

PLANNING AND HIGHWAYS COMMITTEE

Thursday, 19 September 2019

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

OFFICERS - Gavin Prescott (Development Manager), Rabia Saghir and Safina Alam (Highways) and Shannon Gardiner (Democratic Services).

RESOLUTIONS

48 **Welcome and Apologies**

The Chair welcomed everyone to the meeting.

Apologies were received from Councillor Oates.

49 **Minutes of the Previous Meeting**

RESOLVED - That the minutes of the previous meeting held on 15th August 2019 be confirmed and signed as a correct record.

50 **Declaration of Interest**

There were no Declarations of Interest received.

51 **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.

52 **Planning Application 10/19/0443**

Speaker – Mr Abbasi (In support)

Applicant – Ms Ismail Bibi

Location and Proposed Development – 3 Royshaw Close, Blackburn, BB1 8RW.

Retention of a single storey side and rear extension, new side gate and activity wall in the rear garden, landscaping to the front and extension or residential curtilage to the rear.

Decision under Town and Country Planning Acts and Regulations –

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

53 Planning Application 10/19/0617

Speaker – Mr David Brackley (In support)

Applicant – Miller Homes

Location and Proposed Development – Old Blackburnians Memorial Ground, Lammack Road, Blackburn, BB1 8LA.

Reserved Matters Application for the appearance, landscaping, layout and scale of 55 dwellings following outline approval.

Decision under Town and Country Planning Act and Regulations –

RESOLVED - Approved subject to the conditions highlighted in the Director's Report and Update Report.

54 Planning Application 10/19/0676

Applicant – Blackburn with Darwen Borough Council

Location and Proposed Development – St Cuthbert's Church of England School, St Albans Road, Darwen, BB3 0HY.

Full Planning Application (Regulation 3) for Proposed SEN Classroom extension plus external canopy including internal alterations.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved subject to the conditions highlighted in the Directors report.

55 Planning Application 10/19/0677

Speaker – Mr Dan Matthewman (Agent)

Speaker – Mr Leigh Keen (Objector on behalf of a residents association)

Speaker – Mr Jack Ellison (Objector)

Applicant – Applethwaite Ltd

Location and Proposed Development - Land South of Tower Road and West of Hillcrest Road, Feniscliffe, Blackburn, BB2 5LF.

Full Planning Application for residential development of 30no. dwellings, including provision of drainage infrastructure, public open space and associated works together with public car parking area, together with demolition of existing buildings and associated works including bat mitigation measures.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - Approved subject to the conditions highlighted in the Director's Report and further conditions highlighted in the Update Report, including the removal of one condition as indicated in the Update Report.

Approved subject to a Section 106 Agreement relating to the provision of off-site affordable housing, off-site Green Infrastructure, and conditions as set out in the Directors Report.

Should the Section 106 Agreement not be completed within 6 months of the date of the planning application being approved, the Director of Growth and Development will have delegated powers to refuse the application.

56 **Planning Application 10/19/0748**

Applicant – Mr S Stuttard

Location and Proposed Development – The Arches, 581-583 Preston Old Road, Blackburn, BB2 5HD.

Discharge of planning conditions 4 and 5 pursuant to planning application 10/18/0417.

Decision under Town and Country Planning Acts and Regulations –

RESOLVED - That Conditions 4 and 5 pursuant to application 10/18/0417 relating to the necessary extraction system and parking management statement be discharged.

57 **Petition Report Crossing Facility Earl Street Blackburn**

A report was submitted informing the Committee of the receipt of a petition relating to a request for installation of a zebra crossing facility outside of St James Primary School.

The petition was signed by 50 parents of pupils of St James School, Blackburn.

RESOLVED –

- 1) That the Committee note the petition;
- 2) That the Committee support the officer recommendations that the request for the introduction of a zebra crossing on Earl Street is rejected; and
- 3) That the Lead Petitioner be informed of the decision

58 **Willow Bank Lane Objection**

The Committee was advised of a complaint received from the cleansing department about the obstruction of access for refuse collection vehicles by parked vehicles outside numbers 12 and 14 Willow Bank Lane Darwen. It was proposed to introduce no waiting at any time restriction on Willow Bank Lane to prevent parked vehicles from obstructing access.

Approval to advertise this proposed Traffic Regulation Order was given on 22nd February 2019 and was subsequently advertised on 27th June 2019.

Following advertising, a letter of objection was received from a resident of Willow Bank Lane. The reasons for objecting to the proposal were outlined in the Director's Report.

RESOLVED – That the Committee recommend that the Executive Member support the officer recommendations that:-

- 1) The objection is overruled;
- 2) The Order is made as advertised; and
- 3) The Objectors are informed of the decision

59 Variation to School Keep Clear Order Objection Report

The Committee was advised of four emails of objection to an element of the proposed variation to a TRO as detailed below:-

No stopping on entrance markings Mon – Fri 8am – 5pm Dukes Brow, Blackburn.

As part of a safety scheme in the vicinity of Queen Elizabeth Grammar School, it was proposed to introduce extended school keep clear restrictions on West Park Road, East Park Road and Dukes Brow. In addition to the above, this proposal includes minor modification to existing school keep clear restrictions around St Anne's School and revocations of redundant orders in the vicinity of St Peter's School Mill Hill.

Approval to advertise this proposed Traffic Regulation Order was given on 27th March 2019 and it was advertised on the 20th June 2019. Following advertising, four emails of objection were received from residents of Dukes Brow objecting to the proposal to introduce school keep clear markings on the residential side of the road as well as the school side. Further details of the objections were highlighted in the Director's Report.

RESOLVED – That the Committee recommends that the Executive Member support the officer recommendation that;

- 1) The objections are upheld;
- 2) The Order is made with the school keep clear restriction on the residential side of Dukes Brow removed from the schedule; and
- 3) The objectors are informed of the decision

60 Enforcement 317 One Stop Car Shop, Stansfeld Street.

A report was submitted seeking authorisation to take enforcement action against all persons having an interest in land One Stop Car Shop, Stansfeld Street Blackburn.

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

RESOLVED - That authorisation be given to the proposed enforcement action at One Stop Car Shop, Stansfeld Street, Blackburn.

Signed:

Date:

Chair of the meeting
at which the minutes were confirmed