

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

**ORIGINATING SECTION: Planning**

**REPORT TO:** Planning & Highways Committee on 19<sup>th</sup> August 2021.

**TITLE:** Petitions objecting and supporting a planning application (ref. 10/21/0568) proposing Bespoke joinery works/manufacturing furniture - Change of use from class B8 to Class B2 (retrospective application) at Old Fire Station, Yaseen Enterprise Centre, Byrom Street, Blackburn.

**WARD:** Blackburn Central

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**Councillor: Samim Desai**

**Councillor: Mahfooz Hussain**

**Councillor: Zamir Khan**

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

- 1.1 To inform Members of the receipt of two petitions in relation to a current planning application (ref. 10/21/0568) for change of use from class B8 to Class B2 (retrospective application) at Old Fire Station, Yaseen Enterprise Centre, Byrom Street, Blackburn.
- 1.2 One of the petitions is in support of the application, and the other is objecting to the application. The application has been submitted by Mr Yaseen.

### **2.0 BACKGROUND AND DETAILS**

- 2.1 The planning application was received by the Local Planning Authority (LPA) on 01<sup>st</sup> June 2021. Neighbour consultation letters were sent out on 11<sup>th</sup> June 2021 to 99 addresses local to the application site. In addition, a site notice was displayed on 9<sup>th</sup> June 2021, and a press notice was published in the Lancashire Telegraph on 23<sup>rd</sup> June 2021.
- 2.2 Both the Petitions subject of this report were received by the LPA on 28<sup>th</sup> June 2021.
- 2.3 The (retrospective) planning application relates to the proposed change of use of one of the authorised B8 units lying within the enclosed former Fire Station site, where various B1 and B8 units were approved under planning ref 10/18/1093.
- 2.4 The old Fire Station site is bounded on 3 sides by the rear yards of residential premises, separated only by boundary walls and an alleyway. This (retrospective) application for a change of use of this particular unit was submitted further to enforcement investigations that were carried out relating to a

breach in planning control and complaints of excessive noise from neighbouring residents.

#### Petition in support

- 2.4 The first petition supports the proposed change of use to a B2 use, and was submitted by Mr Yaseen (the applicant). The petition includes individual typed letters on a standard pro-forma, with individual names, date and addresses hand written. The letters are headed:

*"I am writing to support the above application. There have been no problems or noise from this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections".*

- 2.5 The petition contains 32 signatures (from 30 different addresses), largely from residents on Harrison Street, Sumner Street and Canterbury Street, which directly adjoin the application site. It also includes signatures from occupiers of some of the adjacent business units. These signatures are appended to this report.

#### Petition objecting

- 2.6 The second petition objects to the proposed change of use to a B2 use. The petition is headed:

*"I have put this petition together on behalf of me and my neighbours, as some of my neighbours don't speak English or understand how our laws work. I have read to them or a family member about what this petition is about. We the undersigned do not want Unit 21, Custom Joinery, Old Fire Station, Yaseen Enterprise Centre, Byrom St, Blackburn, to change the use from storage, as noise from the machines, dog barking, and men shouting and swearing is too close to the houses and creates too much noise which disturbs residents".*

- 2.7 The petition contains 18 signatures, which are again predominantly from residents on Harrison Street, Sumner Street and Canterbury Street, which directly adjoin the application site. These signatures are appended to this report.
- 2.8 Members 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 the principle / suitability of the proposed use in this location, and whether restrictive planning conditions could reasonably be attached that would appropriately mitigate against such impacts, and be enforceable, without unduly restricting the use applied for. A pre-determination noise assessment has been requested and an officer recommendation will be reported to the Planning and Highways Committee in due course.

**3.0    RECOMMENDATION**

- 3.1    That both petitions 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 petitions subject of this report, including signatures, comments and covering email.
- 4.2    Planning application 10/21/0568.

**5.0    CONTACT OFFICER: Tom Wiggans; Planner, Development Management.**

**6.0    DATE PREPARED: 02<sup>nd</sup> August 2021.**