

**DEPARTMENT OF GROWTH & DEVELOPMENT**

**ORIGINATING SECTION: Planning**

**REPORT TO: Planning & Highways Committee**

**TITLE: Petition objecting an application for full planning permission for the following development:  
'Retention of shed to front terrace to be used as food bank (Use Class F2)' – Ref: 10/23/0207, at**

**74 Queens Park Road  
Blackburn  
BB1 1SE**

**WARD: Audley and Queens Park**

**Councillor: Altaf Patel  
Councillor: Ehsan Raja  
Councillor: Salim Sidat**

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**1.0 PURPOSE OF REPORT**

1.1 To inform Members of the receipt of a petition objecting to a current planning application relating to the retention of shed to front terrace to be used as food bank (Use Class F2). The application premises is 74 Queens Park Road, Blackburn, BB1 1SE.

1.2 The application is submitted by Mr Mohammed Kathrada.

**2.0 BACKGROUND AND DETAILS**

2.1 The planning application (Ref: 10/23/0207) was received by the Council on 12<sup>th</sup> March 2023, and was subsequently validated on 05<sup>th</sup> April 2023. 8 notification letters were sent to the neighbours of the closest adjacent properties. The statutory 21 day consultation period expired on 28<sup>th</sup> April 2023 for those letters. A site notice was also displayed outside of the site on 17<sup>th</sup> April 2023, which expires on 12<sup>th</sup> May 2023.

2.2 The petition was received by the Council on 26<sup>th</sup> April 2023. The petition objects to the application. The objections received within the covering letter principally concern visual implications due to the siting of a shed within a front terrace, potential disturbance from comings and goings, the presence of highways obstructions, and increased littering. Allegations are also made regarding the sale of products from the foodbank. The petition contains 25 signatures, which have been provided by residents of nearby addresses. The petition and covering letter are appended to this report. Reference is made to

a further petition yet only one version has been received objecting to the application.

2.3 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 during the course of the application. Once finalised, the Officer Report will be forwarded to the Committee Chairman to clarify whether or not the application should be referred to Planning and Highways Committee for determination. The statutory 8 week determination period expires 30<sup>th</sup> May 2023.

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 10/23/0207.

5.0 **CONTACT OFFICER:** Christian Barton, Planning Officer, Development Management.

6.0 **DATE PREPARED:** 11<sup>th</sup> May 2023

Mrs Kulsum Begum

70 Queen's Park Road,

Blackburn,

BB1 1SE.

Reference: 10/23/0207

Regarding Charity Stall on Queen's Park Road

Dear Christian Barton,

I am e-mailing you regarding the charity stall/business which is being run from this property. The issues the community have noticed are as follows:

- Increased traffic from people driving to visit the property, which has resulted in anti-social parking.
- It is no longer a small community endeavour: there is now a business van and the business is also selling numerous goods which are distinctly not related to charity (given an example).
- The business is open until 23:00.
- There have been issues of drunk people and/or drug users attending the property, waiting for food to be put out.
- The pavement is partially blocked owing to the stall set out.
- The shed which has been erected is unsightly, and is not in-line with other properties in the area.
- There has been an increase of litter with people picking up food from the stall and throwing it in the street: bread packets and other items from the business have been found in the park and in the local area. This has also resulted in an increase in rats scavenging food.

I am unclear why the charity cannot be run from a more suitable local premises: the Adult Learning Centre, Audley Community Centre and Nurul Islam Mosque are all in close proximity.

I trust you can look into the above concerns. Whilst I appreciate the good intention behind the initial charity endeavour, it is evident it has outgrown the premises and as it stands, it is effectively a shop being run on the front garden, extending onto the street.

Kind Regards,

Mrs Kulsum Begum

Signed: 

Date: 22-4-23

TOWN AND COUNTRY PLANNING ACT 1990

Petition against Full Planning Application (Retrospective) Proposal: Retention of shed to front terrace to be used as food bank (Use Class F2) Location: 74 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/4/23

Full Name: [Redacted]

Address: 95 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/4/23

Signature: [Redacted]

Full Name: [Redacted]

Address: 86 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/4/23

Full Name: [Redacted]

Address: 84 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/4/23 [Redacted]

Signature: [Redacted]

Full Name: [Redacted]

Address: 80 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/04/23

SIGNATURE [Redacted]

Full Name: [Redacted]

Address: 124 Queens Park Road, Blackburn, BB1 1SE.

Date: 23.04.2023

Petition against Full Planning Application (Retrospective) Proposal: Retention of shed to front terrace to be used as food bank (Use Class F2) Location: 74 Queens Park Road, Blackburn, BB1 1SE.

Date: \_\_\_\_\_

Full Name: [Redacted]

Address: 89 Queens Park Road, Blackburn, BB1 1SE.

Date: 22/4/23

Signature: [Redacted]

Full Name: [Redacted]

Address: 116 Queens Park Road, Blackburn, BB1 1SE.

Date: 22-4-23 [Redacted]

Full Name: [Redacted]

Address: 96 Queens Park Road, Blackburn, BB1 1SE.

Date: 22-4-23 [Redacted]

Signature: [Redacted]

Full Name: [Redacted]

Address: 88 Queens Park Road, Blackburn, BB1 1SE.

Date: 24/4/23

[Redacted]

Full Name: [Redacted]

Address: 12 Queens ~~Bank~~ Road, Blackburn, ~~BB1~~1SE.

Date: 24/4/23 [Redacted]

TOWN AND COUNTRY PLANNING ACT 1990

Petition against Full Planning Application (Retrospective) Proposal: Retention of shed to front terrace to be used as food bank (Use Class F2) Location: 74 Queens Park Road, Blackburn, BB1 1SE.

Date: \_\_\_\_\_

Full Name:

[Redacted]

Address: 103 Queens Park Road, Blackburn, BB1 1SE.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Full Name:

[Redacted]

Address: 107 Queens Park Road, Blackburn, BB1 1SE.

Date: \_\_\_\_\_

Full Name:

[Redacted]

Address: 118 Queens Park Road, Blackburn, BB1 1SE.

Date: 23.04.23

Signature: \_\_\_\_\_

Full Name:

[Redacted]

Address: 90 Queens Park Road, Blackburn, BB1 1SE.

Date: 23-4-23

Full Name:

[Redacted]

Address: 108 Queens Park Road, Blackburn, BB1 1SE.

Date: 23-4-23

\* Did not sign.  
he says he sign first  
petition nothing been done \*

\* On holiday sign on  
first petition

TOWN AND COUNTRY PLANNING ACT 1990

Petition against Full Planning Application (Retrospective) Proposal: Retention of shed to front terrace to be used as food bank (Use Class F2) Location: 74 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/4/2023

Signature: [Redacted]

Full Name: [Redacted]

Address: 100 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/4/2023

Full Name: [Redacted]

Address: 102 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/07/23

Signature: [Redacted]

Full Name: [Redacted]

Address: 74 Queens Park Road, Blackburn, BB1 1SE.

Date: \_\_\_\_\_

Full Name: [Redacted]

Address: 121 Queens Park Road, Blackburn, BB1 1SE.

Date: 23-4-23

Signature: [Redacted]

Full Name: [Redacted]

Address: 119 Queens Park Road, Blackburn, BB1 1SE.

[Redacted]

TOWN AND COUNTRY PLANNING ACT 1990

Petition against Full Planning Application (Retrospective) Proposal: Retention of shed to front terrace to be used as food bank (Use Class F2) Location: 74 Queens Park Road, Blackburn, BB1 1SE.


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Date: 23/09/2023  
Signature: [REDACTED]  
Full Name: [REDACTED]  
Address: 126 Queens Park Road, Blackburn, BB1 1SE.  
Date: \_\_\_\_\_  
Full Name: [REDACTED]  
Address: 123 Queens Park Road, Blackburn, BB1 1SE.  
Date: 22/4/2003  
Signature: [REDACTED]




TOWN AND COUNTRY PLANNING ACT 1990

Petition against Full Planning Application (Retrospective) Proposal: Retention of shed to front terrace to be used as food bank (Use Class F2) Location: 74 Queens Park Road, Blackburn, BB1 1SE.

Date: 23/4/2023  
Full Name:   
Address: 98 Queens Park Road, Blackburn, BB1 1SE.  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Full Name:   
Address: 117 Queens Park Road, Blackburn, BB1 1SE.  
Date: 24.4.23

Full Name:   
Address: 112 Queens Park Road, Blackburn, BB1 1SE.  
Date: 24-4-23

Signature:   
Full Name:   
Address: 122 Queens Park Road, Blackburn, BB1 1SE.  
Date: 24/4/23

