

PLANNING AND HIGHWAYS COMMITTEE

Thursday, 16 September 2021

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

OFFICERS – Gavin Prescott, Safina Alam, Rabia Saghir & Shannon Gardiner

RESOLUTIONS

26 **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

Apologies were received from Councillors Zamir Khan and Dave Harling.

Cllr Sylvia Liddle substituted for Dave Harling.

27 **Minutes of the Previous Meeting**

RESOLVED – That the minutes of previous meeting held on 19th August 2021 be confirmed and signed as a correct record.

28 **Declaration of Interest**

RESOLVED – There were no Declarations of Interest received.

29 **Planning Applications for Determination**

The Committee considered reports of the Strategic Director of Place 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.

29.1 **Planning Application 10/21/0008**

Applicant – BXB Land Solutions Ltd

Location and Proposed Development – Former Hoddlesden Mill, Johnson New Road, Hoddlesden

Hybrid Application - Full Planning Application & Outline Planning Application, comprising: a) full planning permission for demolition of buildings, remediation works including re-contouring of the site to form development platforms; and b) outline planning permission with all matters reserved, except for means of vehicular access from Johnson New Road, for residential development comprising up to 79 new dwellings.

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

29.2 Planning Application 10/21/0686

Applicant – LTW Development Ltd

Location and Proposed Development – White Lodge Farm, Blackburn Road, Edgeworth BL7 0PU

Variation/Removal of Condition/Minor Material Amendment for Removal of conditions 7 (permitted development rights) and 11 (validation report) pursuant to application 10/20/0019

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director’s report

29.3 Planning Application 10/20/0914

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Blackburn Technology Management Centre, 2 Challenge Way, Blackburn, BB1 5QB

Full Planning Permission - Installation of air source heat pumps (ASHP) including 3 no. ASHP islands with enclosures, and 3 no. brick built external plant rooms adjoining main building

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director’s report

30 Revisions to the Officer Delegated Planning Powers for the Strategic Director of Place

A report was submitted to seek the agreement to the changes to the scheme of delegation to officers in respect of planning application.

The Scheme of Delegation was previously changed and approved by the Council Forum in October 2015 in relation to Central Government’s performance regime on which local planning authorities were measured, and was then updated on the 22nd July 2021, to take account of the recent changes to the Strategic Director’s portfolio responsibilities. Since that time in 2015, Government have revised their definitions of planning application categories, which need to be reflected in the current officer scheme of delegation (pages 84-85) of the Council’s Constitution.

It is proposed to make the scheme of delegation clearer, precise and easier to understand for officers and the layperson. In 2016, Central Government removed the “largescale and smallscale major” category, so it is proposed to

remove this definition. In addition, it is considered necessary to clarify what is meant by the “development plan”, and also “commercial development”.

A couple of functions (transport, and markets etc.) were also showing as being removed as they had been moved to the Director of Place, which are reflected in the July 2021 changes to the constitution. The reciprocal amendments to the Planning and Highways Committee powers are referred to in Appendix 3 of this report.

RESOLVED – That the changes be presented to Council Forum, on the 7th October 2021, to allow for the Council’s Constitution to be amended relating to the Scheme of Delegation and the powers of the Planning & Highways Committee.

31 Enforcement Report

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land at 5 Oldfield Avenue, Darwen.

Background information including grounds for the request were outlined in the report.

RESOLVED - Authorisation was given to the proposed enforcement action at 5 Oldfield Avenue, Darwen.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed