

PLANNING AND HIGHWAYS COMMITTEE

Thursday, 21 April 2022

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

OFFICERS – Gavin Prescott, Michael Green & Shannon Gardiner

RESOLUTIONS

65 **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

Apologies were received from Cllr Akhtar Hussain and was substituted by Cllr Stephanie Brookfield.

The Chair thanked the Officers who supported the Planning and Highways Committee for their work throughout the year. The Chair also thanked the Committee Members for their dedication to the Committee.

66 **Minutes of the Previous Meeting**

RESOLVED – That the minutes of the previous meeting held on 17th March 2022 be confirmed and signed as a correct record

67 **Declaration of Interest**

A Declaration of Interest was received from Cllr Suleman Khonat in relation to an Enforcement Notice.

68 **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.

68.1 **Planning Application 21/0859**

Applicant – Mr & Mrs Ramwell

Location and Proposed Development – Land to the rear of 191-193 Bolton Road, Bolton Road, Edgworth, BL7 0AF

Proposed replacement stable and storage block

Decision under Town and Country Planning Acts and Regulations –

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

68.2 **Planning Application 21/1426**

Speaker – Graham Trehwella (Agent)

Applicant – Keepomoat Homes

Location and Proposed Development – Land Bounded by Haslingden Road and Fishmoor Reservoir, Haslingden Road, Blackburn

Hybrid planning application comprising - Full permission for the erection of 160 dwellings and 50 affordable, key hospital worker apartments in two blocks together with access roads and landscape treatment (Phase 1); and outline permission for the erection of 100 affordable, key hospital worker apartments in four blocks, with all matters reserved except for access (Phase 2).

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved subject to the conditions highlighted in the Director's Report and Section 106 of the Town and Country Planning Act 1990, relating to the payment of £312,922, including a monitoring fee of 3,098 (as set out at para 3.5.61).

Should the Section 106 agreement not be completed within 6 months of the date of the planning application being received, the Strategic Director of Place (Growth and Development) Department will have delegated powers to refuse the application.

And the additional conditions in the Update Report:

The following condition has been agreed and is recommended to secure provision of electric vehicle charging points for at least 10% of parking bays for the apartment buildings. The condition will be applied to full and outline elements:

At least 10% of parking bays hereby approved for the apartment buildings will be provided with a mode 3 electric vehicle charging point, delivering a minimum charging rate of 3.6 kW via a Type 2 connector, prior to occupation of the apartments. The charging points shall be so retained.

REASON: In the interests of air quality management and protection of health, in accordance with Policies 8 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

The following condition is added to those set out at paragraph 4.1 of the main report:

Prior to commencement of any above ground works hereby approved, and notwithstanding the submitted details, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide for the following:

- Provision of infrastructure to allow for mode 3 electric vehicle charging points, delivering a minimum charging rate of 3.6 kW via a Type 2 connector at each dwelling; and
- Provision of electric vehicle charging points, of the type specified above, for a specified number of houses, to be agreed.

The approved scheme shall be implemented prior to first occupation of the development.

REASON: In the interests of air quality management and protection of health, in accordance with Policies 8 and 36 of the Blackburn with Darwen Borough Local Plan Part 2.

68.3 Planning Application 22/0006

Applicant – Meadowcroft Barns Ltd.

Location and Proposed Development – Meadowcroft Barns, Chapel Grange, Chapeltown, Bolton, BL7 0EX

Variation of Condition / Minor Material Amendment for: Variation of Condition No.2 "approved drawings" pursuant to planning application 10/20/0798 "Erection of 4 dwellings with associated access road, landscaping and parking" - amendments to the site layout and house design

Decision under Town and Country Planning Acts and Regulations –

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

68.4 Planning Application 22/0177

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Shadsworth Children’s Centre, Shadsworth Road, Blackburn, BB1 2HR.

Prior Approval - Solar Panels Non-domestic Buildings for Installation of Solar Photo Voltaic (SPV) arrays to roof areas

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved

68.5 Planning Application 22/0178

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Little Harwood Children’s Centre, Robinson Street, Blackburn, BB1 5PE

Prior Approval - Solar Panels Non-domestic Buildings for Installation of Solar Photo Voltaic (SPV) arrays to roof areas

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved

68.6 Planning Application 22/0179

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Darwen Children’s Centre, Lord Street, Darwen, BB3 0HD

Prior Approval - Solar Panels Non-domestic Buildings for Installation of Solar Photo Voltaic (SPV) arrays to roof areas

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved

68.7 Planning Application 22/0180

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Blackburn Central Library, Town Hall Street, Blackburn, BB2 1AG

Prior Approval - Solar Panels Non-domestic Buildings for Installation of Solar Photo Voltaic (SPV) arrays to roof areas

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved

68.8 Planning Application 22/0186

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Old Town Hall, King William Street, Blackburn, BB1 7DY

Full Planning Application (Regulation 3) for Installation of Solar Photo Voltaic (SPV) arrays to roof areas

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved

68.9 Planning Application 22/0187

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Old Town Hall, King William Street, Blackburn, BB1 7DY

Listed Building Application (Regulation 3) for Installation of Solar Photo Voltaic (SPV) arrays to roof areas

Decision under Town and Country Planning Acts and Regulations –

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

68.10 Planning Application 22/0237

*Speakers – Spencer Allan (Objector)
Neil Slater (Ward Councillor)*

Applicant – EE Ltd

Location and Proposed Development – Land to North Dingle Farm, Blackburn Road, Edgworth, Bolton, BL7 0QE

11m pole mast, antennas, ground based apparatus and ancillary development

Decision under Town and Country Planning Acts and Regulations –

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

69 Enforcement Report

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land 10 Brantfell Road, Blackburn

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

RESOLVED - Authorisation was given to the proposed enforcement action at 10 Brantfell Road.

70 Enforcement Report

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land at 104 Livingstone Road, Blackburn

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

RESOLVED - Authorisation was given to the proposed enforcement action at 104 Livingston Road, Blackburn

71 Enforcement Report

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land at 31 Chestnut Avenue, Blackburn.

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

RESOLVED - Authorisation was given to the proposed enforcement action at 31 Chestnut Avenue, Blackburn.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed