

DEPARTMENT OF GROWTH & DEVELOPMENT

ORIGINATING SECTION: Planning.

REPORT TO: Planning & Highways Committee.

TITLE: Petition regarding Full Planning Application for a change of use from former public house (A4) to a Mosque/Madressa (D1)

At: 181 Whalley Old Road, Blackburn

(Ref: 10/19/00450)

Applicant: Dawat-e-Islami

Ward: Little Harwood

**Councillor Abdul Patel
Councillor Mustafa Ali Desai
Councillor Pat McFall**

1.0 PURPOSE OF REPORT

1.1 To inform Members of the receipt of one petition relating to the above planning application.

2.0 BACKGROUND AND DETAILS

2.1 A planning application for the above development was received on 14 May 2019 and made valid on 21 May 2019.

2.2 A petition containing 23 signatures against the proposal was received on the 17 and 18 June 2019. The reasons against the proposal are given as follows:

2.3 Summary of reasons:

- Questions the need for another mosque as there are several mosques already in close proximity. These include Masjid E -Sajedeen Mosque (Plane Tree Rd), Khanqah Mosque (Robinson Street), Darussalam (Willow Street), Taleem UI Islam (Whalley Old Road), Masjid Al Momineen (Ash Street).
- Concerned about the increase in traffic on Whalley Old Road which they advise is already congested with the above mosques and schools (St Stephens School, Islamiyah Secondary School, Rawdhatul Uloom Primary School and Little Harwood Children's Nursery). Further planning in the area will lead to additional traffic and car congestion.

- Concerned that parking on Whalley Old Road and several side streets in Little Harwood is already at capacity and to have a mosque on the main road will cause further parking issues for nearby residents.
- Concern that worshippers will be visiting the mosque 5 times a day for their daily prayer resulting in several cars attending which has the potential to cause further traffic congestion.
- Concerned the site does not have dedicated entry and exit points for smooth flow of traffic and the 'real' issue of road access and traffic generation.
- Concerned that cars are parked on both sides of Whalley Old road will be a major safety and congestion concern, especially as this is a central access road to A6119 and then to the motorway.
- Fear for the safety of children who will be walking to school or their local mosque to study in the evening from 5pm to 7.30pm.
- In Little Harwood, we also have Sahara Fold which is a care home for those retired or who have a disability. Those who reside there enjoy morning and afternoon walks with carers to newsagents, therefore disabled person's access will need to be taken into consideration.
- Residents of Wareham Street strongly believe that planning permission will lead to the building overlooking their property and therefore a loss of privacy.
- When conferences take place there is a high risk of noise and disturbance to local residents - this is already experienced from the Little Harwood Community Centre.

2.4 At the time of the Petition Report being prepared, no decision on the application had been reached.

3.0 **RECOMMENDATION**

3.1 It is recommended that the Committee note the petition.

4.0 **BACKGROUND PAPERS**

4.1 Planning application 10/19/0450 contains details of the application and can be viewed at:
<http://planning.blackburn.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

5.0 **CONTACT OFFICER** – Claire Booth – Senior Planning Officer 01254 585246

6.0 **DATE PREPARED** – 2nd July 2019