

PLANNING AND HIGHWAYS COMMITTEE
16th August 2018

PRESENT – Councillors; Smith D (in the Chair), Akhtar H, Casey, Daley, Davies, Groves (substitute for Cllr Riley), Jan-Virmani, Khan Z, Khonat, Marrow (substitute for Cllr Hardman), Oates, Slater Ja

OFFICERS – Gavin Prescott (Development Manager), Michael Green (Legal), Saf Alam (Highways Development Control Engineer) and Wendy Bridson (Democratic Services).

RESOLUTIONS

13 Welcome and Apologies

The Chair welcomed everyone to the meeting. Apologies were received from Councillors Hardman, Richards and Riley.

14 Minutes of the last Meeting held on 12th July 2018

RESOLVED – That the minutes of the last meeting held on 12th July 2018 be confirmed and signed as a correct record.

15 Declarations of Interest

There were no Declarations of Interest received.

16 Planning Applications

The Committee considered reports of the Director of Growth and Development detailing the planning applications listed overleaf.

In considering the applications, the Committee took into account representations or submissions provided by individuals with the officers answering points raised during discussion thereon.

RESOLVED – (1) That the following decisions be made on the applications set out overleaf:

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Description</u>	<u>Decision under Town and Country Planning Acts and Regulations</u>
10/18/0075	Wainhomes (North West) Ltd & Bowsall Ltd	Site address: Land at School Lane, Guide, Blackburn, BB1 2JX Proposed development: Full Planning Application for Full application for 45 dwellings with associated new access, landscaping and parking and associated works	Approved subject to delegated authority being given to the Head of Service for Planning to approve planning permission subject to an agreement under Section 106 of the Town and Country Planning Act 1990,

			<p>relating to the payment of financial contributions which relate to matters highlighted in the Director's Report.</p> <p>Should the s106 agreement not be completed within 6 months of the date of this resolution, the Head of Service for Planning will have delegated powers to refuse the application.</p> <p>With conditions as detailed in the Director's Report and additional conditions as detailed in the Update Report.</p>
10/18/0183	Mr & Mrs J Czutkwona	<p>Site address: Wayoh Barn, Blackburn Road Edgworth, Bolton, BL7 0PZ</p> <p>Proposed development: Outline Planning Application for demolition of existing building, residential development of up to 5no. dwellings and site access; with all other matters reserved</p>	Approved subject to the conditions highlighted in the Director's Report.
10/18/0417	Mr Simeon Stuttard	<p>Site address: The Arches, 581-583 Preston Old Road, Blackburn, BB2 5HD</p> <p>Proposed development: Full Planning Application (Retrospective) for Retrospective change of use from A1 convenience store to A3 cafe-restaurant</p>	Approved subject to the conditions highlighted in the Director's Report and additional condition as detailed in the Update Report, with further approval for Sunday hours to be extended from 10:00 to 18:00 hours.
10/18/0581	Blackburn with Darwen Borough Council	<p>Site address: Blakewater Lodge Rest Home, Swallow Drive, Blackburn, BB1 6LE</p> <p>Proposed development: Prior Notification - Demolition (Regulation 4) of former rest home</p>	Noted that prior approval was not required subject to works being undertaken in accordance with the submitted and reviewed information as detailed in the Director's Report.
10/18/0612	Blackburn With Darwen Borough Council	<p>Site address: Land at Bank Top / Redlam Brow, Blackburn</p> <p>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.</p>	Approved subject to the conditions highlighted in the Director's Report.

17 Planning Service Performance Report – Processing Planning Applications

A report was submitted informing Members of the Committee of the Planning Service's current performance in processing planning applications which followed the Secretary of State for Communities and Local Government published document in November 2016 "Improving Planning Performance – Criteria for Designation", which set out the criteria the Government intended to use for designating a Local Planning Authority as underperforming and the thresholds that Authorities would be assessed against.

The report highlighted the Council's performance for the rolling period of 2 years up to 30th June 2018 and confirmed that the Council was currently meeting the Government's thresholds.

The Committee expressed their thanks and congratulations to the Officers and Chair.

RESOLVED – That the Committee Note the content of the Report.

18 Petition – Display of a free standing advertisement on land at Whalley Old Road

A petition was submitted informing Members of the Committee of the receipt of a petition relating to the display of a free standing advertisement on land at Whalley Old Road, Blackburn.

The Committee were informed that the application had been approved on the 8th March 2018 and had been on display since. Members were advised that there was no statutory duty to carry out a public consultation for an application for Advertisement Consent.

RESOLVED – That the Committee note the petition and that the Lead Petitioner be notified of the decision.

19 83 Exclusion of the Press and Public

RESOLVED - That the press and public be excluded from the meeting during consideration of the following item in view of the fact that the business to be transacted is exempt by virtue of paragraph 5 of Schedule 12A to the Local Government Act 1972.

20 Enforcement Report

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land at 23B Randal Street, Blackburn, BB1 7HP.

Background information including grounds for the request were outlined in the report.

RESOLVED - That authorisation be given to the proposed enforcement

action at 23B Randal Street, Blackburn, BB1 7HP.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed