

PLANNING AND HIGHWAYS COMMITTEE

Thursday, 15 August 2019

PRESENT – Councillors: Smith (in the Chair), Brookfield (substitute for Akhtar), Browne, Casey, Hussain, Jan-Virmani, Khan, Khonat, Oates, Pearson, Riley, Slater Ja, and Slater N (substitute for Hardman).

OFFICERS - Gavin Prescott (Development Manager), Michael Green (Legal), Safina Alam (Highways) and Shannon Gardiner (Democratic Services)

RESOLUTIONS

35 Welcome and Apologies

The Chair welcomed everyone to the meeting.

Apologies were received from Councillors Akhtar and Hardman.

36 Minutes of the Previous Meeting

RESOLVED – That the minutes of the previous meeting held on 11th July 2019 be confirmed and signed as a correct record.

37 Declaration of Interest

There were no Declarations of Interest received.

38 Planning Application Summary

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.

39 Planning Application 10-19-0467

Speaker – Mr Ian Sykes (Objector)

Applicant – Capita

Location and Proposed Development – Land at Clarendon Road East, Blackburn, BB1 5PZ.

Outline Planning Application for residential development (up to 60 dwellings) and associated works with all matters reserved.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved subject to the conditions highlighted in the Director's Report and Section 106 Agreement relating to the provision of off-site

affordable housing and off-site Green Infrastructure, and other conditions ensuring tree retention and / or replacement.

40 Planning Application 10-19-0495

Speakers – Mr Kris Furness, Applicant (In Support of Application), Councillor Roy Davies, Ward Councillor (Objector) and Councillor Denise Gee, speaking as member of the public, (Objector)

Applicant – Mr Kris Furness

Location and Proposed Development – Suez Recycling and Recovery UK Ltd, Lower Eccleshill Road, Eccleshill, Darwen, BB3 0RP

Full Planning Application for Demolition of existing waste transfer and materials recycling buildings and construction of an energy from waste facility (EFW) with ancillary infrastructure and landscaping.

Decision under Town and Country Planning Acts and Regulations –

Following discussion of the Application, a Named Vote was requested

For – Councillors; Smith, Brookfield, Casey, Hussain, Jan-Virmani, Khan, Khonat, Oates and Riley

Against – Councillors; Browne, Slater (N), Pearson and Slater (Ja)

RESOLVED – Approved subject to the revised conditions contained within the Update Report.

41 Planning Application 10/19/0528

Speaker – Linda Wright, Agent (In Support of Application)

Applicant – Mr Ian Winrow – Belmont Bull LLP

Location and Proposed Development – Black Bull Public House, 101 High Street, Belmont, Bolton, BL7 8AJ

Full Planning Application for Change of use of former Public House and landlord's flat to six self-contained flats, demolition of the single storey rear extension, erection of a new single storey rear extension and associated car parking.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report.

42 Planning Application 10/19/0542

Applicant – Capita

Location and Proposed Development – Land at Lomond Gardens, Blackburn

Outline Planning Application (Regulation 4) for Outline planning application with all matters reserved for residential development (up to 35 dwellings).

Decision under Town and Country Planning Acts and Regulations –

RESOLVED – Approved subject to the conditions highlighted in the Director's Report and Section 106 Agreement relating to the provision of off-site affordable housing and off-site Green Infrastructure.

43 Planning Application 10/19/0634

Speaker – Asjad Hussain, Applicant (In Support of Application)

Applicant – Mr A Hussain

Location and Proposed Development – 32 Eden Park, Blackburn, BB2 7HJ

Full Planning Application for Proposed Balcony to first floor rear bedroom window.

Decision under Town and Country Planning Acts and Regulations –

After discussions had taken place, 7 Members were minded to approve the application against Officer recommendation.

RESOLVED – Approved. The proposal is of appropriate design and appearance and would not be severely detrimental to the residential amenity for occupiers of the dwelling or neighbouring dwellings in terms of loss of privacy/overlooking in accordance with the relevant local plan policies.

44 Tree Preservation Order 2019 - Hawkshaw Bank Road

Members were requested to endorse the actions of the Council's Arboricultural Officer / Planning Manager in making and serving the Hawkshaw Bank Road Tree Preservation Order 2019, and confirm the TPO without modification.

The Committee heard that following concerns raised by a local resident that trees on the land would be removed as the private land was being put up for sale, an evaluation was carried out where two trees had scored highly in terms of amenity value.

The current owners, Official Receivers and auctioneers had been written to informing them of the TPO. To date, no letters of objections or endorsements had been received.

RESOLVED – That the recommendations be approved.

45 Exclusion of the Press and Public

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

46 Enforcement 315 - Land at Kiln Bank

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in Land at Kiln Bank, Off Weasel Lane, Tockholes.

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

RESOLVED – That authorisation be given to the proposed enforcement action at Land at Kiln Bank, Off Weasel Lane, Tockholes

47 Enforcement 316 - Meadowbrook Rise, Haslingden Road, Blackburn

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in Meadowbrook Rise, Haslingden Road, Blackburn.

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

RESOLVED – That authorisation be given to the proposed enforcement action at Meadowbrook Rise, Haslingden Road, Blackburn.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed