

# PLANNING AND HIGHWAYS COMMITTEE

## Thursday, 20 September 2018

**PRESENT** – Councillors; Smith D (in the Chair), Brookfield (substitute for Akhtar), Casey, Daley, Hardman, Jan-Virmani, Khan Z, Khonat, Oates, Richards, Riley and Slater Ja.

**OFFICERS** - Gavin Prescott (Development Manager), Rabir Saghir (Legal), Safina Alam (Highways Development Control Engineer) and Wendy Bridson (Democratic Services).

### RESOLUTIONS

#### 21 Welcome and Apologies

The Chair welcomed everyone to the meeting. Apologies were received from Councillors Hussain Akhtar and Roy Davies.

#### 22 Minutes of the Previous Meeting

**RESOLVED** – That the minutes of the last meeting held on 16<sup>th</sup> August 2018 be confirmed and signed as a correct record.

#### 23 Declaration of Interest

There were no Declarations of Interest received.

#### 24 Planning Applications

The Committee considered reports of the Director of Growth and Development 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.

**RESOLVED** – That the following decisions be made on the applications:

#### 24.1 Planning Application 10/18/0230 - Old School Grounds, Edgworth, BL7 0PU

**Applicant** – Mr Shaun Readey

**Proposed Development** - Full Planning Application for Erection of a single dwellinghouse (C3 Use Class) with associated access, parking and landscaping (resubmission of 10/17/0278)

#### **Decision under Town and Country Planning Acts and Regulations -**

Members were minded to approve the application against officer recommendation – considered that the proposed scheme was of exceptional design quality, with the proposed construction methods and design was innovative, and the dwelling would have no significant impact on the openness of the Green Belt and the immediate setting. As such, the proposal was

considered to meet both national and local planning policy. Deferred to next meeting to enable further negotiations on the full conditions to be imposed, in particular the pre-commencement conditions, between the Applicant and the Local Planning Authority.

**24.2 Planning Application 10/18/0396 - Land and Properties off Billinge End Road, Blackburn BB2 6PY**

**Applicant** – Mr Sauban Issa

**Proposed Development** – Full Planning Application for Residential development of 5 no. dwelling following demolition of existing buildings

**Decision under Town and Country Planning Acts and Regulations -** Approved subject to the conditions highlighted in the Director's Report and further pre-commencement conditions as agreed by the Committee which are outlined below:-

- Tree loss to be kept to an absolute minimum with full replacement of mature trees as soon as possible and continual monitoring by the Arboricultural Manager – separate letter to be sent.
- Additional trees to be planted on the rear boundary.
- Construction Site Manager to ensure that delivery vehicles arrive once construction hours have commenced and not queue at the site entrance beforehand – separate letter to be sent.
- The Bridleway must not be used by construction vehicles or any other vehicle at any time.
- That the route of construction vehicles avoid Pleasington Village.
- Agreed that the Planning Development Manager write to the applicant reminding them they must comply with the pre-commencement conditions before any works commence on site.

**24.3 Planning Application 10/18/0502- 11 Vale Street, Edgworth, Bolton BL7 0EB**

**Applicant** – Mr Mark Gregory

**Proposed Development** – Full Planning Application for Demolition of existing dwelling and erection of replacement dwelling

**Decision under Town and Country Planning Acts and Regulations -** Approved subject the conditions highlighted in the Director's Report.

**25 Implementation of the Revised National Planning Policy Framework (2018) and Other Relevant Updated/New National Planning Guidance**

Members were informed of the implementation of the revised National Planning Policy Framework (NPPF) and what it meant in terms of the changes to the planning system.

The report provided Members of the Committee with a concise summary of the main issues and proposed changes set out in the new NPPF and other guidance.

The report included an extract from the five year land supply report which showed the rate of housing delivery since the commencement of the current local plan. A further table included in the report highlighted how housing delivery would be measured when the Housing Delivery Test (HDT) would come into effect in November 2018. Based on the HDT Measurement Rule Book methodology, it was anticipated that BwD would deliver a 71.6% total net and whilst this calculation was subject to potential amendment when the official figures would be published in November 2018, it was clear that BwD would meet the threshold set from November 2018. It was highlighted that where LPAs delivery had fallen below 95% of the housing requirement, that they would be expected to produce an action plan which set out how delivery rates would be improved.

It was noted that Blackburn with Darwen would include reoccupied long term empty properties within the count of additional dwellings.

The Committee was also informed of the most fundamental change in the new NPPF where the use of pre-commencement conditions would be more difficult once it came into effect from 1<sup>st</sup> October 2018. Importantly, it was highlighted that when Members were considering a planning application, a pre-commencement condition could not be imposed by them and that it would need to be deferred to allow further negotiations, agreeable by the applicants.

**RESOLVED** – That the Committee Note the content of the Report, the revised NPPF and the Housing Delivery Test Measurement Rule Book from the Ministry of Housing, Communities and Local Government.

**26**      **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**

Members were informed 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.

Following consultation letters being sent to 22 neighbouring properties, the petition was received on 29<sup>th</sup> August 2018. Details of the objections were highlighted in the report.

The Committee was informed that the case officer recommendation was yet to be finalised but would be presented to the Chair under the Chair Referral Scheme in due course.

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

**27**      **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.

**28      Enforcement Report**

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land at 4 Ranken Drive, Hoddlesden, Darwen, BB3 3LT.

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

**RESOLVED** - That authorisation be given to the proposed enforcement action at 4 Ranken Drive, Hoddlesden, Darwen, BB3 3LT.

Signed: .....

Date: .....

Chair of the meeting  
at which the minutes were confirmed