

**PLANNING AND HIGHWAYS COMMITTEE**  
**Thursday, 18 February 2021**

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

**OFFICERS** - Gavin Prescott (Development Manager), Michael Green, Safina Alam and Shannon Gardiner

**RESOLUTIONS**

**46**     **Welcome and Apologies**

The Chair welcomed everyone to the virtual meeting.

There were no apologies received.

**47**     **Minutes of the Previous Meeting**

That the minutes of the previous meeting held on 21<sup>st</sup> January 2021 be confirmed and signed as a correct record.

It was noted that item 43.1, on the minutes, had been brought back to February's Committee for consideration as a no decision notice had been released.

**48**     **Declaration of Interest**

**RESOLVED** - There were no Declarations of Interest received.

**49**     **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.

**49.1**   **Planning Application 10/20/0716**

*Speakers* – Stephen Atherton (Objector)  
              Graham Trehwella (Applicant)

**Applicant – Graham Trehwella (Cass Associates)**

**Location and Proposed Development** – Land to the South of Whalley Old Road, Blackburn.

Outline planning application (Regulation 4) with all matters reserved for residential development of up to 165 dwellings.

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

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

**49.2 Planning Application 10/20/0798**

*Speakers – Mark McBriar*

**Applicant – Mark McBriar**

**Location and Proposed Development** – Land to the rear of former Meadowcroft Farm, 114 High Street, Chapeltown, Bolton, BL7 0EX.

Full Planning Application for Erection of 4 dwellings with associated access road, landscaping and parking.

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

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

**49.3 Planning Application 10/20/1007**

**Applicant** – Junction 4 Skatepark CIC

**Location and Proposed Development** – Car park area and vacant land, Junction 4 Skatepark, Blackburn Road, Darwen, BB3 0AJ.

Full Planning Application (Regulation 4) for Proposed new Street Skatepark comprising: Dirt jump and pump track area; covered BMX contest area bounded by shipping containers to be used as storage for the contest ramps, repair and maintenance area, viewing area, and scope to be used as accommodation (camp facility).

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

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

**50 Supplemental Report to Planning Application 10/20/0996 - Hob Lane Farm Barns, Blackburn Road, Turton**

At the January Committee meeting, Members supported the resolution to approve full planning application for change of use of 2 x barns at Hob Lane Farm to a single attached dwelling with integral garage, including building works. Planning permission was granted in relation to the proposed development subject to the conditions listed in paragraph 4.1 of the main report.

With regards to Condition No.11, it had been recognised by the Council's Ecological advisor, they provided the incorrect wording in relation to further bat

surveys and when the conversion works commence. Paragraphs 3.5.54 of the main report make reference to ***“If conversion works have not commenced by February 2021 Members are recommended to condition the submission of an updated survey...”*** and Condition No.11 in paragraph 4.1 supported this by referring to March 2021. The Council’s advisor has stated this should have been February 2022, as the submitted report (Bat activity Survey section 2.9) indicates that the survey results will be valid for 2 years in this case.

The February 2022 timescale is applied so that if work has not started by the beginning of the Y2 survey season, the updated work can be commissioned in a timely manner.

**RESOLVED** – That the change in the date of Condition No.11 of Planning Application 10/20/0996 be noted.

Signed: .....

Date: .....

Chair of the meeting  
at which the minutes were confirmed