

PLANNING AND HIGHWAYS COMMITTEE

Thursday, 25 May 2023

PRESENT – Councillors, David Smith (Chair), Akhtar, Khan, Marrow, Baldwin, Desai, Imtiaz, Mahmood, McCaughran, Jackson, Patel, Whittingham (substitute for Casey) and Hardman (substitute for Slater).

OFFICERS – Gavin Prescott, Michael Green & Shannon Gardiner

RESOLUTIONS

1 **Welcome and Apologies**

The Chair welcomed everyone to the first meeting of the municipal year.

Apologies were received from Cllr Jackie Slater who was substituted by Cllr Derek Hardman and Cllr Jim Casey who was substituted by Cllr Elaine Whittingham.

2 **Minutes of the Previous Meeting**

RESOLVED – That the minutes of the previous meeting held on 20th April 2023 be agreed and signed as a correct record.

3 **Declaration of Interest**

4 **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

4.1 **Planning Application 23/0030**

Applicant – Hippo Motor Group Ltd

Location and Proposed Development – Plot 4, Land off Millbank Road/Greenbank Terrace, Lower Darwen

Full planning application for erection of 1no unit for vehicle showroom (sui generis)

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report

4.2 **Planning Application 23/0079**

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Blackburn Museum & Arts Gallery, Richmond Terrace, Blackburn, BB1 7AJ

Implementation of re-roof with use of reclaimed slate including replacement roof lantern, rain water goods and associated works – Full Planning Application (10/23/0079) and Listed Building Consent (10/23/0080)

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report

4.3 Planning Application 23/0080

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Blackburn Museum & Arts Gallery, Richmond Terrace, Blackburn, BB1 7AJ

Implementation of re-roof with use of reclaimed slate including replacement roof lantern, rain water goods and associated works – Full Planning Application (10/23/0079) and Listed Building Consent (10/23/0080)

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report

4.4 Planning Application 23/0143

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – Junction of Holden Fold/Moor Lane/Chapels/Goose House Lane, Darwen

Full Planning Application (Regulation 3) for: Highway re-alignment works incorporating associated improvements to drainage, street lighting and road markings, new footway along Moor Lane, together with creating off-street car parking areas on Knowle Lane (9no spaces) and Moor Lane (27no spaces).

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report

4.5 Planning Application 23/0163

Speaker – Mr Iqbal (Objector)

Applicant – Annisa Asif

Location and Proposed Development – Unit 3 Brookhouse Business Centre, Whalley Range, Blackburn, BB1 6BB

Full planning application for propose change of use from training centre to dessert shop (class E) including new shop fronts

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report

5 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

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

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

The petition was received by the Council on 26th 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

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 30th May 2023.

RESOLVED – That the petition be noted.

6 Petition supporting 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

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

The planning application (Ref: 10/23/0207) was received by the Council on 12th March 2023, and was subsequently validated on 5th April 2023. 8 notification letters were sent to the neighbours of the closest adjacent properties. The statutory 21 day consultation period expired on 28th April 2023 for those letters. A site notice was also displayed outside of the site on 17th April 2023, which expires on 12th May 2023.

The petition was initially received by the LPA on 2nd May 2023. The petition supports the application. The comments received generally support the services offered by the food bank to the community. Sheets containing 115 signatures were initially received, which have been provided by residents and occupants of nearby addresses. Additional sheets were subsequently received on the 5th, 9th and 11th May, containing a further 89 signatures, which brought the total to 204. Further signatures were received again on 19th May 2023 supporting the application bringing the total to 226. The petitions and covering letter are appended to this report.

The grounds of support are summarised as:

- Great need for the foodbank due to food poverty and cost of living crisis;
- Project been running since Covid pandemic;
- Project run by volunteers

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 date expires 30th May 2023.

RESOLVED – That the petition be noted.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed