

Proposed development: Full Planning Application for Formation of additional car parking and landscaping

**Site address:
Greenbank Terrace
Lower Darwen
Blackburn
BB3 0RN**

Applicant: Barnfield Blackburn Ltd. c/o Barnfield Construction Ltd.

**Ward: Blackburn South & Lower Darwen
Councillor John Slater
Councillor Jacqueline Slater
Councillor Denise Gee**



1.0 SUMMARY OF RECOMMENDATION

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

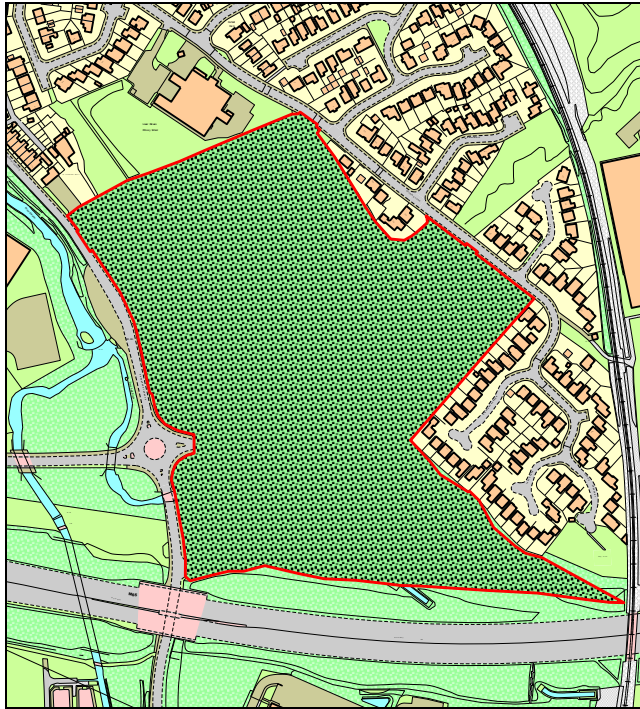
2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 This application is separate to, but relates wholly to the recent planning approval (presented to the committee on the 21st October 2021) of Reserved Matters (RM) for 3 industrial units (Plots 1-3), pursuant to hybrid planning permission 10/18/1149.
- 2.2 Members will recall from the RM approval 10/21/0597, that a small area of the intended car parking provision for Unit 1 fell outside of the red edge of the hybrid / outline approval 10/18/1149. Therefore, although this area was shown indicatively on the approved plans, it could not be included within the RM planning permission. This current application will ensure the full parking provision for Unit 1 is provided, and that the adopted BwD Parking standards for Unit 1 are achieved.
- 2.3 This application is presented to Committee on account of the application's relationship with a recently approved major planning application, and the Council's interest in the land, in accordance with the Scheme of Delegation in the Council's Constitution.
- 2.4 Assessment of the application finds that the proposal will assist in meeting the Council's strategic aims and objectives, including economic growth, and regeneration benefits.
- 2.5 All relevant issues have been addressed through assessment of the previous outline approval under the hybrid/outline approval 10/18/1149, and the RM approval 10/21/0597 for the industrial units. Any specific impacts arising from this application can be controlled or mitigated through additional planning conditions.

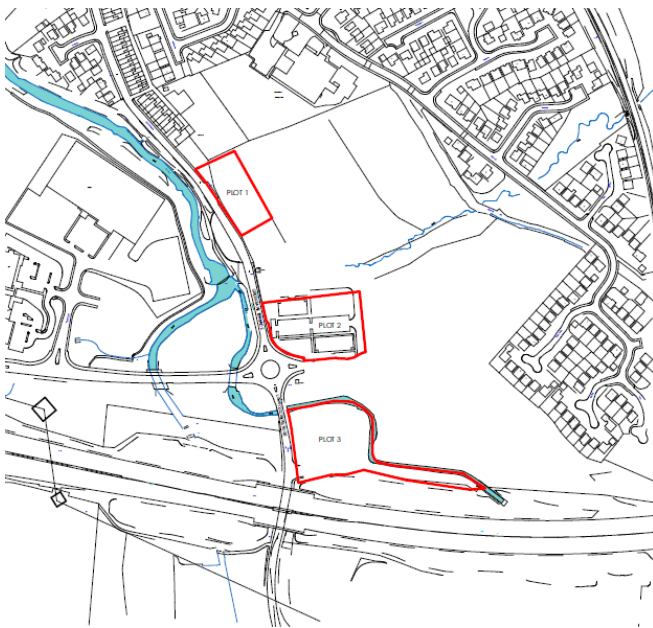
3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The red edge of the wider mixed use site, comprising 9.45 hectares, approved by hybrid application 10/18/1149, is shown below.



3.1.2 Unit 1 is located at the north western part of the site, as shown below



3.1.3 The red edge for this current application lies to the north west of the aforementioned red edge of Plot 1, as shown below.



3.2 Proposed Development

- 3.2.1** Planning permission is sought for the formation of additional car parking and landscaping for Unit 1, approved under 10/21/0597. Unit 1 is restricted to a Class B1 use only (this use class is now E (g)).
- 3.2.2** Unit 1 will provide 10,000sqft (930m²) of Class E (g) use, and is intended for potentially 4No small starter units. This application provides 6 of the planned car parking spaces for Unit 1. The vast majority of the parking spaces, and access, servicing arrangements etc. for Unit 1, are all within the red edge of the previous 10/21/0597 RM approval.
- 3.2.3** This application, on vacant brownfield land, will ensure adequate parking provision for Unit 1 is achieved, in accordance with the adopted standards. The car park would be at the northern end of Plot 1, with a surfacing to match the approved car park, and with grassed areas to the site edges. There would be 1.8m high paladin fencing to match the existing boundary treatment approved under 10/21/0597. The proposed layout is shown below.



Photos of Plot 1 – taken 14th July 2021:



Looking south-east from Greenbank Terrace access



Looking east into Plot 1 (taken from Greenbank Terrace)



Looking north-east into Plot 1 (from Greenbank Terrace)

3.3 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Blackburn With Darwen Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development

Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.2 Core Strategy

Policy CS3: Land for Employment Development

Policy CS15: Protection and Enhancement of Ecological Assets

Policy CS16: Form and Design of New Development

3.3.3 Local Plan Part 2 (LPP2) (December 2015):

- Policy 1: The Urban Boundary
- Policy 7: Sustainable and Viable Development
- Policy 8: Development and People
- Policy 9: Development and the Environment
- Policy 10: Accessibility and Transport
- Policy 11: Design

3.4 **Other Material Planning Considerations**

3.4.3 National Planning Policy Framework (The Framework) (2021)

3.4.4 Blackburn with Darwen adopted Parking Standards

3.5 **Assessment**

3.5.1 The main issues to be considered in assessing this application are:

- Principle of the proposal
- Design / Layout / Appearance / Landscaping
- Parking standards

3.5.2 Principle of the proposal

3.5.3 The proposal, to provide parking and landscaping to a small area of vacant brownfield land which falls outside the red edge of the previous outline and RM approvals for industrial units, is considered acceptable, and does not conflict with development plan policy, provided there are no specific impacts that would outweigh the recognised benefits. These issues are assessed below.

3.5.4 Design/Appearance/Layout/Landscaping

3.5.5 Policy 11 of LPP2 requires a good standard of design and will be expected to enhance and reinforce the established character of the locality and demonstrate an understanding of the wider context towards making a positive contribution to the local area.

3.5.6 Policy 8 requires a satisfactory level of amenity and safety is secured for surrounding uses.

- 3.5.7 The design, appearance, layout and landscaping of the proposed car park is considered acceptable, and would respect the character and appearance of the existing area and the proposed development approved under 10/18/1149 10/21/0597.
- 3.5.8 A 1.8m high paladin fence is considered appropriate boundary treatment, with grassed edges softening any impacts. The proposal would integrate appropriately into the street scene and the parking area would be appropriately sited and surfaced in the context of what has already been approved on Plot 1.
- 3.5.9 The layout also achieves an acceptable relationship with nearby residential properties, and no representations were received from local residents.
- 3.5.10 A suitable surface water drainage scheme can be secured by condition, as advised by the Council's Drainage consultee.
- 3.5.11 Parking standards
- 3.5.12 Policy 10 of LPP2 requires that road safety and the safe, efficient and convenient movement of all highway users is not prejudiced, and that appropriate provision is made for off street servicing and parking in accordance with the Council's adopted standards.
- 3.5.13 Assessment of access arrangements and other highway matters such as servicing and vehicle movements within Plot 1 have already been considered under the outline and RM approvals, and were found to be acceptable following review of the proposal by the Council's Highways consultee.
- 3.5.14 With the additional 6 spaces applied for in this application, Unit 1 would have the following parking provision: 26 spaces, including 6 mobility spaces. This meets the parking provision requirements set out in the adopted BwD parking standards. For a Class B1 use, car parking requirements are 1 car space per 35 sqm, this equates to 26sqm equates to 26 car Parking spaces. 26 spaces (inclusive of 6 spaces for disabled users) have been provided. The disabled provision is more than 10%, but it is acceptable if the end user requires this.
- 3.5.15 The parking arrangements for Unit 1 are therefore considered acceptable, and no objections or concerns have been raised by the Council's Highways consultee. The proposal complies with Policy 10 of the Local Plan; the adopted parking standards; and the NPPF.

Summary

- 3.5.16 In considering this proposal, the relevant range of material considerations have been taken into account to inform a balanced recommendation that is considered to demonstrate compliance with the aims and objectives of the Local Development Plan and The Framework.

4.0 RECOMMENDATION

4.1.1 Approve.

4.2 Delegated authority is given to the Strategic Director of Place to approve planning permission, subject to the following conditions:

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

Job no. 18.107 Dwg no. 001 C: Location Plan, @A1

Job no. 18.107 Dwg no. 026 A: Proposed site plan, @A1

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Prior to commencement the applicant is required to provide details of the surface water sustainable drainage system for the car park. The details must be approved by the Local Authority prior to commencement.

REASON: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of surface water in accordance with Policy 9 – Blackburn with Darwen Borough Local Plan Part 2 (2015) and the National Planning Policy Framework.

5.0 PLANNING HISTORY

- 5.1 10/21/1001 – Application for Approval of reserved matters for the appearance, layout, scale and landscaping of 76 dwellings, pursuant to permission 10/18/1149 – application currently under consideration.

- 5.2 **10/21/0597 – Application for Approval of reserved matters for the appearance, layout, scale and landscaping of the employment units 1, 2 and 3, pursuant to permission 10/18/1149 – Approved 21/10/2021.**

- 5.3 10/20/0627 - DOC application for conditions 1-15 of the full application part (access road) of the hybrid approval 10/18/1149 (All complied with / discharged).

- 5.4 **10/18/1149 - Hybrid Planning Application - Full planning permission - new link road and access points; Outline planning permission with all matters reserved (with all matters reserved except for access) for a**

mixed use development comprising a maximum of the following: 100 dwellings (C3), 9,000m2 of employment use and careers hub (B1/B2/B8/D1), and associated ancillary works. (Approved 20/02/20, subject to various conditions).

- 5.5 10/18/0911 – Demolition of 2 vacant office buildings (Prior Approval not required - 02/10/2018).
- 5.6 10/15/1119 - The erection of up to 180 dwellings, open space and associated works including the construction of a link road together with the demolition of the existing redundant office buildings (Refused 17/11/2016 – S106 Agreement not completed).
- 5.7 10/10/0551 - Residential development and link road at land between Milking Lane and Greenbank Terrace (Approved with conditions 19/11/2012).
- 5.8 10/05/0317 - Redevelopment of the former Lower Darwen Paper Mill site to create high quality Business Park (Approved with conditions 28/06/2006).

6.0 CONSULTATIONS

Publicity

- 6.1 5 neighbouring properties were consulted during the consultation process and a site notice was displayed on 13/10/21. The formal deadline for consultation responses was 3rd November 2021. No representations were received.

Drainage / LLFA

No objections, subject to a surface water drainage condition.

Lead Local Flood Authority Position

We have no objections to the proposals but require the following condition

Condition

Prior to commencement the applicant is required to provide details of the surface water sustainable drainage system for the car park. The details must be approved by the Local Authority prior to commencement.

REASON: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of surface water in accordance with Policy 9 – Blackburn with Darwen Borough Local Plan Part 2 (2015) and the National Planning Policy Framework.

Highways

No objections.

PROW – no implications

The submission details have been reviewed, and a site investigation has been undertaken. The proposal is for the Formation of additional car parking and landscaping.

The scheme is offered in support of the proposal already approved under 10/21/1001. The additional parking offered within is offered to support Plot1. These additional spaces allows the end user to maintain adequate parking in support of their approved application Access to the parking is via the approved access.

OTHER

Standard matters applicable to all housing scheme, please consider:

- *Construction method statement will be required to be submitted for approval*
- *New and renewed footways surrounding the site, all costs to be Bourne entirely by the developer.*
- *Any structures supporting or retaining the highway would require formal approval, please condition*
- *any old entrances that are no longer required shut be permanently closed off and reinstated back to full footway*
- *Please note: Prior to the commencement of any works that affect or adjoin the adopted highway – contact is to be made with the local highway authority officer Simon Littler on Mob: 07766 5780*

To conclude, we offer no objections to the application.

Please note: Prior to the commencement of any works that affect or adjoin the adopted highway – contact is to be made with the local highway authority officer Simon Littler on Mob: 07766 578007.

Please attach standards conditions/Informatives: Highways 1, 2, 3, 5, 8, 9, 90 10, 11, 13, 14, 15 & 17.

6.4 Public Protection No objections.

With reference to the above application I have no objections on environmental health grounds.

7.0 **CONTACT OFFICER: Tom Wiggans – Planner, Development Management.**

8.0 **DATE PREPARED: 5th November 2021**