

PLANNING AND HIGHWAYS COMMITTEE
Thursday, 20 January 2022

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

OFFICERS – Gavin Prescott, Michael Green, Safina Alam and Shannon Gardiner

RESOLUTIONS

51 **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

There were no apologies received.

52 **Minutes of the Previous Meeting**

RESOLVED – That the minutes of the previous meeting held on 16th December 2021 be confirmed and signed as a correct record

53 **Declaration of Interest**

RESOLVED – There were no Declarations of Interest received.

54 **Planning Applications for Determination**

The Committee considered reports of the Strategic Director of Place detailing the planning applications.

In considering the applications, the Committee took into account representations or submissions provided by individuals with the Officers answering points raised during discussion thereon.

54.1 **Planning Application 20/0451**

Speakers – Joan Parkhouse (Objector)
 Craig Welsh (Agent)

Applicant – Mr Daniel Andes – Centurion Blackburn Ltd.

Location and Proposed Development – Former Centurion Public House, Higher Croft Road, Blackburn, BB3 0QT.

Construction of 11no. one-bedroom apartments (Class C2: Residential institutions) within 2 no. single-storey blocks of accommodation to provide social care and support for people living with autism, including associated private external amenity spaces, car parking and landscaping

Decision under Town and Country Planning Acts and Regulations –

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

54.2 Planning Application 21/0977

*Speakers – Trevor Hobday (Objector)
Sophie Marshall (Agent)*

Applicant – Mr and Mrs Driver

Location and Proposed Development – Stables adjoining Higher Meadow Farm, Meadow Head Lane, Tockholes, Darwen, BB3 0LQ.

Proposed demolition of existing stables and garage, removal of sand paddock, and erection of a detached dwelling

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:

(Amended condition) 2 (paragraph 5.1 of main report) – 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: Location Plan (1:1250), Plan 001 – Revision A, Plan 002 – Revision C, and Plan 003 – Revision D.

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

54.3 Planning Application 21/1083

Speakers – Paul Robinson (Agent)

Applicant – Pleasington Lakes Regeneration Ltd and Taylor Wimpey UK Ltd

Location and Proposed Development – Land at Brokenstone Road, Blackburn, BB3 0LL

Reserved Matters Application for: Approval of reserved matters for the appearance, landscaping, layout and scale of 450 residential units, pursuant to planning application 10/18/1116 'redevelopment of the site to include over 28ha of open space, paddocks and landscaping and up to 450 residential units (Use Class C3), along with any ancillary parking, amenity, and all other associated public, semi public and private realm, soft/hard landscaping, infrastructure and highway works, access and a new internal road network connecting with the existing road network'

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director’s Report and the amended conditions in the Update Report:

A minor amendment to condition nos. 8 and 10, as set out at paragraph 4.1 of the main report is recommended:

8. Prior to occupation of the development hereby approved, a Landscape and Ecological Management and Maintenance Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall cover all landscaped areas of public open space and it shall detail a programme of works including scheduled frequencies of weeding and watering for the duration of the development, as well as replacement planting of dead diseased or damaged trees and shrubs within a five year period from the implementation of the approved landscape scheme referenced in condition no. 7. The strategy shall be implemented in accordance with the approved detail.

REASON: To ensure that there is a well maintained scheme of healthy trees and shrubs in the interests of amenity in accordance with Policies 9, 11 and 40 of the Blackburn with Darwen Borough Local Plan Part 2.

10. Prior to commencement of any sub-structure works, cross section drawings of the interface between all proposed highway turning heads and Potters Plantation and Public Open Space to the south, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved detail.

REASON: To ensure the safe construction of highway infrastructure, in accordance with Policies 8 and 10 of the Blackburn with Darwen Borough Local Plan Part 2.

54.4 Planning Application 21/1104

Applicant – Mr Jangeer Yasan

Location and Proposed Development – Land adjacent to Roe Lee Business Park, Rosewood Avenue, Blackburn, BB1 9SZ

New development comprising of 20no new industrial units (E[g], B2 and B8 Use) with new off road parking, bin store areas, secure cycle areas, landscaping, and formation of new access point off Rosewood Avenue, with associated 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 as follows;

27. Prior to their construction, detailed plans showing the differences in levels between Blocks B and C and the adjacent dwellings on Rosewood Avenue, including details of cross-sections, shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved details, unless otherwise agreed in writing.

REASON: In order to minimise impacts on the living environments of neighbours, in the interests of residential amenity, and to comply with the requirements of Policy 8 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

54.5 Planning Application 21/1200

Applicant – Mr A Ali Butt

Location and Proposed Development – 5 Moorcroft, Lower Darwen, BB3 0RY

Proposed demolition of rear conservatory and erection of rear double and single storey extensions and front porch.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Directors Report

54.6 Planning Application 21/1283

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Blackburn Business Development Centre, Eanam Wharf, Blackburn, BB1 5BL

Listed Building Application (Regulation 4) for Replacement of 1980's timber frame windows and doors, replacement with new stand-sheet sash windows with pivot hung types and modern aluminium framed doors

Decision under Town and Country Planning Acts and Regulations –

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

54.7 Planning Application 21/1311

Applicant – Hollins Industrial Park Ltd

Location and Proposed Development – Hollins Industrial Park, Hollins Grove Street, Darwen, BB3 1HG

Reserved Matters Application for Approval of the matters reserved by the Outline (Hybrid) planning permission ref: 10/20/0107 (Appearance, Landscaping, Scale and Layout) for the erection of 13no. Industrial units with associated landscaping and access to the land off Hollins Grove Street

Decision under Town and Country Planning Acts and Regulations –

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

The additional information submitted since the publication of the report relates to the proposed conditions, nos. 4 and 6;

Condition 4: No development shall take place unless and until a revised scheme for soft landscaping, including a Biodiversity Net Gain metric and interpretation report, has been submitted to and approved in writing by the Local Planning Authority. In particular the scheme shall include mitigation and enhancements for biodiversity, and demonstrate ecological enhancements such as the use of predominantly native species and those identified as pollinator species, as well as further ecological enhancements such as provision of bat and bird boxes, either within the new units or within the retained boundary trees. The design features and equipment that comprise the scheme shall be fully implemented in accordance with the approved plans and particulars prior to the development first being brought into use, or alternatively in accordance with a phasing scheme which has been agreed in writing by the Local Planning Authority, and shall thereafter be retained in place at all times unless otherwise agreed in writing with the Local Planning Authority.

Condition 6: Prior to occupation of any of the units hereby approved, final layouts of pedestrian and cycle access routes within the site shall be submitted to the Local Planning Authority for approval, laid out in accordance with the approved details and thereafter permanently retained

55 Petition

Members were informed of the receipt of a petition objecting to planning application 10/21/1312 Change of use of first floor from E(G)(i) Offices to F1(a) Educational Class Rooms (retrospective) at First Floor 49-51 Preston New Road, Blackburn BB2 6AE.

The planning application (10/21/1312) was received by the Local Planning Authority (LPA) on 24th November 2021. On 31st November 2021 65 neighbourhood letters of consultation were sent.

The Petition was received by the LPA on 16th December 2021, containing 15 signatures. The Petition objects to the application on the grounds of highway impacts arising from large volumes of cars entering New Park Street, which is a Cul-de-sac. It is alleged that vehicles associated with the Madressa use double park along New Park Street, obstructing the entrance / exit of the car park at the rear of New Park Street, and occupy the car park associated with Kaspas and the Queen Vic Chippery, during drop off and pick times. Anti-social behaviour, including abuse and damage to vehicles, warranting Police intervention, is also alleged.

Members were advised that assessment of the planning application is ongoing and that all material matters that must be considered in the decision making process will be addressed. This includes highway impacts arising from the use. An officer recommendation will be available in due course. The statutory 8 week determination date expires 19th January 2022, though a decision may fall outside of this timescale, in the event of a mutually accepted extension of time.

RESOLVED – That the petition be noted.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed