



# BwD Council - Development Control

## General Reporting

REPORT NAME: Committee Agenda.

### REPORT OF THE STRATEGIC DIRECTOR OF PLACE

#### LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS

There is a file for each planning application containing application forms, consultations, representations, Case Officer notes and other supporting information.  
Gavin Prescott, Planning Manager (Development Management) – Ext 5694.

**NEIGHBOUR NOTIFICATION:** The extent of neighbour notification is shown on the location plans which accompany each report. Where neighbours are notified by individual letter, their properties are marked with a dot. Where a site notice has been posted, its position is shown with a cross.

#### PLANNING APPLICATIONS FOR DETERMINATION Date: 26/05/2022

Application No	Applicant	Site Address	Ward
10/21/0428	Roundhouse Properties Mr Lefton C/o De Pol Associates Farington House Stanifield Lane Leyland PR25 4UA United Kingdom	Land at Haslingden Road Blackburn	Blackburn South East
Full Planning Application for Erection of 68 commercial units (use class E (g), B2 and B8) with associated car parking			

#### RECOMMENDATION: Permits

10/21/1263	Mr and Mrs T Spooner Jennet House Farm, Radfield Road Darwen BB3 2PH	Jennet House Farm Radfield Road Darwen BB3 2PH	Darwen South Darwen West Whitehall
Full Planning Application for Demolition of a range of equestrian buildings and the erection of three detached dwellings and garages			

#### RECOMMENDATION: Permits

10/21/1301	Assura Medical Properties Ltd Assura Medical Properties Ltd David Sadler The Brew House Greenalls Avenue Warrington WA4 6HL	Griffin Lodge Cavendish Place Blackburn BB2 2PN	Mill Hill & Moorgate
Full Planning Application for Restoration, refurbishment and extensions to Griffin Lodge for use as a primary care centre (Use Class E (e), including associated external works, car parking and vehicular and pedestrian access.			

---

**RECOMMENDATION: Permits**

---

10/21/1306

Assura Medical Properties Ltd  
Assura Medical Properties Ltd  
David Sadler  
The Brew House  
Greenalls Avenue  
Warrington  
WA4 6HL

Griffin Lodge  
Cavendish Place  
Blackburn  
BB2 2PN

Mill Hill &amp; Moorgate

Listed Building Application for Restoration, refurbishment and extensions to Griffin Lodge for use as a primary care centre (Use Class E (e), including associated external works, car parking and vehicular and pedestrian access.

---

**RECOMMENDATION: Consent**

---

10/21/1312

Unity Educational Trust  
49-51 Preston New Road  
Blackburn  
BB2 6AE

First Floor  
49-51 Preston New Road  
Blackburn  
BB2 6AE

Wensley Fold

Full Planning Application (Retrospective) for Change of use of first floor from E(G)(i) Offices To F1(a) Educational Class Rooms (retrospective).

---

**RECOMMENDATION: Permits**

---

10/21/1345

Pets Choice Ltd  
Pets Choice Ltd  
Mr P Birch  
Brentwood House,  
Lower Philips Road  
Whitebirk Industrial estate  
Blackburn  
BB1 5UD

Land to South East Lower Philips Road  
Whitebirk Industrial Estate  
Blackburn  
BB1 5UD

Little Harwood &amp; Whitebirk

Full Planning Application (Regulation 4) for Construction of new 120,000 sq ft B2 / B8 warehouse unit with associated external works, car parking and service yards; construction of new dock leveller extension bays to existing warehouse building; change of use of existing 10,550 sq ft production building to form retail unit; construction of access road; and reconfiguration of existing access road.

---

**RECOMMENDATION: Permits**

---

10/21/1404

Mr MD Patel  
8 The Hedgerow  
Blackburn  
BB2 7QU

8 The Hedgerow  
Blackburn  
BB2 7QU

Billinge &amp; Beardwood

Full Planning Application (Retrospective) for Erection of retaining wall and decorative railing, raising of garden levels to rear and creation of hardstanding within garden (Part Retrospective)

---

**RECOMMENDATION: Permits**

---

10/21/1426

Keepmoat Homes  
Mr Philip McCathie  
Avraton House  
2 Windward Drive  
Estuary Park  
Speke  
Liverpool  
L24 8QR

Land Bounded by Haslingden Road and  
Fishmoor Reservoir  
Haslingden Road  
Blackburn

Blackburn South East

**SUPPLEMENTAL REPORT**

Full Planning Application/Outline Planning Application for Hybrid planning application comprising - Full permission for the erection of 160 dwellings and 50 apartments in two blocks together with access roads and landscape treatment (Phase 1); and outline permission for the erection of 100 apartments in four blocks with all matters reserved except for access (Phase 2)

---

**RECOMMENDATION: Permits**

---

10/22/0067

Inceptum2 Management Limited  
Unit 4 Lockside Office Park  
Lockside Road  
Preston  
PR2 2YS

Land on Corner of Carl Fogarty Way and  
Thornley Avenue  
Blackburn

Little Harwood &amp; Whitebirk

Full Planning Application (Regulation 4) for Construction of industrial units, use class B2, B8, E(g) iii including trade counter

---

**RECOMMENDATION: Permits**

---

---

10/22/0223

Cawder Construction  
Mr Tony Coupe  
Cawder House  
Langroyd Road  
Colne  
BB8 7AN

Land at Borrowdale Avenue  
Blackburn  
BB1 1PZ

Audley & Queens Park  
Blackburn South East

Full Planning Application for Erection of 13 no. bungalows

---

**RECOMMENDATION: Permits**

---

10/22/0354

Blackburn With Darwen Borough Council  
Blackburn With Darwen Borough Council  
Mr Robert Addison  
One Cathedral Square  
3rd Floor  
Blackburn  
BB1 1FB

Davy Field Stores  
Davy Field Road  
Blackburn  
BB1 2LX

Blackburn South & Lower Darwen

Prior Approval - Solar Panels Non-domestic Buildings for Installation of Solar Photo Voltaic (SPV) arrays to roof areas as highlighted within the supporting documentation as part of the Public Sector Decarbonisation Scheme (PSDS)

---

**RECOMMENDATION: Prior Approval is not required**

---

10/22/0355

Blackburn With Darwen Borough Council  
Blackburn With Darwen Borough Council  
Mr Robert Addison  
One Cathedral Square  
3rd Floor  
Blackburn  
BB1 1FB

Pleasington Cemetery & Crematorium  
Tower Road  
Blackburn  
BB2 5LE

Livesey With Pleasington

Prior Approval - Solar Panels Non-domestic Buildings for Installation of Solar Photo Voltaic (SPV) arrays to roof areas as highlighted within the supporting documentation as part of the Public Sector Decarbonisation Scheme (PSDS)

---

**RECOMMENDATION: Prior Approval is not required**

---