

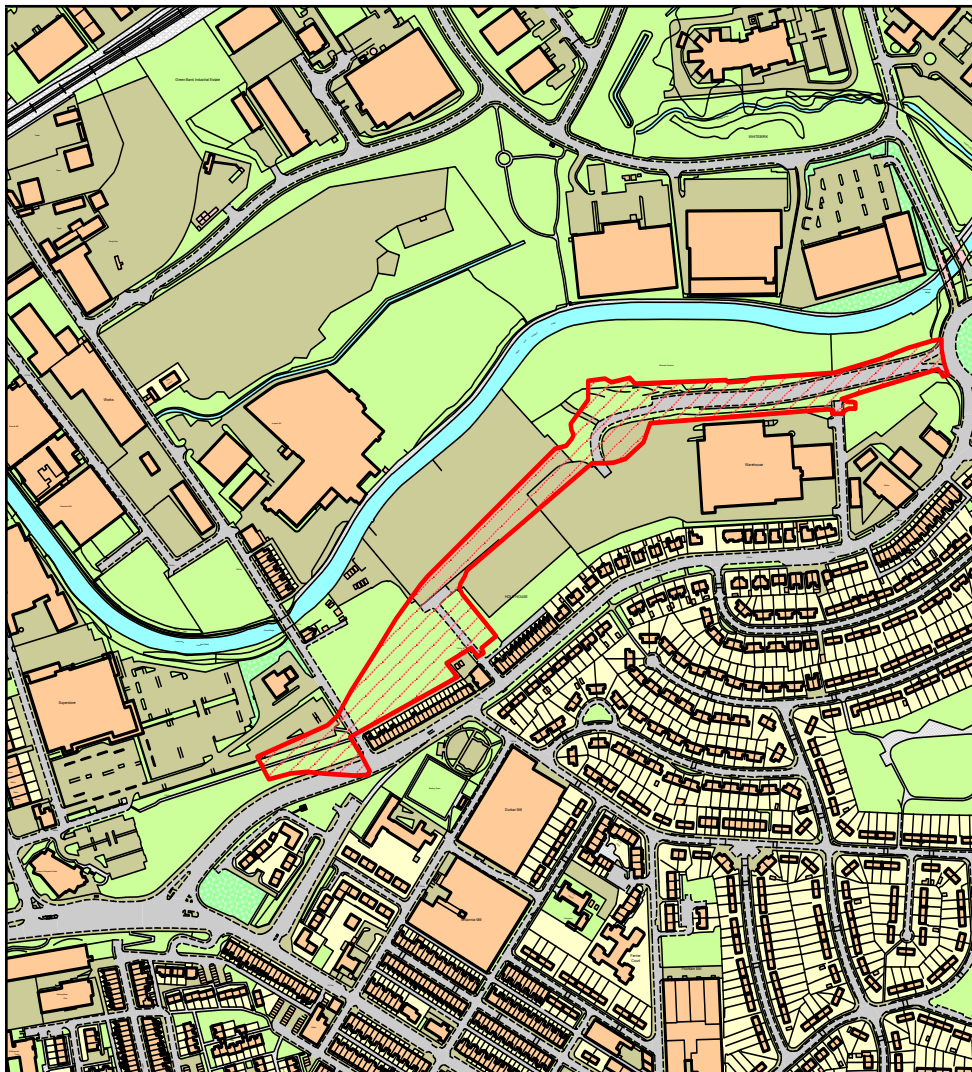
Proposed development: Variation of Condition No.21 pursuant to planning application 10/12/0694 to allow for highway alignment and alteration to roundabout size, new 40mph speed limit, new side roads to be opened up for new development sites - New Link road. Walk comprising new roundabout, link road connecting the proposed roundabout to existing roundabout. New segregated bus and cycle lanes westbound from Burnley Road to Burnley Close. New signalised junction at Burnley Street/Burnley Close with bus priority. New access to allotments."

Site address: Gorse Street, Blackburn

Applicant: Blackburn with Darwen Borough Council

Ward: Audley & Queens Park and Little Harwood and Whitebirk

Councillor Maryam Batan
Councillor Yusuf Jan-Virmani
Councillor Salim Sadat
Councillor Pat Mcfall
Councillor Abdul Samad Patel
Councillor Naushad Surve



1.0 SUMMARY OF RECOMMENDATION

1.1 The planning application is **recommended to be approved** planning permission, subject to application of the conditions as stated in paragraph 4.1.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 The planning application, submitted under Section 73 of the Town and Country Planning Act 1990, is presented to Committee, as a proposed amendment to a development previously approved by the Committee in September 2012.

2.2 The amendment is seeking the alignment and alteration to the roundabout size, new 40mph speed limit, new side roads to be opened up for new development sites, link road connecting the proposed roundabout to existing roundabout. New segregated bus and cycle lanes westbound from Burnley Road. New signalised junction at Burnley Street/Burnley Close with bus priority. New access to allotments.

2.3 The key issue to be addressed is as follows:

- Highways and transportation impact

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site amendments are linear and extend from Burnley Close at the west to the Red Lion roundabout at the east. The proposed amendments form part of the Furthergate link road. The Furthergate link road was originally approved in 2009 with the main line of the route leading to the east of Gorse Street. It then runs parallel to the canal and Burnley road, approximately half way between the two.

3.2 Proposed Development

3.2.1 An amendment is sought to planning permission previously granted under application 10/12/0694 for the alignment and alteration to the roundabout size, new 40mph speed limit, new side roads to be opened up for new development sites, link road connecting the proposed roundabout to existing roundabout. New segregated bus and cycle lanes westbound from Burnley Road to Burnley Close. New signalised junction at Burnley Street/Burnley Close with bus priority. New access to allotments; as set out in the submitted drawings.

3.3 Development Plan

3.3.1 In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan, unless material considerations indicate otherwise.

3.3.2 The Development Plan comprises the Core Strategy and the 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:

3.3.3 Core Strategy

- CS1 – A Targeted Growth Strategy

3.3.4 Local Plan Part 2

- Policy 10 – Accessibility and Transport

3.4 Other Material Planning Considerations

3.4.1 National Planning Policy Framework (The Framework).

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. For decision making, this means approving development proposals that accord with the development plan without delay (paragraph14)

3.5 Assessment

3.5.1 Principle

The principle of the proposal is established through the previously approved 2012 application 10/12/0647. The proposed works are considered minor amendments to the approved scheme and as such, the principle of this application is considered to be in accordance with the Council's adopted Development Plan Policies and the National Planning Policy Framework, which emphasises provision of appropriate infrastructure in assisting in building a strong, responsive and competitive economy.

3.5.8 Accessibility and Transport

Local Plan Part 2 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 vehicular access, off-street servicing and parking.

3.5.9 The Council's Highways Team has reviewed the accompanying documents and drawings and offers no objection to the scheme given the minor nature of the works proposed noting, the development is broadly consistent with that approved as part of original development.

3.5.10 Accordingly, it is considered that the development will not prejudice the safe and efficient movement of vehicular traffic or pedestrian movement; in compliance with Local Plan Part 2, Policy 10.

4 RECOMMENDATION

4.1 **APPROVE** subject to conditions previously approved under application 10/12/0694.

5 PLANNING HISTORY

5.1.1 10/12/0694 - Full Planning Application for New link road. Work comprising new roundabout, link road connecting the proposed roundabout to existing roundabout. New segregated bus and cycle lanes westbound from Burnley Road to Burnley Close. New signalised junction at Burnley Street/Burnley Close with bus priority. New access to allotments

6 CONSULTATIONS

6.1.1 46 neighbouring properties were consulted by letter and 3 site notices erected. No responses were received.

6.1.3 Highways Officer – no objection

7 **CONTACT OFFICER: Alec Hickey, Senior Planner.**

8 **DATE PREPARED: 11th May 2018.**