Growth and Development detailing the planning application.

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

**89.1**   **Planning Application 10/18/1149**

**Applicant** – Barnfield Blackburn Ltd

**Location and Proposed Development** – Land at Greenbank Terrace and Milking Lane, Darwen, BB3 0RN

Hybrid Planning Application - Full planning permission - new link road and access points; Outline planning permission with all matters reserved (with all matters reserved except for access) for a mixed use development comprising a maximum of the following: 100 dwellings (C3), 9,000m<sup>2</sup> of employment use and careers hub (B1/B2/B8/D1), and associated ancillary works.

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

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

**89.2 Planning Application 10/19/0807**

*Speaker – Cllr Julie Slater*

**Applicant** – Mr A Shorrocks

**Location and Proposed Development** – Vacant land off Victoria Buildings, Waterside, Darwen.

Full Planning Application for; residential redevelopment of 10 No. detached dwellings including access and associated landscaping.

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

**RESOLVED** – Approved subject to the conditions highlighted in the Director's Report and a Section 106 of the Town & Country Planning Act 1990, relating to the payment of £39,060; broken down as follows:

- A. £2,500 per unit towards provision of affordable housing in the borough.
- B. £1406 per unit towards Green Infrastructure in the area (details of where to be spent to be confirmed).

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

**89.3 Planning Application 10/19/1062**

*Speakers – Sophie Roberts (The Agent)  
Stuart Fairbrother (Objector)*

**Applicant** – Great Places Housing Group

**Location and Proposed Development** – Land at Bowen Street Blackburn BB2 2RL

Full Planning Application for Erection of 24 No. new build dwellings

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

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

**89.4 Planning Application 10/19/1081**

*Speakers – Graham Trewella (Agent)  
Cllr Julie Daley (In Support)  
Lukman Patel (Objector)*

**Applicant** – Westholme School

**Location and Proposed Development** - Westholme School, Wilmar Lodge, Meins Road, Blackburn, BB2 6QU.

Full Planning Application for Conversion and extension of existing buildings to form a new teaching block together with improvements at existing parking areas.

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

**RESOLVED –**

Approved subject to the conditions highlighted in the Directors Report and in the Update Report.

And the application is to be referred to the The Secretary of State for Communities and Local Government (“the Secretary of State”) under The Town And Country Planning (Consultation) (England) Director 2009 as the whether the application can be determined by the local planning authority or is to be “called-in”.

**89.5 Planning Application 10/19/1100**

*Speakers – Ryan Grant (Agent)*

*Cllr Julie Slater*

**Applicant –** Brian Newman

**Location and Proposed Development –** Land adjacent to Horrobin Fold Turton Bolton BL7 0HL

Full Planning Application for Demolition of existing outbuildings and erection of a detached eco-home with associated parking, landscaping, garden area and attached single garage

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

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

**89.6 Planning Application 10/19/1145**

*Speaker – Mr Niall Mellon (Agent)*

**Applicant –** Seddon Construction Ltd

**Location and Propose Development –**Land at Shakespeare Way Blackburn BB2 2LY

Full Planning Application (Regulation 4) for; erection of 56 no. dwellings, open space and associated works. Site address: Land at Shakespeare Way Blackburn BB2 2LY

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

**RESOLVED –** Approved subject to the conditions highlighted in the Director’s Report and Update Report

**89.7 Planning Application 10/19/1232**

*Speaker – Anne Kirkpatrick (Objector)*

**Applicant – Mr A Hussain**

**Location and Proposed Development – 32 Eden Park, Blackburn, BB2 7HJ**

Full Planning Application (Retrospective) for Retention of increased size of ground floor bay window and first floor balcony to rear

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

**RESOLVED** – Approved subject to the conditions highlighted in the Director’s Report, plus additional condition relating to a landscaping scheme along the party boundary with No.21 The Pastures to be submitted within 3 months of the decision date The agreed scheme shall be implemented during the next first available planting season.

**90      Diversion of Public Footpath 30 Darwen**

A report was submitted to seek approval for a public path order under the Highways Act 1980, Section 119 to divert part of public footpath 30 Darwen, at Prospect Avenue.

Blackburn with Darwen Borough Council (PROW) is continually reviewing the definitive map to correct errors and maintain the rights of the public to use the network. The route of footpath 30 is currently meanders over a highway verge, though the junction of Prospect Avenue and Avondale Road, through a number of properties around 7 Prospect Avenue and stops in the middle of the junction of Carley Street and Osborne Terrace. This route is not safe or commodious for the highway users.

**RESOLVED** – To Promote the Order for a Public Path Order under Highways Act 1980, Section 119 to divert the public footpath.

Signed: .....

Date: .....

Chair of the meeting  
at which the minutes were confirmed