

## **DEPARTMENT OF PLACE, GROWTH AND DEVELOPMENT**

**ORIGINATING SECTION: Planning (Development Management)**

**REPORT TO:** Planning & Highways Committee on 27<sup>th</sup> May 2021.

**TITLE:** Petition objecting to a planning application proposing residential development of 30 homes and associated infrastructure works at land off Lomond Gardens, Blackburn.

**WARD:** Livesey with Pleasington

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**Councillor: Paul Marrow**

**Councillor: Derek Hardman**

**Councillor: Mark Russell**

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### **1.0 PURPOSE OF THE REPORT**

- 1.1 To inform Members of the receipt of a petition objecting to a current planning application (ref. 10/21/0277) proposing residential development of 30 homes, with associated infrastructure works at land off Lomond Gardens, Blackburn.
- 1.2 The application is submitted by McDermott Homes.

### **2.0 BACKGROUND AND DETAILS**

- 2.1 The planning application was received by the Local Planning Authority (LPA) on 15<sup>th</sup> March 2021. Neighbourhood consultation letters were sent out on 19<sup>th</sup> March 2021, to 165 addresses local to the application site. In addition, six site notices were displayed and a press notice was published in the Lancashire Telegraph on 29<sup>th</sup> March 2021. A second and wider consultation by letter was undertaken on 16<sup>th</sup> April 2021, to 205 addresses, following receipt of additional and amended information.
- 2.2 The Petition subject of this report was received by the LPA on 26<sup>th</sup> April 2021. The Petition objects to using Lomond Gardens to access the proposed housing development. As an alternative, it is suggested that an existing access off Green Lane is used. This access was constructed by Blackburn With Darwen Council as a temporary access to facilitate recent drainage works on the application site. The application proposes use of the access for construction traffic only, before being reinstated to its former condition, at the cost of the developer. The petition is headed:

*"This petition is for the planning application 10/21/0277 to create an access road off Lomond Gardens to a new McDermott housing estate of 30 dwellings. The design and layout of our estate makes it unsuitable to handle extra traffic. Approving the proposed access would unacceptably*

*impact a lovely quiet and desirable estate for no good reason when alternative access off Green Lane is available”.*

- 2.3 The petition contains 119 signatures which equates to a representation from all 88 homes on the Redrow Estate off Green Lane – ie. Lomond Gardens, Rannoch Drive, Solway Avenue, Torridon Close and Melfort Close. Those signatures are appended to this report.
- 2.4 Member's are advised that assessment of the planning application is ongoing and that all material issues that must be considered in the decision making process will be addressed. This includes suitability of the proposed access. An officer recommendation will be reported to the Planning and Highways Committee in due course.

### **3.0 RECOMMENDATION**

- 3.1 That the petition be noted by Members and that the lead petitioner be informed of any decision taken, including the outcome of the current planning application.

### **4.0 BACKGROUND PAPERS**

- 4.1 The petition subject of this report, including signatures, comments and covering email.
- 4.2 Planning application 10/21/0277.

**5.0 CONTACT OFFICER:** Nick Blackledge; Senior Planner, Development Management.

**6.0 DATE PREPARED:** 14<sup>th</sup> May 2021.