

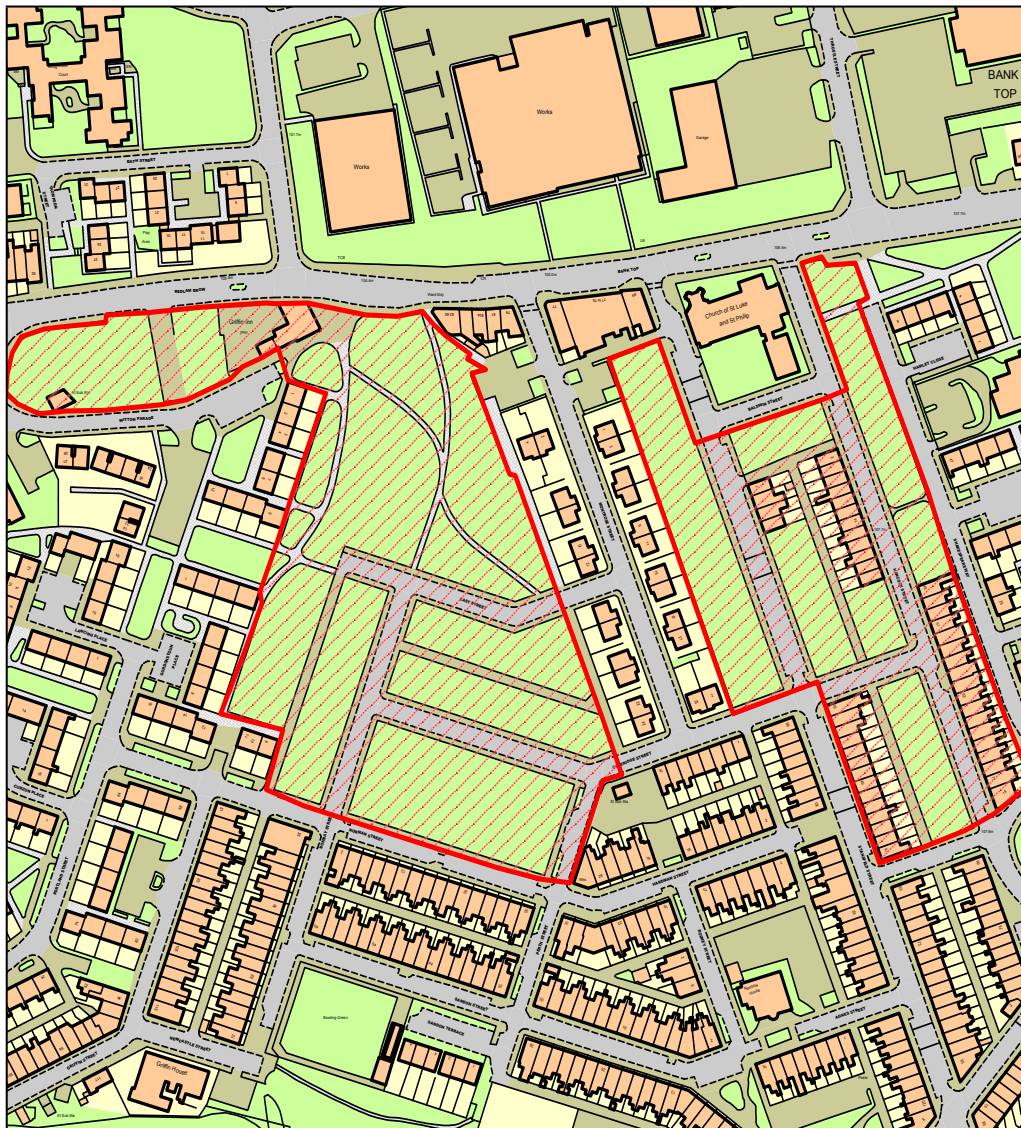
Proposed development: Full Planning Application (Regulation 4) for Demolition of former Griffin Public House, Nos. 35-41 Stansfeld Street and Nos. 12-24 Hancock Street, site enabling works and other associated works.

**Site address:
Land at Bank Top / Redlam Brow
Blackburn**

Applicant: Blackburn With Darwen Borough Council

**Ward: Blackburn Central
Ward: Mill Hill & Moorgate**

**Councillor Saima Afzal
Councillor Faryad Hussain
Councillor Zamir Khan
Councillor Julie Gunn
Councillor Jim Smith
Councillor Damian Talbot**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to conditions set out in paragraph 4.1 of this report

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 The application is presented to Committee for determination due to the interest of the Local Authority as applicants and land owners; in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992.
- 2.2 The proposal seeks full planning permission for the demolition of the former Griffin Public House, nos. 35-41 Stansfeld Street and nos. 12-24 Hancock Street; site enabling works and other associated works. The application seeks to secure acceptance of the principle of demolition of the buildings and subsequent enabling works. Approval of the application will allow positive progress to be made as an initial action towards the eventual redevelopment of the site and will enable selection of a preferred contractor to undertake the works. A Council developer partner will then be selected to deliver a scheme of family homes; submission of an application for which is anticipated to be during early 2019, following comprehensive engagement with local residents and key stakeholders.
- 2.3 The principle of demolition of the buildings together with the enabling and remediation work is considered acceptable. This will represent the first stage of regeneration of the site to provide an offer of high quality and affordable homes across a range of tenures and types within a highly sustainable location; to be achieved in accordance with the vision of the Griffin SPD and an agreed Masterplan to support the application for residential development; in compliance with the Council's overarching housing growth strategy; as set out in the Core Strategy and Local Plan Part 2.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site is located south of Redlam Brow / Bank Top (A674); in a neighbourhood characterised by a range of local shopping facilities which serve a wider network of residential streets; within which lie two parcels of proposed development land previously cleared of housing, straddling Montrose Street; as set out in the submitted location and site plans. They are identified as Site 1: Redlam Brow, Witton Parade, Norman Street, Bombay Street and East Street; and Site 2: Stansfeld Street, Baldwin Street, Shakespeare Way and Hancock Street.
- 3.1.2 The overall site amounts to circa 3.76Ha (9.3 acres) and includes three areas of proposed demolition; the former Griffin Public House at Redlam Brow, nos.

35-41 Stansfeld Street and nos. 12-24 Hancock Street. The land has been acquired and cleared incrementally by the Council over the preceding 20 years.

3.1.3 Land to the north of the A674 is predominantly mixed business / industrial uses. Land to the south includes housing along Coleridge Street, Bombay Street and Norman Street; beyond which is Stancliffe Street Business Employment Area. Land to the immediate east is residential, beyond which is St Wilfrid's Church of England Academy. Land to the immediate west is residential, beyond which is Griffin Park Estate, which is a designated Conservation Area.

3.2 Proposed Development

3.2.1 The application seeks full planning permission for demolition of the buildings and enabling works which will include removal of redundant and obsolete services; clearance of areas of regenerating vegetation and / or top soiled areas; treatment and remediation of land in accordance with a remediation strategy, including crushing of materials and hard surfacing; erection of hoardings and scaffolding sufficient to allow works to progress in a safe and secure manner and other associated works, as deemed necessary.

3.2.2 Demolition of the vacant buildings will open the site to provide accessible and visible development parcels at key frontages, which will support the future marketing of the residential development. Enabling works will ensure that the site is geo-environmentally and geo-technically suitable for a residential end use; that on-site contamination is mitigated or remediated to alleviate any potential risk to public health, development infrastructure and the environment; that works are carried out to a standard suitable for a residential end use, including geo-technically sound development platforms sufficient for construction of pavements and foundations to provide for a residential end use; and that remediation / reclamation activities are undertaken in such a way so as to prevent potential pollution of the environment.

3.3 Development Plan

3.3.1 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.2 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 - Locations for New Housing
- CS15 – Ecological Assets
- CS18 – The Borough's Landscapes
- CS19 – Green Infrastructure

3.3.3 Local Plan Part 2

- Policy 2 – The Inner Urban Boundary
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 16 – Housing Land Allocations
- Policy 38 – Green Infrastructure on the Adopted Policies Map
- Policy 39 – Heritage
- Policy 40 – Integrating Green Infrastructure and Ecological Networks with New Development
- Policy 41 – Landscape

3.4 **Other Material Planning Considerations**

3.4.1 Green Infrastructure Supplementary Planning Document.

3.4.2 Griffin Supplementary Planning Document (Nov 2017).

3.4.3 National Planning Policy Framework (The Framework)

Of relevance is section 5 (paragraph 67) of The Framework, which sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Section 8 relating to the promotion of healthy communities and section 15 (paragraph 175) relating to the enhancement of the natural environment, which requires local planning authorities to conserve and enhance biodiversity, are also of relevance.

3.4.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

3.5 **Assessment**

3.5.1 In assessing this application there are a number of important material considerations that need to be taken into account; as follows:

- Principle of the development;
- Amenity;
- Drainage;
- Highways;
- Ecology;
- Heritage.

3.5.2 Principle

The principle of the development is considered under the Blackburn with Darwen Local Plan Part 2; Site Allocations and Development Management

Policies The site is located within the Inner Urban Area and is considered to have the capacity to significantly contribute to the borough's housing objectives. Accordingly, it is allocated as Housing Land, identified as "Griffin Development Site, Blackburn", capable of yielding 150 new homes by 2026 of which 105 are expected to be delivered by March 2019; as set out in Policy 16. The land is predominantly vacant, cleared to make way for redevelopment, with the exception of the buildings identified for demolition and other small parcels of informal open space. The principle of demolition and the enabling / remediation works is accepted, subject to review of other material considerations set out above. Although this application does not propose housing; Members are advised that the Housing Land allocation establishes the accepted principle for future housing development.

3.5.3 A small parcel of land outside of the Housing Land allocation but within the application site accommodates the former Griffin Public House; the demolition of which is similarly accepted in principle, subject to review of the other material considerations, including assessment of its heritage value, notwithstanding its non-designated heritage status.

3.5.4 Amenity

Policy 8 requires development to secure a satisfactory level of amenity and safety; with reference to noise, vibration, odour, light, dust and other pollution or nuisance.

3.5.5 The application is supported by Phase 1 Geo-Environmental Desk Study and Phase 2 Ground Investigation & Assessment to inform of the potential for ground contaminant risk. The studies have been produced on the assumption that the land will be redeveloped for low rise dwellings with associated soft landscaped gardens and infrastructure. Following review by the Council's Public Protection team, application of appropriately worded conditions are recommended to secure additional ground investigation, post demolition of the buildings, to inform the degree of threat from contaminants and to ensure implementation of appropriately robust measures of mitigation, where identified.

3.5.6 Public Protection also recommend conditions relative to working practices during the course of demolition and enabling works, in order to safeguard surrounding amenity. These include dust control measures and limited hours of working.

3.5.7 Drainage

Policy 9 requires development to incorporate appropriate drainage measures, in order to demonstrate that it will not be at an unacceptable risk of flooding and protection / appropriate mitigation of ecological habitat

3.5.8 Advice is offered as to the need to prevent demolition debris from entering any highway gully to ensure no increased risk of flooding.

3.5.9 Ecology

Capita Ecology has reviewed an Ecological Report submitted to supplement the application. They confirm that no further surveys are required and that reasonable avoidance measures contained in the report are adhered to throughout the development; to be secured by condition.

3.5.10 Highways

Policy 10 requires that road safety and the safe and efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for off street servicing and parking.

3.5.11 Demolition and Construction Statements submitted in support of the application have been reviewed by the Council's Highway's consultee and found to be acceptable; subject to application of an appropriately worded condition to require implementation of the demolition and construction methodology.

3.5.12 Heritage

The buildings to be demolished are not designated heritage assets. They are neither listed or located within a Conservation Area. The Griffin Public House is, however, recognised as a Georgian building of some interest, recorded as an inn pre-1848. Accordingly, the building should be afforded some historic significance in the assessment. This is acknowledged by the Lancashire Archaeological Advisory Service, who have appraised the proposal and provided comment. Whilst no objection is offered, application of conditions to require production of a photographic record of the building prior to its demolition and implementation of a full watching brief during the stripping out phase and associated groundworks within the north-west part corner of its curtilage is recommended. Members are, however, advised that a full watching brief is considered a disproportionate requirement relative to the limited historic significance of the building, and that a photographic record is considered to be sufficient.

3.5.13 Notwithstanding the limited historic interest of the Griffin, its removal is considered to outweigh its preservation, given the benefit of assisting regeneration of the site for modern family housing. Moreover, future use of the building is severely hampered by the existence of a covenant preventing reintroduction of a public house and alternative uses are not considered viable in the current market.

3.5.14 Summary

This report assesses the planning application for the demolition of the identified building and enabling works. In considering the proposal, a wide range of material considerations have been taken into account.

3.5.15 In addition to the matters set out above, the following summary public representations have been received, citing matters that are considered to have been appropriately addressed in the report.

That careful consideration is applied to the retention and conversion of the Griffin Public House, into an alternative use; in recognition of its age and historical significance to the locality.

That a decision is deferred pending a full historical investigation of the Griffin Public House and that consideration is given to integrating the building into the wider regeneration of the area; in recognition of its age and historical significance to the locality.

4.0 RECOMMENDATION

4.1 Approve subject to:

Conditions which relate to the following matters:

- The development hereby permitted shall be begun not later than the expiration of three years from the date of the approval of the last of the reserved matters to be approval.
- Prior to commencement of the development hereby approved, a Demolition and Construction Method Statement shall be submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition of the building. The Statement shall provide for:
 - i) the parking of vehicles of site operatives;
 - ii) area for loading of materials;
 - iii) storage of plant and materials used in demolition;
 - iv) the erection and maintenance of security hoardings;
 - v) wheel washing facilities, including a method statement outlining how the developer intends to use and manage the facility. The approved wheel wash shall be put in place at all vehicle access points onto the public highway when work commences and shall remain in operation throughout the period of development;
 - vi) measures to control the emission of dust and dirt during demolition;
 - vii) a scheme for recycling/disposing of waste resulting from demolition.
- No on-site demolition or construction shall take place outside the hours of 08:00 and 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays. Unless otherwise agreed in writing by the Local Planning Authority.
- Following completion of demolition works and prior to undertaking of enabling works, further intrusive ground investigation to be undertaken to inform the extent of a remediation strategy to safeguard against ground contaminants for future residents of the site.
- Prior to its demolition, a photographic record of the Griffin Public House shall be produced.
- Recommendations contained within Section 5 of the Ecology Report to be implemented prior to and during demolition work.

5.0 PLANNING HISTORY

5.1 No relevant planning history exists at the site.

6.0 CONSULTATIONS

6.1 Drainage Section

No objection; subject to informative to ensure gullies are kept clear of debris.

6.2 Public Protection

No objection; subject to the following conditions:

Noise

- Site working hours to be limited to between 8am-6pm (Monday-Friday) and 8am-1pm on Saturdays. No works on Sundays or Bank Holidays.

Contaminated Land

- Submission of further intrusive ground investigations post demolition, prior to undertaking of enabling works.
- Submission of validation to demonstrate effective remediation (where necessary).
- Unexpected contamination.

6.3 Highways Authority

No objection subject to the following condition:

- Submission of Demolition and construction Traffic Management Statement.

6.4 Ecology

No objection subject to the following condition:

- Implementation of recommendations contained within Section 5 of the Ecology Report.

6.5 Lancashire Archaeology

No objection subject to the following conditions:

- Production of photographic record of the Griffin Public House, prior to its demolition.
- Implementation of a full watching brief during stripping out of the building and associated groundworks.

6.6 A far reaching public consultation exercise has taken place, involving 183 posted letters and display of a series of site notice within and around the application site.

7.0 CONTACT OFFICER: Nick Blackledge, Planner – Development Management.

8.0 DATE PREPARED: 30th July 2018.

9.0 SUMMARY OF REPRESENTATIONS

Objection from Dave Whalley

I note with concern the proposal to demolish the former Griffin Inn (proposal 10/18/061), and would like to offer the following comments.

Blackburn has lost too many of its Georgian buildings – including the one that once stood at the junction of Spring Lane and Redlam. The Griffin, with its offset positioning, is a prominent landmark at the start of Redlam, which once housed a colony of handloom weavers. Blackburn Council has achieved good things in trying to put right the civic mistakes of the 1960s, a time when wholesale demolition resulted in the loss of many fine buildings; to the dismay of the townsfolk. The key error lay in a failure to integrate some old buildings with new developments. In order for Blackburn people to feel a sense of continuity, belonging and loyalty to the town, it is essential that the built environment retains a link with the past. Blackburn Council is not about to repeat the extensive mistakes of its predecessors, but, piecemeal, the losses continue.

The Griffin Inn is a fine building, probably a couple of centuries old, which ought to be preserved and its history investigated. A thorough study of the building, and how it relates to the area of the same name, does not appear to have been made. This should be carried out as a matter of urgency and, meanwhile I trust, a decision postponed. The Griffin should be integrated into whatever development takes place, thereby handing on to future generations the existing view towards Redlam.

Yours etc.

Objection from Maggy Simms

I would like to make the following comment on proposal 10/18/0612 to demolish the Griffin pub, and hope that demolition can be averted.

The Griffin pub is a substantial late Georgian building linked closely to the history of the Griffin and Redlam area and in turn to Blackburn's local history.

Blackburn has lost most of its built heritage without pausing to consider the impact that this has on sense of place, identity and belonging. It would be sad to lose this building, which has stood for almost 200 years.

More research is needed to establish the exact age of the building or how the name of the pub came about. The surrounding area has long been identified by the same name. The building's symmetrical frontage and style is typical of the late Georgian period ie before 1837.

The location and shape of the building reflects its past heritage and that of the area. It is moulded to fit between an older routeway to its south, now partly flooded by Witton parade, and the turnpike road, Redlam Brow. These two roads give the building its unusual slightly wedge-shaped footprint.

The pub appears to have flourished as adjacent handloom weavers' communities sprang up along Redlam, providing a bowling green. There is also the site of a late Georgian bath, now Bath Street, which may have been part of the pub's varied amenities. Both 'bathing place' and bowling green are clearly marked on the 1840s maps.

Noting the Griffin SPD of 2017, it seems that there has been no understanding of the historical legacy of the Griffin pub and its position as part of the built heritage of the Griffin and Redlam Brow area.

It would be heartening to see the Griffin pub re-adapted and included into any new development as a lasting legacy to future generations and as an acknowledgement of the early working-class history of the town.