

DEPARTMENT OF GROWTH & DEVELOPMENT

ORIGINATING SECTION: Planning Service (Development Management)

REPORT TO: 20th December 2018 Planning & Highways Committee.

TITLE: Petition regarding: Reserved Matters Application (access within the site, landscape, layout, appearance, scale) pursuant to outline 10/15/0496 for Phase 1b comprising of 150 dwellings and associated infrastructure at Phase 1B Former Sappi Paper Mill, Livesey Branch Road, Feniscowles, Blackburn BB2 5HX (ref: 10/18/1097).

Applicant: Blackburn Waterside Regeneration Ltd

Ward: Livesey With Pleasington

Councillor Derek Hardman	
Councillor John Pearson	
Councillor Paul Marrow	

1.0 **PURPOSE OF REPORT**

1.1 To inform Members of the receipt of a petition objecting to planning application 10/18/1097. Copies of the petition are available in Democratic Services.

2.0 **BACKGROUND AND DETAILS**

2.1 Planning application reference 10/18/1097 was submitted to the Planning Authority on the 12th November 2018. The application is a Reserved Matters application seeking consent for the access within the site, landscape, layout, appearance, scale pursuant to outline planning application 10/15/0496 for Phase 1b at the former Sappi Paper Mill, comprising of 150 dwellings and associated infrastructure.

2.2 Public consultation letters were issued on the 15th November, and at the time of writing this report 6 individual objections to the proposal were received.

2.4 The petition was received on the 4th December 2018, and contains 20 signatories. The objections raised in the petition can be summarised as follows:

“Taking into account the generous overall size of this residential development site, we consider the following points are entirely relevant town planning grounds of objection, with regards to the scheme as currently presented. There is no justification for the removal of the mature trees along the canalside simply in the interests of creating water fronted properties purely for maximum commercial gain, when the following matters are considered:

- The canalside trees are all protected under a Tree Preservation Order. Their removal is neither necessary nor justified.*
- Proposing three storey dwellings featuring first floor (living room) balconies that directly overlook and invade the privacy of Kingsley Close existing properties demonstrates a complete lack of regard for existing occupiers on Kingsley Close.*
- Noise pollution issues may arise as a result of these balcony fronted properties.*
- In any event, proposed properties could readily be accommodated behind the canal side tree line so as not to detrimentally impact on the amenity and privacy of the existing dwellings on Kingsley Close.*
- At the very minimum, if some canal fronted dwellings are proposed, these should be two storey in design, and not feature canal facing balconies opposite Kingsley Close.*
- If there is a requirement for three storey developments, these should be accommodated further down the “canalside” development where the properties will not be intrusive to existing residential developments.*

I would urge you as the Planning Authority to take full note of these strong concerns and to engage with the developer at this stage and to explore how the scheme might be revised in a manner that addresses these concerns fully.”

2.5. Members are advised that the application is still being considered by officers.

3.0 **RECOMMENDATION**

3.1 It is recommended the Committee note the petition, that the issues raised will inform the assessment of the proposal and that the lead petitioner be informed of the decision once made.

4.0 **BACKGROUND PAPERS**

4.1 None

5.0 **CONTACT OFFICER** – Gavin Prescott, Planning Manager (Development Management), Extn 5694.

6.0 **DATE PREPARED** – 5th December 2018