

DEPARTMENT OF PLACE (GROWTH & DEVELOPMENT)

ORIGINATING SECTION: Planning (Development Management).

REPORT TO: Planning & Highways Committee on 17th March 2022

TITLE: Petition objecting to an application for full planning permission for the following development:
'Change of Use from dwelling (C3) to cafe (Class E (a/b) including new shop front and installation of roller shutters' at 117 Whalley Range, Blackburn, BB1 6EE

WARD: Bastwell & Daisyfield

Councillor: Parwaiz Akhtar

Councillor: Iftakhar Hussain

Councillor: Shaukat Hussain

1.0 PURPOSE OF REPORT

- 1.1 To inform Members of the receipt of a petition objecting to a current planning application (ref. 10/21/1397 for the proposed change of use from a dwelling (Use Class C3) to a café (Use Class E (a/b) at 117 Whalley Range, Blackburn.
- 1.2 The application is submitted by AA Properties (Blackburn) Ltd.

2.0 BACKGROUND AND DETAILS

- 2.1 The planning application was received by the Local Planning Authority (LPA) on 17th December 2021, and was subsequently registered on 29th December 2021, after previously being made invalid due to insufficient plans being submitted. Neighbour consultation letters were sent out on the date of registration to 7 addresses local to the application site. A Site Notice was also displayed in close proximity to the proposal building which also advertised the application.
- 2.2 The Petition was received by the LPA on 18th January 2022. The Petition objects to the application on the grounds of highway impacts, pointing out due to lack of parking in the area it is suspected vehicles will park illegally to the front of the site. Reference is also made that concerns over parking has the potential to cause increased anti-social behaviour between driver's resultant of vehicles impeding the road network. Other matters alleged include increased noise disturbance associated with the proposed use, privacy concerns given the relationship of windows and fly tipping / environmental problems.

2.3 The petition contains 16 signatures, directly from nearby addresses on Whalley Range and Snow Street. The petition is appended to this report.

2.4 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. Should the application be recommended for approval, it will be reported to the Planning and Highways Committee for determination. Alternatively, the application may be refused under delegated officer powers.

3.0 **RECOMMENDATION**

3.1 It is recommended that the Committee note the petition.

4.0 **BACKGROUND PAPERS**

4.1 The petition subject of this report, including signatures and comments.

4.2 Planning application 10/21/1397.

5.0 **CONTACT OFFICER** – Jamie Edwards - Planning Officer

6.0 **DATE PREPARED** – 2nd March 2022.