

DEPARTMENT OF GROWTH & DEVELOPMENT

ORIGINATING SECTION: Planning

REPORT TO: Planning & Highways Committee

**TITLE: Petition objecting to an application for full planning permission for the following development:
'Change of use from (C3) Residential to Coffee Shop (Class E (b)) including the insertion of a new shop front' at 117 Whalley Range, Blackburn, BB1 6EE' – Ref. 10/22/1070**

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. 10/22/1070) relating to a proposed change of use from a residential dwelling (Use Class C3) to a coffee shop (E, (b)) with the installation of a new shop front. The application premises is 117 Whalley Range, Blackburn, BB1 6EE.
- 1.2 The application is submitted by AA Properties (Blackburn) Ltd.

2.0 BACKGROUND AND DETAILS

- 2.1 The planning application – reference 10/22/1070 – was received by the Local Planning Authority (LPA) on 11th November 2022, and was subsequently registered on 6th December 2022, after previously being made invalid due to an incorrect location plan being submitted. 10 neighbourhood letters of consultation were sent out on the date of registration to local addresses near the application site. The statutory 21 day consultation period expired 29th December 2022.
- 2.2 The Petition was received by the LPA on 27th December 2022. The Petition objects to the application on the grounds of loss of amenity, odour, sound nuisance, parking issues and the principle of the development in which there are a number of vacant properties available for rent within walking distance of less than 50m.
- 2.3 The petition contains 23 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. The statutory 8 week determination date expires 31st January 2022.

3.0 **RECOMMENDATION**

3.1 That the Petition be noted by Members and that the lead petitioner be informed of any decision taken, including the outcome of the application.

4.0 **BACKGROUND PAPERS**

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

4.2 Planning application 10/22/1070.

5.0 **CONTACT OFFICER:** Jamie Edwards, Planning Officer, Development Management.

6.0 **DATE PREPARED:** 3rd January 2022.