

DEPARTMENT OF GROWTH AND DEVELOPMENT

ORIGINATING SECTION: Planning

REPORT TO: Planning & Highways Committee on 20th September 2018.

TITLE: Petition objecting to a planning application for the proposed change of use of 282 Blackburn Road, Darwen from a Bed and Breakfast to a 6 bed Therapeutic Centre. Ref. 10/18/0779.

WARD: Darwen West

Councillor: Dave Smith

Councillor: Brian Taylor

Councillor: Stephanie Rose Brookfield

1.0 PURPOSE OF THE REPORT

1.1 To inform Members of the receipt of a petition objecting to the proposed change of use of 282 Blackburn Road, Darwen, from a Bed and Breakfast to a 6 bed Therapeutic Centre.

2.0 BACKGROUND AND DETAILS

2.1 On 27th July 2018, the Local Planning Authority received the application for the aforementioned proposed change of use. 22 neighbouring properties were consulted by letter.

2.2 Following consultation, the subject petition was received on 29th August 2018. It represents objections to the proposed change of use from 10 residents of The Gables, St Albans Road, Darwen, which is a supported housing development catering for older people located on the adjacent corner to the applicant site, at the junction of Blackburn Road and St Alban's Road, Darwen. The objection relates to the possibility of increased anti-social behaviour from residents of the proposed use.

2.3 The proposed change of use was subject to pre-application advice which set out the Council's support in principle, subject to satisfactory detailed assessment of highway and noise impacts of the development. A Case Officer recommendation is yet to be finalised, pending receipt of outstanding consultee responses. The recommendation will be presented to the Chair, under the Chair Referral Scheme, in due course.

3.0 RECOMMENDATION

3.1 That the petition be noted by Members and that the lead petitioner be informed of any decision taken.

4.0 BACKGROUND PAPERS

4.1 Pre-application response - Enq. 07999

4.2 Current planning application - 10/18/0779

5.0 CONTACT OFFICER Nick Blackledge – Tel. 585112.

6.0 DATE PREPARED 6th September 2018.