

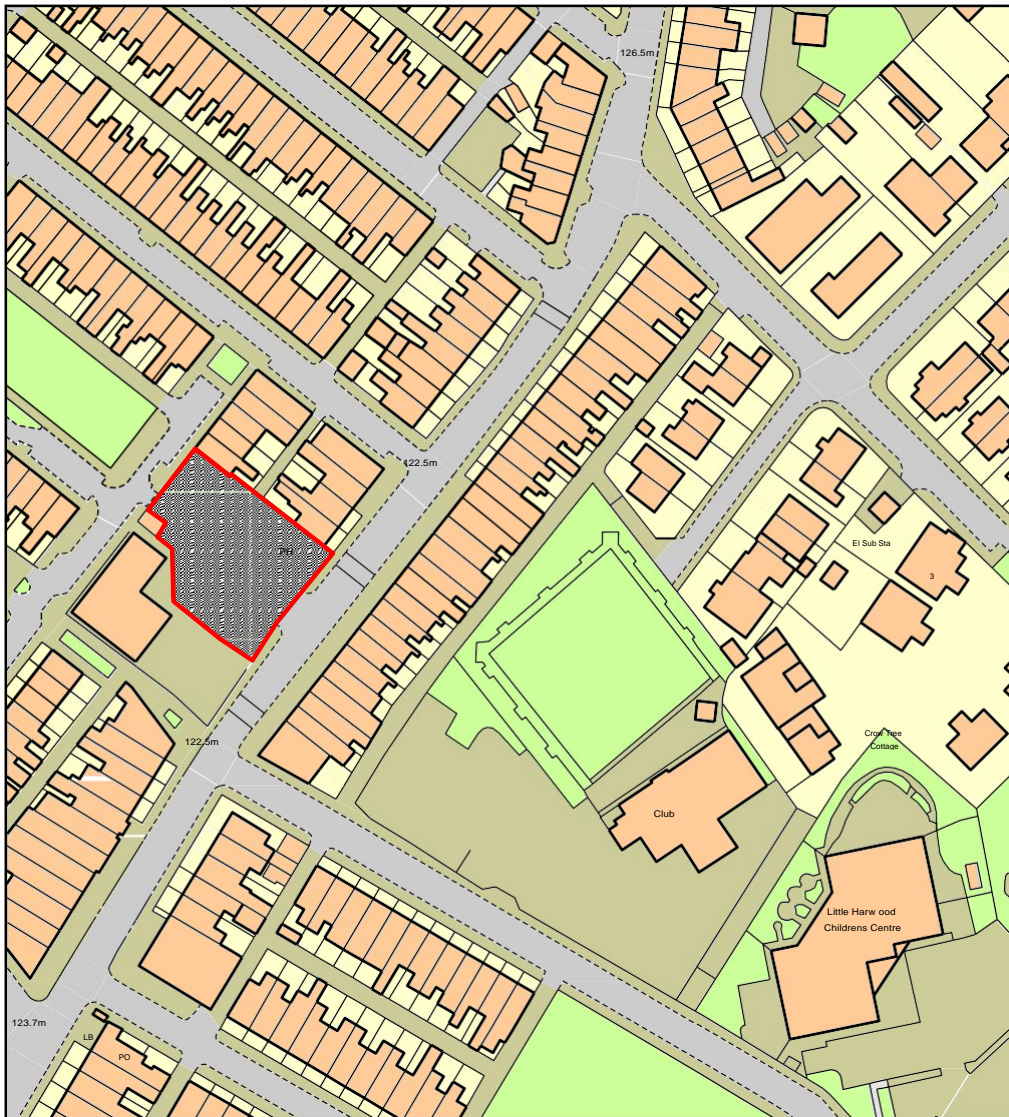
Proposed development: Full Planning Application for Change of use from former public house (A4) to a Mosque/Madressa (D1) and demolition of existing outbuilding

**Site address:
181 Whalley Old Road
Blackburn
BB1 5PQ**

Applicant: Mr Ishtiaq Hussain

Ward: Little Harwood & Whitebirk

**Councillors: Mustafa Desai
Abdul Patel
Patricia McFall**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions, as set out in paragraph 4.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 The application is reported to Committee due to seven objections being received from nearby residents, in accordance with the Chair Referral process.
- 2.2 The proposal, in redeveloping this redundant vacant building for the purpose of a Mosque and Madressa within Little Harwood District Centre, represents a viable and sustainable form of development within a key building within the District Centre on a key arterial route into Blackburn.
- 2.3 A short row of terraced residential uses attach to the former Public House and terraced dwellings exist to the rear of the building on Wareham Street along with a number of other terraced streets. Accordingly, beyond consideration towards the principle of the use, careful consideration has been applied towards the impact of the use against residential amenity, due to the potential for noise disturbance arising from attendees arriving and leaving the facility and internal noise from the prayer activity. It is considered that planning conditions restricting the use of the vehicular entrance from Wareham Street during night time hours will adequately safeguard the amenity of the nearest neighbours.
- 2.4 Impact on the surrounding highway network has also been afforded due consideration, aided by the submission of a supporting highway's statement which addresses parking, access and servicing.
- 2.5 With the proposed highway requirements, laying out of the car park prior to the proposed use operating, restrictions in external calls for prayer, it is considered by Officers that the proposal would not cause significant detriment to the local community. The required parking standards have been met and the Highway Authority is satisfied that
- 2.6 The nearest properties adjoining the building and to the rear on Wareham Street would, subject to the imposition of the recommended conditions, not be significantly harmed by the proposals.
- 2.7 It is considered that the effect overall on local residents could be minimised subject to the imposition of appropriate control measures through application of the conditions outlined in paragraph 4.1 of this report, including closure of the rear portion of the car park during night time hours. Subject to these conditions, it is considered that the development would not excessively erode pre-existing levels of residential amenity; in compliance with Local Plan Part 2, Policy 8.

- 2.8 Taking account of the need to close the vehicular site entrance from Wareham Street during night time hours, subject to the latest site layout plan received being implemented and the planning conditions recommended in paragraph 4.1 of this report, the Highway Authority is satisfied that the proposals will not cause demonstrable harm to highway safety in the locality.
- 2.9 Subject to the recommended conditions, it is thus recommended that planning permission be granted.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site is within the Little Harwood District Centre and relates to a former vacant Public House located opposite the parade of shops on Whalley Old Road between Little Harwood Community Centre and a short row of terraced houses, nos. 183-189 (odd) Whalley Old Road. Wareham Street exists to the rear.
- 3.1.2 The former Public House has a car park to the side of the building which shares a boundary with the Community Centre. This car park is accessed from Whalley Old Road, a classified highway. A former vehicular access exists on to Wareham Street which is currently restricted by a bollard. The area to the side of the building provides a pedestrian through route between the District Centre and the residential streets to the rear of the site.





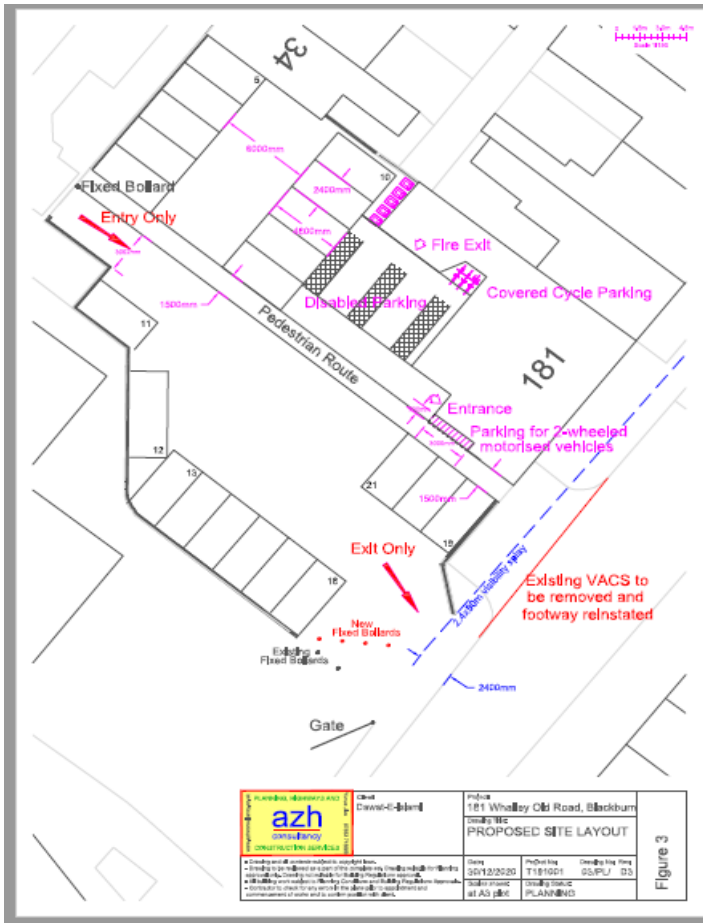
Case officer site photographs.

3.1.3 The former Public House has a two storey dilapidated red brick barn within its rear yard area.

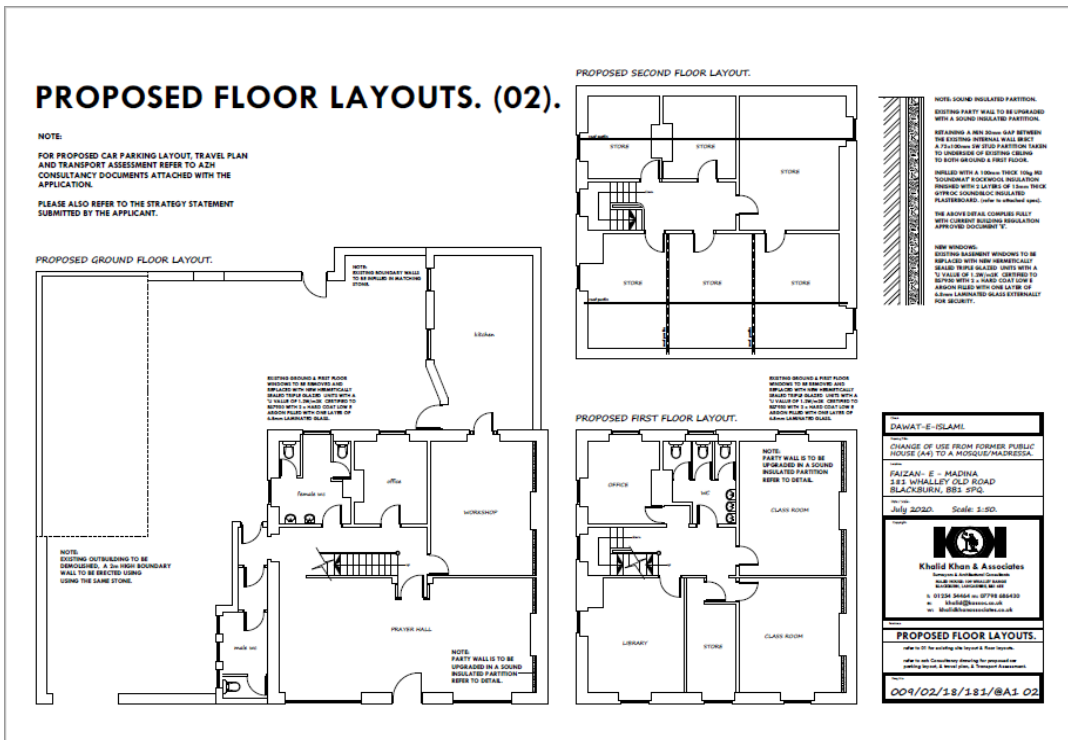
3.2 Proposed Development

3.2.1 Permission is sought to change the use of the vacant Public House to a Mosque and Madressa over the two floors of the building and to demolish the two storey brick barn within the rear yard area. The building comprises 3 storeys, the main uses being on the ground and first floor, and the second floor being used for storage. The primary purpose of the mosque/madressa will be the 5 daily prayers and evening educational classes. It is proposed there will be four classes in total, split over two sessions. Two classes will take place at the first session, 4:30pm to 6:00pm and two classes will take place at the second session, 6:15pm to 7:45pm. In each class there will be a maximum of 12 children.

3.2.2 The proposals provide for a 21 space car park to the side with the Wareham Street being used to access the building, with egress to be on to Whalley Old Road.



Extract from submitted site plan received 4th January 2021:



Extract from proposed floor plan layout drawing received – 3rd September 2020:

3.3 Development Plan

3.3.1 The Development Plan comprises the Core Strategy (January 2011) and the adopted Local Plan, Part 2 (Site allocations and Development Management Policies – December 2015). The following Core Strategy and Local Plan policies are of relevance to this application:

3.3.2 Core Strategy

- CS1 - A Targeted Growth Strategy
- CS11 – Facilities and Services
- CS17 – Built and Cultural Heritage

3.3.4 Local Plan Part 2

- Policy 1 – The Urban Boundary
- Policy 7 – Sustainable Development
- Policy 8 – Development and People
- Policy 10 – Accessibility and Transport
- Policy 27 - District Centres – a Framework for Their Development

3.3.5 Supplementary Planning Documents and Guidance

- Community and other Uses with Residential Areas SPG

3.4 Other Material Planning Considerations

3.4.1 National Planning Policy Framework (NPPF).

3.5 Assessment

3.5.1 The key issues to be addressed are as follows:

- Principle of development;
- Effect on Heritage Assets
- Effect of the development upon neighbouring residential properties; and,
- Parking provision and impact of the development on the surrounding highway network.

Principle of Development

3.5.2 The application site is a former Public House located within Little Harwood District Centre which appears to have been vacant for at least a decade.

3.5.2 The District Centres identified in the Core Strategy principally provide for local needs shopping. The Core Strategy further promotes a concept of multi-functional district centres which are also the focus for local services as well as retailing. These uses are diverse and include places of worship, community centres and halls, health facilities such as doctor's and dental surgeries and other service uses ranging from hairdressers and beauty salons to funeral parlours.

3.5.3 The proposal, in re-using this vacant building and surrounding land for the purpose of a Mosque and Madressa within Little Harwood District Centre, represents a viable and sustainable form of development within a District Centre on a key arterial route into Blackburn and is a suitable use within the building.

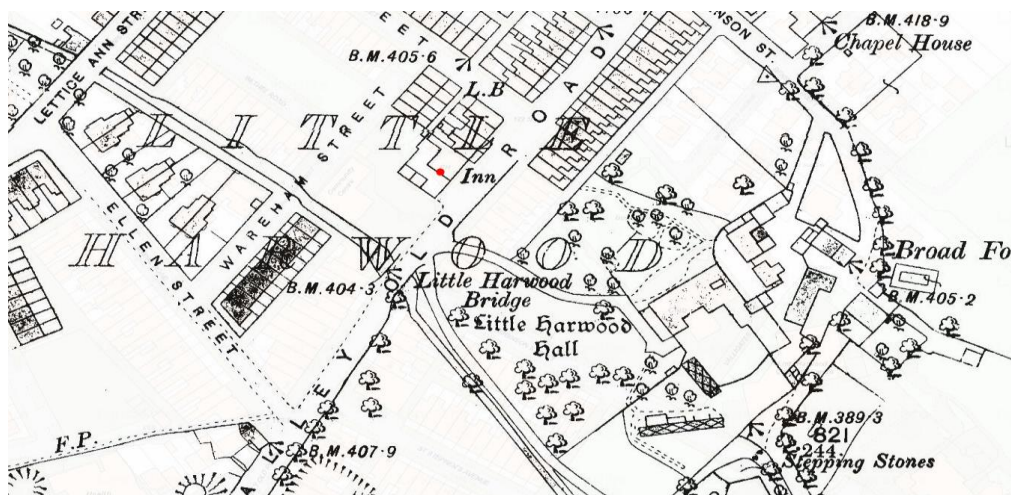
3.5.4 Policy 27 of the Local Plan Part 2 requires that;

“Proposals involving conversion and adaptation of premises or involving changes of use should take place within existing buildings and frontages in order to consolidate and strengthen the vitality of the centre. They should retain or provide shop fronts in order to maintain active frontages and retain the character and vitality of the centre.”

3.5.5 The external appearance of the building is not to be altered and bringing the building back in to use will consolidate and strengthen the vitality of the District Centre which accords with the requirements of Policy 27. Therefore, in principle the proposals are acceptable.

Impact on Heritage Assets

2.5.6 The former Public House and its two-storey outbuilding appear on the 1843-1845 Ordnance Survey Map – see below:



3.5.6 The two buildings are relatively intact and appear as they would have at, and before that time. The main building is not to be altered in anyway and thus there will be no loss to local heritage. However, the two storey brick barn located to the side and rear of the building is to be demolished to enable greater parking provision within to the site.

3.5.7 The former public house buildings, along with the attached terrace are considered to be non-designated heritage assets. Paragraphs 196 and 197 of the National Planning Policy Framework therefore need to be considered:

“196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

3.5.8 The brick two storey outbuilding is very much a secondary building to the main former Public House. Having visually inspected the building it is evident that the building is in a serious state of disrepair. The demolition of this building, would lead to less than substantial harm to the significance of the non-designated heritage asset(s) – the former Public House and attached terraced dwellings, as these buildings are retained with the former Public House being brought back in to active use.

3.5.9 As the buildings have laid vacant for over a decade and the main former Public House building is to be brought back in to use, the public benefits of this building being occupied to the vitality and vibrancy of key building within the defined District Centre, is considered to outweigh the harm caused by the demolition of an outbuilding to the former Public House.

Impact upon Residential Amenity

3.5.10 A short row of terraced dwellings attach to the former Public House and terraced dwellings exist to the rear of the building on Wareham Street along with a number of other dwellings/ terraced streets. Accordingly, beyond consideration towards the principle of the use, careful consideration has been applied towards the impact of the use against residential amenity, due to the potential for noise disturbance arising from attendees arriving and leaving the facility via Wareham Street and internal noise from the prayer and Madrassa activities.

3.5.11 The streets to the rear of the application site are one-way and thus traffic travelling to the proposed facility has also been considered.

- 3.5.12 An Acoustic Report has been prepared by AB Acoustics and it notes that from a noise standpoint the site is suitable for the intended use. The report makes two key recommendations – 1) To install a timber / metal studded partition adjacent to the party wall in the prayer hall and the two classrooms and 2) it also recommends that the rear of the car park with the access off Wareham Street be closed for the first and last prayers to reduce the impact upon properties to the rear.
- 3.5.13 The installation of the partition can be easily conditioned. The closure of a portion of the car park can also be secured by planning conditions which the applicants have agreed too. The Highways Officer have also agreed to this during night time hours and is satisfied that during night time hours users of the building can enter and leave the site via Whalley Old Road.
- 3.5.14 It is considered that planning conditions restricting the use of the vehicular entrance from Wareham Street during night time hours and use of the rear park will adequately safeguard the amenity of the nearest neighbours. Accordingly, subject to compliance with the suggested conditions, the proposals accord with Policy 8 of the Local Plan Part 2.

Parking provision and Impact of the Development on Highway Safety

- 3.5.15 Local Plan Part 2 Policy 10 requires that road safety and the safe and efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for vehicular access, off-street servicing and parking.
- 3.5.16 During the course of the application, the applicants have worked with Officers to create a safe and useable car park. The Highway Authority is satisfied with the number of parking spaces proposed (21 in total), and the proposals for Wareham Street to be used to access to the site and for egress to be on to Whalley Old Road. When users of the development are leaving the site they will thus be waiting within the site and thus not causing conflict with the free flow of traffic along Whalley Old Road.
- 3.5.17 Safeguarding the amenity of the nearest neighbours during night time hours will mean that during the hours of 10pm and 7am access and egress from the site will be from Whalley Old Road. The Highway Authority has considered this proposal and are satisfied that between these times the free-flow of traffic on this road will not be significantly disrupted. Therefore, subject to the recommended conditions, the proposals are considered to accord with Local Plan Part 2, Policy 10.
- 3.5.17 In summary, officers are content that the recommended planning conditions will result in a development which is acceptable from a highway safety and residential amenity perspective. For these reasons, it is recommended that conditional planning permission be granted.

4.0 RECOMMENDATION

4.1 APPROVE, subject to the following conditions:

1. The development must be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this permission, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan, submitted with the application;

Drawing no. 009/02/18/181/@A1 02: Proposed Floor Plans, submitted with the application; and,

Drawing no. 03/PL/ Rev. D4: Proposed Site Layout, received 06 January 2021

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Blackburn with Darwen Local Plan and the National Planning Policy Framework.

3. Prior to demolition of the outbuilding hereby approved, a Construction Method Statement shall be submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v) wheel washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: In order to avoid the possibility of the public highway being affected by the deposit of mud/or loose materials which could create a potential hazard to road users, in order to protect the amenity of the occupiers of the adjacent properties, in order to protect the visual amenities of the locality and to comply with Policies 8, 10 and 11 of the Blackburn with Darwen Borough Local Plan Part 2.

4. No demolition works on site shall be carried out during the bird nesting season (March to August), unless the absence of nesting birds has been confirmed by further survey work or on-site inspections.

REASON: To ensure the protection of nesting birds, in accordance with the requirements of Policies 9 and 40 of the Blackburn with Darwen Local Plan Part 2.

5. Prior to the commencement of development hereby approved a scheme for the construction of the site access and off-site works of highway improvements shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development.

REASON: To provide for the safety and convenience of users of the highway, for the free flow of traffic, and to safeguard the amenity of neighbouring premises in accordance with Policies 8 and 10 of the Blackburn with Darwen Borough Local Plan Part 2 (2015) and the National Planning Policy Framework.

6. The 21 no. car parking spaces indicated on Drawing no. 03/PI Rev. D4 shall be marked out in accordance with the details shown on the approved plan and made available for use before any of the building is hereby first used for its approved use(s), and shall be retained as such thereafter.

REASON: In order to ensure adequate provision for vehicle parking off the highway in the interests of road safety and the amenity of future occupiers in accordance with the requirements of Policy 10 of the Blackburn with Darwen Local Plan Part 2 and the National Planning Policy Framework.

7. No site preparation/clearance or demolition shall commence until details of covered and secured cycle storage have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the use of the development commences. The facilities shall be retained at all times thereafter.

REASON: To encourage sustainable transport modes in accordance with the objectives of policies 7, 8, 10 and 36 of the Blackburn with Darwen Local Plan Part 2 (2015) , the Blackburn with Darwen Air Quality Planning Advice Note and the National Planning Policy Framework.

8. Notwithstanding any details submitted as part of the application, the building hereby approved shall not be occupied/ used for its approved use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain:

- (i) details of a Travel Plan co-ordinator;

- (ii) details of measures to be introduced to promote a choice of travel modes to and from the site and to mitigate the air quality impacts from the development;
- (iii) a monitoring regime which sets out travel mode share targets, monitoring procedures and mechanisms to be put in place to ensure that the Travel Plan remains effective; and
- (iv) a timetable for the implementation, monitoring and review of the Travel Plan which shall include provision for an annual assessment (over a minimum period of five consecutive years following the implementation of the Travel Plan) of the effectiveness of the measures introduced under (ii) and shall identify the need for any changes to the Travel Plan and a timetable for their implementation.

The travel plan shall thereafter be implemented in accordance with the duly approved details and timetable contained therein.

REASON: In order to promote modal shift and increased use of sustainable methods of travel in the interests of the safety of all highway users, in accordance with the objectives of policies 7, 8, 10 and 36 of the Blackburn with Darwen Local Plan Part 2 (2015), the Blackburn with Darwen Air Quality Planning Advice Note and the National Planning Policy Framework.

9. Prior to the commencement of the approved use the soundproofing to the party wall adjoining number 183 Whalley Old Road, as detailed in the AB Acoustics Report dated May 2019, shall be installed and thereafter retained in perpetuity.

REASON: To safeguard the amenity of adjoining occupants and to accord with Policy 8 of the Blackburn with Darwen Local Plan Part 2.

10. Notwithstanding the approved plans, the entrance to the car park from Wareham Street and parking spaces 1-11 (inclusive)/ the rear part of the car park, as shown on Drawing no. 03/PI/Rev. D4, shall be closed outside of the following hours:

Monday – Sunday – 7:00 am – 22:00

REASON: To safeguard the amenity of surrounding residents, in accordance with Policy 8 of Blackburn with Darwen Local Plan Part 2 (2015) and the National Planning Policy Framework.

11. Demolition and / or renovation works shall not be permitted outside the following hours:

Monday to Friday 8:00 to 18:00
Saturday 9:00 to 13:00

Construction and demolition works shall not be permitted on Sundays or Bank or Public Holidays.

REASON: To limit noisy activity to within normal working hours in the interests of safeguarding the amenity of adopting and nearby residents, in accordance with Policy 8 of the Blackburn with Darwen Local Plan Part 2 (2015) and the National Planning Policy Framework.

12. Prior to the commencement of the approved use the soundproofing to the party wall adjoining number 183 Whalley Old Road, as detailed in the AB Acoustics Report dated May 2019, shall be installed and thereafter retained.

REASON: In the interests of safeguarding the amenity of the nearby neighbours in accordance with Policy 8 of the Blackburn with Darwen Local Plan Part 2 (2015).

13. Between the hours of 22:00 – 07:00 access and egress to the site shall be from Whalley Old Road only, with no vehicular access from Wareham Street.

REASON: In the interests of safeguarding the amenity of nearby residents from noise and disturbance, taking account of the safety of the strategic network, in accordance with Policies 8 and 11 of the Blackburn with Darwen Local Plan Part 2 (2015).

14. There shall be no externally audible "Calls to Prayer" from either the building hereby approved or from within any other part of the application site at any time.

REASON: To protect the amenity of neighbouring properties, in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2 (2015).

15. There shall be no wedding celebrations held within the site. Wedding functions shall be limited to 'Religious Registration'.

REASON: To protect the amenity of neighbouring properties, in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building shall be used for Use Class F1(f): 'Public worship or religious instruction (or in connection with such use)', purposes, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), only, and for no other purpose including any other use which falls within use Class F of the same Order or any equivalent Order following the revocation and re-enactment thereof, with or without modification.

REASON: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to harm the amenities of surrounding occupiers and/ or highway safety, in accordance with the requirements of Policies 8 and 10 of the Blackburn with Darwen Local Plan (2015 and the National Planning Policy Framework.

5.0 PLANNING HISTORY

5.1 The following table provides details of the planning history for the site:

Application Number	Development Description	Decision	Date
10/18/0450	Change of use from former public house (A4) to a Mosque/Madressa (D1)	Withdrawn	27/03/2020
10.84/1188	Erection of new building for use as a community centre on vacant land adjacent to Little Harwood Inn	Withdrawn	10/09/1985
10.87/1689	Extension to existing community centre to form meeting rooms , toilets and storage space (Land between Whalley Old Road and Wareham Street and to the south west of the Little Harwood Inn Blackburn)	Approved	15/12/1987
10.82/1604	Erection of a garage	Approved	29/09/1982
10.82.1896	Garage	Approved	15/10/1982
10.77/0567	5 Garages	Approved	27/04/1977

6.0 CONSULTATIONS

6.1 Statutory Consultee Responses

6.1.1 Public Protection – No objections, subject to the recommended conditions restricting the use of the rear access and car park area during nighttime hours.

6.1.2 Highways – No objections, subject to the recommended conditions being imposed.

6.1.3 Drainage – No objections, subject to the imposition of an informative advising that the property is within Flood Zone 2 and the Environment Agency advice for members should be followed.

6.2 Public Representations

6.2.1 The application has been advertised by Site Notice and 154 adjoining and nearby properties were consulted by letter. The application has also been advertised on the Council's website.

6.2.2 7 representations have been received from nearby neighbours who raise the following concerns (full details are contained in Section 9):

- No need for another Mosque when two mosques exist within 2 minutes' walk of the site
- Loss of parking for users of existing shops
- Insufficient parking provision for the number of people who will use the facility
- Concerned for safety of all highway users given Whalley Old Road is very busy at peak times
- Crossing Whalley Old Road at busy times is already hazardous – this will make things more dangerous
- Parking in the area is already a struggle
- The use will exacerbate existing parking issues within the vicinity, on Bethel Road, Waeham Street and Whalley Old Road, caused during events held by the Community Centre
- Disruption to traffic flow and negative knock on effect on other streets and roads
- There is a nursery, infants and junior school in close proximity – will increase risk of Road Traffic Accidents for the local population including children and senior citizens
- Noise concerns particularly late at night and at peak prayer times
- The Outbuilding is part of the heritage of Little Harwood and should not be demolished

7.0 CONTACT OFFICER: Claire Booth MRTPI, Senior Planning Officer

8.0 DATE PREPARED: 05 March 2021

9.0 SUMMARY OF REPRESENTATIONS:

Objection – Tahir Malik, 294 Whalley Old Road, Blackburn. – Rec – 16/09/2020

Dear Claire,

There is a planning order for a mosque to be built at 181 Whalley Old Road, Blackburn. I am objecting to this because...

- There are already two mosques 30 seconds from the address mentioned. And these mosques do not get filled unless its 'Eid' which is twice a year or on a Friday which is once a week [Friday's Prayer].
 - I live on Whalley Old Road just up the road from the address in mention, I already struggle to find a parking spot and if this planning does go ahead then I would find it impossible to park my car.
 - I have a great nephew who lives next door to the address mention, and he has just started school which is nearby, I fear for him and other young children's safety, with so much traffic on the road as it is, and if this planning does go ahead the traffic would only get worse.
-

Objection – Anonymous. Rec – 21/09/2020

Hi i am emailing this in regards to the above planning application.

I am not satisfied as to the planning for this area as for many reasons

Firstly we are a old couple who lives on the street just round the corner from this area and we already have issues linking around this area as to being over cramped with many things in the area. If how ever this planning goes ahead we will overall not be happy at all as we struggle to find parking on a normal day in our street due to people using the street to come shop or buy food. We are a couple old who have illnesses and if we go shopping and we do not have space to park how an earth would we get the shopping out due to people using our street to park as to when they start using this the above planning above for the madressa/mousqe this would not be fair on the residents who live close buy do to lack of parking spaces..... the area is already cramped with high volume of cars and shops. We would as a resident and health issues couple would struggle if this went ahead as they would be many many conflicts for elderly people so could i please ask you to bear this and re think ur planning again as we are overall not happy.

I would like to REMAIN ANNOYMOUS and would not like or want my name mentioned as i do not want any issues or conflict so please can i ask you to keep this private as the safety or my self my wife and my own home....

Objection – Makbuk Ukaye, 3 Warrington Street, Blackburn. Rec – 22/09/2020

I wish to comment in relation to **full planning application - change of use from former public house to a Mosque/ madressa and demolition of exiting outbuilding.**

Firstly is wish to point out that the building is on the main road. The road is very busy with traffic always specially in the evening people park their car's on both sides although there single line outside the building. It is a very busy shopping area at times it is very difficult to cross the road due to cars on both side. The need for Mosque/Madressa may be is something which ones opinion may vary however there are number of Mosque / Madressa within the area and these are all in safe area away from the main road. When you look at other Mosque /Madressa there are issues with parking and safety of the children although each Madressa manages with having volunteers in place mainly during the winter months where the concerns are higher. The building been on the main road exposes more risk for everyone if the permission is granted as the number of people attending the mosque during the day/night during Ramadhan and children going to Madressa. I hope these concerns are taken on board otherwise it only becomes a formality as this is ongoing as previously planning permission was requested and similar opinion were raised.

Objection – Sohail Ashraf, 236 Whalley Old Road, Blackburn. Rec – 22/09/2020

THERE IS ALREADY TOO MANY PLACES OF WORSHIP IN LITTLE HARWOOD. THE TRAFFIC IS DANGEROUS. COMMUNITY CENTRE IS FULL EVEN WHEN NOT BEING USED.

NEW PLACE WORSHIP ON ROBINSON ST. MOSQUE BAY ST. ONE ON WHALLEY OLD ROAD. THEN PLANE TREE ROAD. NOT TO MENTION AL THE HOUSES THAT TEACH. MOSS STREET. WHALLEY OLD ROAD. ALL WITHIN HALF A MILE.

I AM A MUSLIM. BUT I REJECT THIS PROPOSAL AS THE ABOVE. THERE NO DEMAND FOR IT. ...

THEY HAD IT EMPTY FOR 10 YEARS. NOT NEEDED.

Objection – Anonymous. Rec – 28/09/2020

Further to the notification you sent us regarding planning permission being sought in relation to the above property for a "change of use" from a public house to a mosque/madressa.

I feel compelled to raise serious concerns in relation to this plan on the basis of the following:

1. Little Harwood is a residential area that is heavily populated with multi-generation families. The increased traffic congestion this change would create in essence is compounding the current parking problems residents already experience particularly during prayer times.
2. There are at least 2 Mosques/Madrassas less than 200 yards from this location
3. Whalley Old Road is very busy Road, creating a Mosque/Madressa will increase the numbers on cars using the Road and hence the increased risk of RTAs, particularly with the local population and the number of senior citizens and young children.
4. There is a nursery, infants and junior school less than 50 yards from this location, I am concerned as to the congestion this would create.

Based on the above I would have to register objection to the above development.

Objection – Ebrahim Musalman, 22 Coniston Road, Blackburn. Rec – 02/10/2020

REF: Full Planning Application - Change of use from former public house (A4) to a Mosque/Madresa (D1) and demolition of existing outbuilding at 181 Whalley Old Road, Blackburn, BB1 5PQ.

Good evening,

I am writing in relation to the above-mentioned planning application.

- 1) We already have a Mosque **and** Madresa in the locality which is big enough to cater for the local community - I believe we do not need another mosque or madresa as the existing mosque is only 2 minutes' walk from the above-mentioned address
- 2) With the current existing traffic issues on the main road, a mosque will result in an increase in the traffic, and cause disruption to traffic flow, which in turn will have a negative knock-on effect on other streets and roads due to traffic build up.
- 3) The rear of the property is looking directly into the dwellings behind the former pub. I believe this is a privacy issue.
- 4) The outbuilding is an old building - built with old stones and looks good as part of the heritage of Little Harwood.

There are more inconsistencies that have surfaced in the application information online:

only 6 out of 12 houses in Robinson Street have been contacted as neighbours - **What about the other 6????**

Likewise - why have only number 10 and 12 of Broadfold Avenue (BB1 5PS) been contacted - **What about the other houses on the street???** and **how are number 10 and 12 neighbours of the former pub**

Why is someone from Penrith/ Cumbria being consulted regarding something 77.4 miles away in Little Harwood

I apologise for the long-winded email, but I am a concerned resident of the area and would like to take part in all consultations regarding the proposition.

I hope the above questions can be answered for me and all issues can be looked into before any action is taken.

Objection – Haroon Lorgat, 7 Bethel Road, Blackburn. Rec – 02/10/2020

To whom it may concern,

I reject the planning application (Ref: 10/20/0814) on the basis of the issues highlighted below:

1. Parking - The car park the building currently owns is not sufficient for the number of people who will occupy said facility. As is the case now with events at the Little Harwood Community Centre next door the surrounding streets namely Bethel Road, Wareham St and Whalley Old Road are used for additional parking. This new application will only exacerbate that situation. Parking is inconsiderate often double parked causing traffic issues especially on the main road.
2. Noise - I believe the purpose of the proposed planning application will add to the noise issues for the surrounding area especially for events that run late in to the night and at peak prayer times.