

PLANNING AND HIGHWAYS COMMITTEE

Thursday, 15 July 2021

PRESENT – Councillors, Councillor David Smith (Chair), Akhtar, Casey, Khan, Khonat, Slater, Jan-Virmani, Riley, Marrow, Baldwin, Desai S and Mahmood.

OFFICERS – Gavin Prescott, Saf Alam, Michael Green & Shannon Gardiner

RESOLUTIONS

14 Welcome and Apologies

The Chair welcomed everyone to the meeting.

Apologies were received from Councillor Dave Harling and was substituted by Councillor Quesir Mahmood.

15 Minutes of the Previous Meeting

That the minutes of the previous meeting held on 17th June 2021 be confirmed and signed as a correct record.

16 Declaration of Interest

Declarations of Interest were received from Cllrs David Smith and Phil Riley in relation to application 10/21/0148 on the agenda that they were members of the Co-operative and had a store card/membership card.

17 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

17.1 Planning Application 19/0547

Speakers – Cllr Denise Gee (Objector)

Applicant – Mrs Catherine Cooney

Location and Proposed Development – Land between 21 & 23 Swan Farm Close, Lower Darwen, Blackburn, BB3 0QU.

Reserved Matters Application for: Access, appearance, landscaping, layout and scale, pursuant to outline application 10/15/1238 for construction of 1no. detached dwelling.

Decision under Town and Country Planning Acts and Regulations –

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

17.2 Planning Application 20/1036

Speakers – Cllr Julie Slater (Ward Councillor)
Matthew Jackson (Objector)
Matthew Wyatt (Agent)

Applicant – Applethwaite Homes

Location and Proposed Development – Land at Davy Field Farm, Roman Road, Eccleshill, BB3 3PJ

Full Planning Application for the erection of 19 no. dwellings, with associated infrastructure and landscaping works

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's report and the Update report:

Condition No.6 as amended:

"No part of the development hereby approved shall commence until a scheme for the construction of the means of vehicular access into the site, including the road width, kerb radii, visibility splays, and the off-site works of highway improvements to the new footway to link up to the existing footway along Roman Road has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority and implemented to the satisfaction of the Local Planning Authority. The approved details of the access shall be completed before occupation of any of the dwellings hereby permitted and the sightlines maintained free of all obstruction to visibility above 1.0 metre.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the necessary highway scheme/works are acceptable before work commences on site in accordance with Policy 10 of the Blackburn with Darwen Local Plan Part 2."

Condition No.13 as amended (not 14 as referred to in the Update Report):

"No above-ground works shall begin until, a comprehensive and detailed schedule of works, together with detailed drawings and a schedule of materials relating to the repair work to Davy Field Farmhouse, shall be submitted to and approved in writing by the local planning authority. The schedule shall be in accordance with the Condition Survey accompanying the application and include all proposed repair works. The restoration scheme shall thereafter be implemented in accordance with the duly approved details prior to the occupation of the 10th dwelling hereby approved.

REASON: To repair the integrity of the building's interior in order to safeguard the character and appearance of the Grade II listed building, in accordance

with Policy 39 of the Blackburn with Darwen Local Plan Part 2 and the National Planning Policy Framework.”

Additional Condition:

At the request of the Public Protection team the following condition restricting construction of the site to daytime hours is recommended in the interests of nearby occupiers:

There shall be no site operations on any Sunday or Bank Holiday nor on any other day except between the following times:

Monday to Friday 08:00 – 18:00 hours

Saturday 09:00 - 13:00 hours

Any variation of the above hours restriction must be approved in writing by the Planning Authority.

REASON: To ensure appropriate hours of site work to minimise noise during the construction phase, in the interests of safeguarding nearby residential amenity, in accordance with Policy 8 of the Blackburn with Darwen Local Plan Part 2.

As an agreement under Section 106 of the Town & Country Planning Act 1990, relating to the payment of £125,315.

Payments are to be made prior to commencement of development:

- £40,000 for education;
- £84,074 for affordable housing; and,
- £1,241 for monitoring costs

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

17.3 Planning Application 21/0148

Speaker – James Berggren (Agent)

Applicant – Former Hollins Grove Liberal Club, Falcon Avenue, Darwen, BB1 QX

Location and Proposed Development – Full Planning Application: Erection of Use Class E Convenience Store with Staff / Storage at First Floor and 16 Customer Parking Spaces and Delivery Area.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report, the Update Report and the amended opening hours from 07:00 – 23:00 to 07:00 – 22:00 to safeguard residential amenity.

17.4 Planning Application 21/0341

Applicant – Diaverum Facilities Management Ltd

Location and Proposed Development – Land Adjacent to Royal Blackburn Teaching Hospital, East Lancs Hospitals NHS Trust Old Bank Lane Blackburn BB2 3HH.

Full Planning Application for: Proposed single storey satellite renal dialysis unit, associated parking and services area. (Revision to previously permitted scheme ref 10/17/0177)

Decision under Town and Country Planning Acts and Regulations –

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

To recommend that the Unit be named in memory of former Democratic Service's Colleague, Lynn Hindle.

17.5 Planning Application 21/0371

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Lammack Primary School, Lammack Road, Blackburn, BB1 8LH

Various single-storey extensions to existing school to provide additional classroom facilities with service areas and provision of new car park area with access gained from Whinney Lane

Decision under Town and Country Planning Acts and Regulations –

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

17.6 Planning Application 21/0410

Speaker – Kenneth Warner (Applicant)

Applicant – Mr Kenneth Warner

Location and Proposed Development – White Lodge Farm Blackburn Road Edgworth Bolton BL7 0PU.

Full Planning Application (Retrospective) for Part retrospective application for the creation of a vehicular access and track leading from Blackburn Road to serve new house (substantially completed) and certified caravan site (amendments to application 10/20/0625)

Decision under Town and Country Planning Acts and Regulations –

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

17.7 Planning Application 21/0562

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Blackburn Enterprise Centre
Furthergate Blackburn BB1 3HQ

Solar Panels Non-domestic Buildings for Installation of Solar Photo Voltaic (SPV) arrays to North East facing roof slope.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved.

17.8 Planning Application 21/0563

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Blackburn Leisure Centre Feilden
Street Blackburn BB2 1LQ

Solar Panels Non-domestic Buildings for Installation of Solar Photovoltaic (SPV) arrays to flat roof

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved.

17.9 Planning Application 21/0412

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Sunnyhurst Centre Salisbury Road
Darwen BB3 1HZ.

The application is for works to protected trees owned by BwDBC as recommended within an Arboricultural report.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved.

17.10 Planning Application 21/0565

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Darwen Leisure Centre The Green
Darwen BB3 1PW

Solar Panels Non-domestic Buildings for Installation of Solar Photo Voltaic (SPV) arrays to flat roof areas of building

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved.

17.11 Planning Application 21/0646

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development Jubilee Square Blakey Moor
Blackburn

Full Planning Application (Regulation 3) for: The erection of a free standing bronze statue of Barbara Castle and stone memorial.

Decision under Town and Country Planning Acts and Regulations –

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

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed