

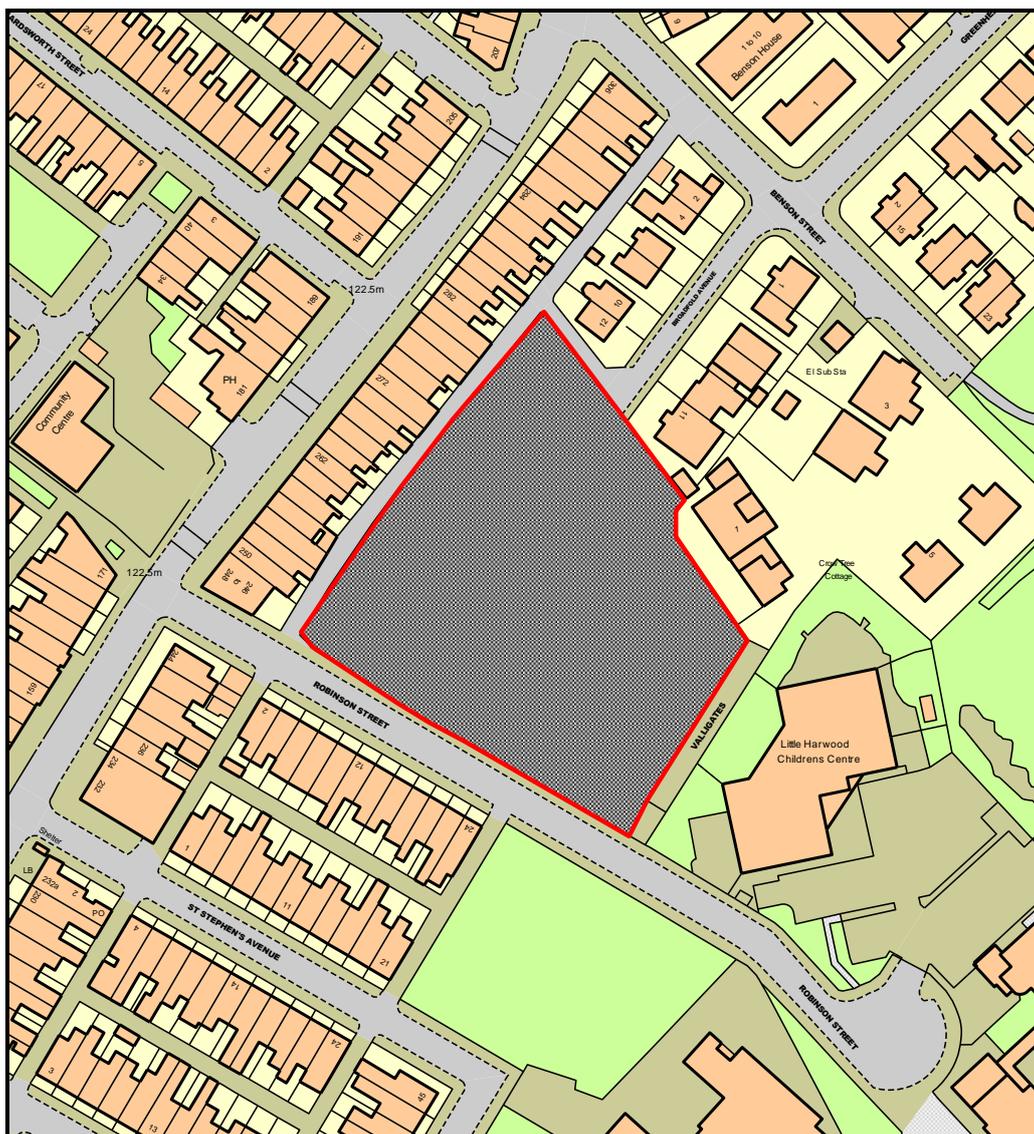
Proposed development: Full Planning Application & Listed Building Consent for Conversion of Grade II Listed Conservative Club to form 3No. Dwelling houses and the construction of 11No. new houses including associated parking and garden areas

**Site address:
St Stephens Conservative Club
Robinson Street
Blackburn
BB1 5PE**

Applicant: Valli Homes Ltd

Ward: Little Harwood & Whitebirk

Councillor	Mustafa Desai
Councillor	Pat McFall
Councillor	Abdul Patel



1.0 SUMMARY OF RECOMMENDATION

1.1 **APPROVE** – Subject to recommended conditions.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1.1 The proposal will deliver a quality housing scheme which will enhance the external fabric of the Listed Building, its historic garden setting, protect 3 of the 4 protected trees and widen the choice of 3-bed family housing in the Borough. It supports the Borough's planning strategy for housing growth as set out in the Core Strategy and Local Plan Part 2.

2.1.2 The works to the listed building itself are considered to be positive and will enhance the buildings character. Providing a sustainable new uses for historic buildings is important.

2.1.3 Although the proposed new houses will further surround the building over and above existing modern development and as such will impact upon the current well-established view of the Building from Robinson Street. It is however felt that the loss of significance is likely to be slight given the benefits in delivering a new and viable use for the building which includes restoration of its external fabric and relaying of the historic gardens on the existing bowling green. These enhancements should be given significant weight in the planning balance. The slight harm to the setting is more than offset by the benefits the proposal delivers

2.1.4 The development will not adversely affect surrounding residents and provides a suitable level of internal floor space and off-road parking provision. It is noted that three of the new properties nearest to the southern gable of the listed building would be within 6.5m and 13.4m at their closet to the listed building thus providing limited rear amenity space and which would have an overbearing and oppressive impact for future occupants of plots 9, 10 and 11. However, due to the gable elevation of the listed building orientated away from the rear of the new properties, the effect of the close proximity of the building would be reduced. However, the over-riding consideration weighing in favour of the application is the significant enhancements proposed to the listed building, formally Little Harwood Hall, and its historic garden setting, outweighs the harm caused in this instance.

2.1.5 The proposal is also satisfactory from a technical point of view, with all issues relative to the assessment having been addressed through the application, or capable of being controlled or mitigated through the recommended planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site comprises the existing Grade II Listed building formally known as St Stephens Conservative Club, Robinson Street, Blackburn and its associated land.
- 3.1.2 The grade II Listed property is a detached 3 storey building, originally a Manor House which has been altered a number of times throughout its history. Adjacent to the property is the associated land which was previously used as a bowling green and car parking for the Conservative Club.
- 3.1.3 There are four Category B1 trees surrounding the existing Bowling Green that are protected under the Little Harwood Group Tree Preservation Order (TPO).
- 3.1.4 The existing property is set back 26m from the roadside and sits within an urban setting. The immediate vicinity of the site is characterised by residential development. The site is bounded by a number of different architectural styles. To the north - west of the application site lies a group of semi-detached properties of typical 1960/1970 appearance. To the south and east of the application site lays a cluster of terrace properties, primarily built with red brick, sandstone and grey slate roofing.
- 3.1.5 The application site lies 30m off Whalley Old Road, the main road through Little Harwood. This road consists of a number of residential and commercial properties and acts as a spine for the local community providing shops and amenities to the surrounding, primarily residential area. The only exceptions to this residential neighbourhood is Little Harwood Children's Centre and St Stephens C of E Primary school, both located on Robinson Street to the south east of the site.
- 3.1.6 The development site covers an area of approximately 0.56(ha) and is largely located in Flood Zone 1, Low Probability according to the Environment Agency Flood Risk Map. A small portion to the south of the site falls within Flood Zone 2.

3.2 Proposed Development

- 3.2.1 It is proposed to convert the Listed St Stephens Conservative Club to form 3No. Dwellings and to erect 11No. new build dwellings on the existing car park.
- 3.2.2 It is the intention of the proposed development to strip back the Grade II Listed building to a more historic footprint by removing modern additions and provide three 3-bed dwellings within the former Conservative Club.
- 3.2.3 The eleven new dwellings are proposed to mirror the local vernacular in materials and design. The new houses consisting of 4 pairs of semi-detached and single block of 3 terraces would be located on the former car park to the south.
- 3.2.4 As a result of the proposed development, there will be a total gain of 14No new properties available to the community of Little Harwood. All of the new build properties would be 3-bed dwellings of 3 varying house types, providing

a variety of different layouts to suit different buyers. The development also provides private and communal green space for its residents.

- 3.2.5 The proposed materials for the 11No. New dwellings in the development would comprise a mixture of Sand Stone, Brickwork and Render is all prominent in the area. The new dwellings will incorporate red brickwork and sand stone quoins, cills and lintels.
- 3.2.6 Parking provision is to be provided on the site, with 2 No spaces per property and 2 No additional guest spaces added to the new courtyard formed on the former bowling green. As initially submitted a parking area over the existing bowling green was proposed, however, due to concerns relating to the impact on the setting of the listed building, the majority of the existing bowling green is to be utilised as green space and communal garden area, with an area nearest to the building laid to parking.
- 3.2.7 Access to the site will be via the existing site entrance, reconfigured as required to form kerb edgings, tarmac access road and associated visibility splays of 2.4m x 30m.

3.3 Development Plan

3.3.1 The Development Plan comprises the Core Strategy and 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:

3.3.2 Core Strategy:

- Policy CS1 – A Targeted Growth Strategy
- Policy CS5 – Locations for New Housing
- Policy CS6 – Housing Targets
- Policy CS7 – Types of Housing
- Policy CS16 – Form and Design of New Development
- Policy CS17 – Built and Cultural Heritage
- Policy CS19 – Green Infrastructure
- Policy CS21: Mitigation of Impacts / Planning Gain

3.3.3 Local Plan Part 2:

- Policy 2 - The Inner Urban Area
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 11 – Design
- Policy 12 – Developer Contributions
- Policy 18 – Housing Mix
- Policy 39 – Heritage
- Policy 40 – Integrating Green Infrastructure & Ecological Networks with New Development
- Policy 47 – The Effect of Development on Public Services

3.3.4 Supplementary Planning Documents/ Guidance

- Residential Design Guide SPD
- Green Infrastructure & Ecological Networks SPD
- Heritage SPG

3.4 Other Material Considerations

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, as amended
- National Planning Policy Framework, updated February 2019
- Planning Practice Guidance, updated March 2019

3.5 Assessment

Principle of development

- 3.5.1 The principle of the development is considered under the Blackburn with Darwen Local Plan Part 2: Site Allocations and Development Management Policies; particularly Policy 9 – Development and the Environment, Core Strategy Policies CS1, CS5, CS6, CS8 and CS19.
- 3.5.2 The site lies within the defined Urban Boundary; in accordance with Core Strategy Policy CS1, and Local Plan Part 2 Policy 1, which set out the principle that the preferred location for new development will be within the urban area. The site is considered to be in a sustainable location and is close to services and amenities in Little Harwood District Centre close by on Whalley Old Road.
- 3.5.3 Proposed house types consist of an appropriate mix, in response to the defining character of the area, and in accordance with Core Strategy aims and objectives of delivering a wider choice of quality family homes
- 3.5.4 It is recognised that the Bowling Green associated with the former use of the building as a Conservative Club. However, the Bowling Green has not been used since April 2018.

Affordable Housing and Planning Contributions

- 3.5.5 In accordance with the requirements of Local Plan Part 2, Policy 18, affordable housing is normally to be provided on site as part of a mix with family housing; in appropriate circumstances it is instead to be provided through a financial contribution.
- 3.5.6 Compensation is also sought for the loss of the bowling green, in compliance with Local Plan Part 2, Policy 12.
- 3.5.7 In setting the level of any financial contribution, the Council takes into account the total contribution liability incurred by developments arising from all policy and site specific requirements. Its objective is to ensure that the overall level of contribution required will allow developments to remain viable, wherever this is compatible with securing essential

works that are fundamental to the acceptability of the proposal.

3.5.8 In this regard, the applicant has submitted a Viability Report which has been independently assessed. Development within the footprint of the listed building alone would not provide a viable scheme, prohibiting re-development and allowing the deterioration of the building to grow over time, as the building continues to deteriorate. It is, therefore, necessary to advance a high quality development on the car park area of the proposed application site. Whilst an area of open space will be lost, this concern is adequately mitigated by the length of time the bowling green has laid unused and the significant enhancements to both the external fabric of the listed building and the former garden area of Little Harwood Hall, and for these reasons no contributions are required.

Impact on the listed building and its setting

- 3.5.9 The first consideration in the assessment of this application is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act states that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Recent High Court judgements identify the need to give considerable weight and importance to this duty.
- 3.5.10 St. Stephen's Conservative Club is Little Harwood Hall, the manorial house of Little Harwood manor and township. It comprises a seventeenth century south-facing façade and a north facing eighteenth century façade. This is a Palladian reworking of the original seventeenth century rear. It created a polite Georgian front originally overlooking picturesque grounds, as was popular in the eighteenth century. 1730s or 1780s have been suggested as dates for the façade. However, as it was rendered and lined out around 1900, it is difficult to say which with certainty.
- 3.5.11 The key heritage issues to consider relate to the proposed change of use and whether this causes harm to the significance of the listed asset and whether the proposed development of the new houses will harm its historic setting.
- 3.5.12 The significance of the heritage asset lies in its retained aesthetic appeal (building form and appearance). It is accepted that the wider setting is enhanced by the adjacent cottage, Coach House and section of curved garden wall which lie north of the site and the bowling green – part of Little Harwood Hall's historic garden – which lies to the North-East of the building. The interior of the building has been hugely altered by its previous use as a Conservative Club and, with the exception of the unoccupied roof space, and is of little heritage value.
- 3.5.13 Through the course of the application, and pre-application discussions, the repair and restoration of the external envelope of the property by removing the modern additions, and re-instating the historic Jacobean façade frontage on

the south-east elevation facing towards the primary school to reflect the frontage when the building was used as Little Harwood Hall have been secure. These will significantly enhance the building's character and appearance. Such works will need to be secured via suitable Condition(s). Ideally all the external fabric repairs should be concluded prior to any new development taking place.

3.5.14 Internally whilst the subdivision into 3 properties will impact, to some degree, on the historic significance of the building, given its low significance the alterations proposed are considered to be acceptable.

3.5.15 Overall, the works to the listed building are considered to be positive and will enhance the building's character. Providing a sustainable new uses for historic buildings is important and this is rightly recognised in both National and Local planning policy. The scheme in this respect accords with the NPPF and Local Development Plan.

Impact on the setting of listed building

3.5.16 Historic England's advice on setting is contained in its Planning Note 3 (second edition) entitled 'The Setting of Heritage Assets'. This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas which have public access. Whilst setting is often expressed by reference to visual considerations it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.

3.5.17 The applicant's Heritage Assessment shows that the bowling green formed an important part of the historic setting to Little Harwood Hall and is rightly retained as part of the amended scheme.

3.5.18 The use (and significance in relation to the setting) of the land to the south and east is less well defined and has undoubtedly been compromised by development of the area over the last 100 years or so. Part of the grounds can be seen on the large scale 1848 1:1046 OS map. Immediately outside the north façade, was a lawned area sheltered by a belt of trees. It included a serpentine approach road, a small rustic pond and a crescent-shaped planting bed or perhaps another pond. A subsequent 1:500 map of 1893 shows the grounds being eaten up by cottage development but the area outside the main façade survived and a large informal shrub planting bed had been added, which is also shown on the sketch. This screened the view of the terrace of cottages to the north. Behind the shrub planting is a winding path linking the cottages to the stables and servants quarters.

3.5.19 As a consequence, for a short period probably between 1850 to 1890, the wider green spaces of the Georgian garden had become restricted in extent but more intimate in scale, screening the views of surrounding development. The manor house overlooked a picturesque Georgian landscape garden enhanced by Victorian shrub planting. The grounds declined shortly

afterwards and appear to be in decline on the map of 1893 and possibly in the sketch also.

- 3.5.20 In the 1700s, the Jacobean interior of the house would have been reordered to face northwards to the Georgian garden. However, this interior was swept away in the early twentieth century when the house became St. Stephen's Conservative Club and heavily altered. It was altered again much later when the high quality Victorian interior was steadily modernised in a low cost way and ugly extensions were added.
- 3.5.21 Although the grounds to the hall had been much reduced when the hall became the Conservative Club, the landscaped garden in front of the façade was reworked into a bowling green and the perimeter squared off accordingly. In this way, the original Palladian concept of a dignified symmetrical façade overlooking a green sward surrounded by mature trees was preserved, albeit in a formal rather than informal manner. This explains why the square bowling green is not perfectly aligned to the front of the hall. Close observation shows that the bowling green was aligned to the edge of the picturesque drive and lawn, which were not square to the house.
- 3.5.22 The proposals initially sort to utilise the bowling green for a circular parking area. That parking area was considered to cause substantial harm to the green and the setting of the listed building by turning it into a highly prominent formal car park that would have dominated the garden and the views to and from the listed building. The overriding legal requirement with regard to listed buildings would not be met by this proposal and thus, in understanding the history of the bowling green, the applicants were invited to amend the proposals by limiting the area of the bowling green to be used for car parking and turning the rest into a well landscaped garden area. This request has duly been met and is a substantial benefit to character of the listed building and weighs favourably in the planning balance.
- 3.5.23 It is considered that the immediate setting of the listed building is significantly compromised by the car park, although officers are mindful that because it is open land the building is a highly visible and prominent landmark within the immediate vicinity. The proposed new houses will further surround the building and as such will impact upon the current well-established view. It is however felt that the loss of significance is likely to be slight given the benefits in delivering a new and viable use for the building which includes restoration of its external fabric and relaying of the historic gardens on the existing bowling green should be given significant weight in the planning balance. The slight harm to the setting is more than offset by the benefits the proposal delivers and in this respect the proposal meets the statutory duty to preserve.
- 3.5.24 NPPF Paragraph 193 states that great weight should be given to the conservation of heritage assets regardless of the level of harm. High Court decisions have been clear that a lower level of harm does not equate to a lesser objection given the principle duty under the Act is to 'preserve'.
- 3.5.25 When taken as a whole, the proposals will not cause any harm to the special character of the heritage asset. As such, as identified above, this would meet

the statutory test to 'preserve' and would accord with the NPPF and policies contained in the Local Plan.

- 3.5.26 To secure the benefits provided by the proposal it is suggested that suitable Conditions be applied to any PP/LBC requiring the submission of further details relating to external repairs and reinstatement, windows/doors, materials for new stonework, methodology for repair and conservation – including cleaning, re-pointing, render specifications and conservation of the roof space.

Trees protected by Tree Preservation Order

- 3.5.27 Policy 9 states: “*Development will be expected to incorporate existing trees into the design and layout of the scheme.*”

- 3.5.28 The trees surrounding the existing bowling green are protected under a Group Tree Preservation Order as part of the Little Harwood Tree Preservation Order.

- 3.5.29 The proposals seek to remove T1 an Ash Tree of low value, regarded as a category C tree per BS5837 and the planting within Group 2 and 3 containing a variety of plants but which are also regarded as category C as per BS5827. The landscaping being removed is considered to be of low value. Notwithstanding this, the applicant seeks to compensate for the loss of the tree and planting with new planting, this is considered to be acceptable.

- 3.5.30 The Council considers the position of two of the new dwellings would have an adverse impact upon a large Lime Tree (T2). The harm would occur from the boundary fencing within the rear garden areas of plots 5 and 6 and from subsequent tree resentment issues from future occupiers. Although it would be preferable to keep this tree, a regular re-pollarding regime would need to be kept on a 3-5 year programme. Depending on who the ownership of this tree passes to this regime may not be kept up, and will be a long-term financial commitment, which would place undue pressure on the Tree to be felled. As a result, the felling of this tree with 3 replacements is considered, in this case, to be a more suitable solution. The applicant has demonstrated their commitment to undertake this replacement planting and has subsequently provided a drawing illustrating the location upon the existing bowling green of three new trees.

- 3.5.31 Officers have worked closely with the applicants to ensure the remainder of the existing trees will not be harmed by the proposals, and to ensure the new trees will be planted in suitable locations. With regards the latter element, it was initially proposed to add an additional tree along the boundary of 11 Broadfield Avenue between T4 and T5 both mature small-leaved Lime Trees.

- 3.5.32 It has been recognised by the Council's Tree Officer that the provision of an additional tree located between T4 and T5 would, once the tree had matured in approximately 15-20 years, enclose this resident's south facing gable, and that this would be unacceptable to the amenity of occupiers of 11 Broadfield

Avenue. The tree to be planted between T4 and T5 has thus been relocated to the areas of planting to the rear of Plot 8.

3.5.33 Furthermore, the Council's Tree Consultant has recommended that the canopy of T5 be reduced in order to abate the current contact of the canopy and branches with the aforementioned property that would take the form of a reduction of the canopy back from the property by 2-meters. This will address the concerns of the residents in question and will be secured by planning condition.

3.5.34 The applicants in conjunction with Officers of this Council have done everything it is able to ensure the survivability of T4 and T5, both protected trees, are not harmed and that the planting of new trees will not impinge on the amenity of any nearby existing residents. Subject to sufficient tree protection measures being put in place throughout the commencement of development, works proceeding carefully within the Root Protection Area of T5 during the demolition phase, and a condition requiring pruning of T5 closest to 11 Broadfield Avenue, the proposals are considered to accord with the provisions of Policies 8 and 9.

Parking and Highway Safety

3.5.35 Local Plan Part 2 Policy 10 concerns itself with highway safety.

3.5.36 Each of the proposed new dwellings will each have two off-road parking spaces and the three dwellings being created within the listed building would each have sufficient parking provision in the area between the existing building and the former bowling green that is to become a communal garden area.

3.5.37 The Highway Authority is satisfied with the parking and layout of the proposed development, the manoeuvrability of vehicles within the site and the visibility splays on to Robinson Street.

3.5.38 The developers have recognised a section of footway that is absent, along Robinson Street and have proposed to continue this up to the back street – this is welcomed by the Highway Authority and will benefit all road users. A Grampian condition to support and ensure these works are carried out is therefore recommended.

3.5.39 Notwithstanding all of the above, it is important to consider the representations received. Several objectors from the immediate area have cited loss of on-street parking if the development was to be approved. The Highway Authority has duly considered the objections and has advised the only impact on existing on-street parking would be the area fronting plots 9-16 as these dwellings would have individual drive crossings. Whilst this would be the case, the Highway Authority considers there is ample alternative parking areas to support the immediate residents along the length of Robinson Street and therefore raise no objections on this basis.

3.5.40 The Education Authority has raised concern regarding the impact of additional parking on Robinson Street on the safety of children, parents and teachers. The Highway Authority has carefully considered the concerns raised, however, for the reasons given above, they advise that the effect on highway safety will in no way be so harmful to justify refusal of the application on this ground.

3.5.41 Whilst the concerns around highway impact are recognised, it is considered that the identified off-street and on-street provision is, on balance, acceptable, particularly when considered against the following directive of the National Planning Policy Framework, at paragraph 109:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

3.5.42 In this context, insufficient evidence exists to demonstrate that impact would be severe. Consequently, refusal of the application on the single ground of unacceptable highway impact is considered to be unwarranted.

3.5.43 Bearing all of the above in mind, subject to the imposition of all relevant highway conditions, relating to implementation of the amended proposals, the access, visibility splays, reinstatement of the pavement, restricting boundary treatments along Robinson Street, construction management, and street details and maintenance, the proposals are considered to accord with the requirements of Policy 10 of the Blackburn with Darwen Local Plan Part 2.

Amenity

3.5.44 Local Plan Part 2, Policy 8, requires a satisfactory level of amenity and safety is secured for surrounding uses and for occupants or users of the development itself; with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings.

Amenity of Existing Residents

3.5.45 The conversion of the former Conservative Club would not cause any significant overlooking of neighbouring properties due to the separation distances between the north-west facing elevation (current front elevation) and properties on Whalley Old Road well exceeding the standard 21m separation distance. Similarly, significant overlooking of the school grounds would also not occur.

3.5.46 A number of the 11 new dwellings will be located opposite 2- 24 (even) Robinson Street. The principle windows of the new dwellings will be positioned 21 metres from the terraced properties opposite and this distance therefore accords with the Council’s separation distances set out in the Residential Design Guide SPD and thus no significant overlooking will occur.

3.5.47 The gable of the nearest property (Plot 4) to properties on Whalley Old Road is set approximately 14 metres from the rear elevation. No windows are proposed in the gable of Plot 4 at first floor level and this, along with the 14 metre separation distance will ensure the amenity of the nearest properties will not be significantly harmed. Similarly. The gable of Plot 14 nearest to the Scholl will also have no first floor windows

3.5.48 Overall, the proposed new dwellings are suitably positioned as to not cause significant harm to the amenity of the nearest residents or users of the school, in compliance with Local Plan Part 2, Policy 8.

Amenity of Future Occupants

3.5.49 Before any development commences it is essential that the ground on which the new dwellings are to be erected is safe for futures of the site. The site is in central Blackburn and there have been a number of potentially contaminative uses in the locality of the site although not necessarily on the site itself. The Council's standard contaminated land conditions can be added to the permission to deal with this and are duly recommended to ensure a safe standard of development is achieved.

3.5.50 Part of the area where Plots 4, 5, 7, 9 and 11 would be located is within Flood Zone 2, as designated by the Environment Agency. It is therefore important that future occupiers of the new dwellings as well as nearby residents would not be affected by the development.

3.5.51 Having consulted the Environment Agency Standing Advice on the development it is evident that due to the properties all being two storey in height enabling occupants to have a safe place in the event of any flooding, the proposals are therefore not considered to be highly vulnerable and thus the Environment Agency raise no objections to the proposals. The Local Lead Flood Authority also has no objections, subject to satisfactory drainage of the site. A condition is therefore recommended to secure submission of details and is considered to be necessary to ensure a safe development that would not cause flooding elsewhere. Subject to such a condition, the proposals are considered to comply with Policy 9 of the Local Plan Part 2 and the relevant policies within the National Planning Policy Framework.

3.5.52 All the new dwellings, including those created within the Conservative Club, meet the minimum floor space standards set at both a local and national level. The proposals are thus considered to provide satisfactory accommodation for future residents.

3.5.53 Three of the new properties nearest to the southern gable of the listed building would be within 6.5m and 13.4m of the south gable listed building, thus providing limited rear amenity space, and which would have an overbearing and oppressive impact for future occupants of plots 9, 10 and 11. However, due to the gable elevation of the listed building orientated away from the rear of the new properties, the effect of the close proximity of the building would be reduced; in addition, the Council has no policies stating minimum yard/ garden sizes. However, the over-riding consideration weighing in favour of the

application is the significant enhancements proposed to the listed building, formally Little Harwood Hall, and its historic garden setting, outweighs the harm caused in this instance.

Summary

3.5.54 In light of all of the above matters, and taking in to consideration the enhancements proposed to the listed building and its setting, the proposals are considered to provide a satisfactory level of amenity for both existing residents and future occupants of the development itself accord with both Policies 8 and 9 of the Blackburn with Darwen Local Plan Part 2.

Design and visual amenity

3.5.55 Policy 11 requires a good standard of design and will be expected to enhance and reinforce the established character of the locality and demonstrate an understanding of the wider context towards making a positive contribution to the local area.

3.5.56 The dwellings present an appropriate mix of semi-detached and terrace types, at a scale proportionate to individual plot sizes and in response to properties in the immediate vicinity, which include semi-detached and terraced.

3.5.57 The general design of the dwellings is considered to be acceptable; however, the plans submitted indicate the use of concrete roofing tiles. This aspect of the proposals is not supported given the prevailing roofing materials of neighbouring properties on Robinson Street and Whalley Old Road is blue slate and the presence of the Grade II listed building. The applicant has been made aware of this concern and is willing to accept a materials condition to secure materials that are more sympathetic to the sites context.

3.5.58 In the interests of highway safety and at the request of the Environment Agency during pre-app discussions, no boundaries are proposed to the front of the properties and this will be conditioned.

3.5.59 Appropriate enclosure of the communal area to the rear of the building will be secured by a boundary treatment condition.

3.5.60 A landscaping scheme, secured by condition, will visually enhance the site to the rear on the former bowling green and serve to contribute towards biodiversity measures.

Protected Species

3.5.61 The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

3.5.62 The Council's Ecologists are satisfied that the existing Conservative Club has a low-negligible potential to support bats and are satisfied that no further survey work is required prior to deciding the application or starting works, but given the highly protected status of bats and the mobile and sometimes cryptic habits of bats it is recommended that the precautions recommended in the survey report are adhered to during the conversion works.

3.5.63 The precautions include a recommendation that the removal of any roof tiles or fascia boards from the building to be converted is undertaken by hand under the supervision of a suitably qualified ecologist. If bats or signs of bats are found at any time during works then works must cease and advice sought from a suitably qualified ecologist about how best to proceed. It is not believed that the risk to bats is so high as to formally require the recommended precautions to be implemented as a Condition of any approval which may be granted to the scheme but an informative note is recommended to ensure that the applicant is aware of these suggested precautions and implements the recommendations.

Summary and conclusions

3.5.64 This report assesses the planning application for the residential development on car park of the former St Stephens Conservative Club. The site is considered to be in an accessible location within the adopted urban boundary. The proposed access, manoeuvrability within the site, and level of parking provision is also considered to be acceptable.

3.5.65 As required to do so, Officers have given the duty's imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 considerable weight. NPPF Paragraph 193 states that great weight should be given to the conservation of heritage assets regardless of the level of harm. High Court decisions have been clear that a lower level of harm does not equate to a lesser objection given the principle duty under the Act is to preserve.

3.5.66 It is the view of Officers that, when taken as a whole, the proposals to the listed building will not cause any harm to the special character of the heritage asset. As such, as demonstrated in the relevant section of this report, this would meet the statutory test to 'preserve' and would accord with the NPPF and Policy 39 contained in the Local Plan Part 2.

3.5.67 To secure the benefits provided by the proposal to the historic fabric of the listed building it is recommended that suitable Conditions be applied to any PP/LBC requiring the submission of further details relating to windows/doors, materials for new stonework, methodology for repair – including cleaning, re-pointing and render specifications.

3.5.68 Whilst the setting of the listed building will be seriously compromised by the erection of 11 New Dwellings, the reinstatement of the garden area associated when the building was erected as Little Harwood Hall, along with the proposed removal of modern harmful additions, and the reinstatement of the historic Palladian façade more than outweigh the harm,

3.5.69 In addition the applicant has committed to replacing the large lime tree with three new trees on the bowling green. This combined with the reinstatement of the historic garden area complies with heritage protection policies and will also provide residents with a green oasis.

3.5.70 As a proposal compliant with the aims and objectives of national policy and the Local Development Plan, it will secure appropriate levels of amenity and will adhere to advocated good design principles. The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application or capable of being controlled or mitigated through use of planning conditions.

3.5.71 In considering the proposals, a wide range of other material considerations have been taken into account to inform a balanced recommendation that is considered to demonstrate compliance with the Local Development Plan and The Framework and, subject to the recommended conditions, it is recommended that Members support the proposals.

4.0 RECOMMENDATION

4.1 Approve subject to Conditions which relate to the following matters: PLANNING PERMISSION:

- Commence within 3 years
- Materials conditions
- Submission of an archaeological report
- Submission of rear boundary treatments to the new dwellings
- Submission of a landscaping scheme
- Submission of a drainage scheme
- Foul and surface water to be drained on separate systems
- Submission of highway infrastructure engineering details
- Submission of vehicle crossing construction
- Reinstatement of the pavement
- Submission of a Construction Management Statement
- Visibility splays not to be obstructed by any building, wall, fence, tree, shrub or other device exceeding 1m above crown level of the adjacent highway
- Contaminated land - submission of detailed proposals for site investigation
- Contaminated land – submission of validation report demonstrating effective remediation
- Unexpected contamination
- Limited hours of construction:
 - 08:00 to 18:00 Mondays to Fridays
 - 09:00 to 13:00 Saturdays
 - Not at all on Sundays and Bank Holidays
- Tree Protection measures
- Tree-Pruning condition for T5
- Electric Vehicle Charging Point and Boiler omissions
- Permitted Development rights removal
- Development in accordance with submitted details / drawing nos.

LISTED BUILDING CONSENT

- Commencement of works timeframe
- Proposals in accordance with submitted details / drawing nos
- Listed building materials
- No works within the roofspace without obtaining express consent of LPA
- Stonework condition
- Work methodology of repair and refurbishment works to the building including any rebuilding, repointing and the mortar mix to be used and its profile.
- Details requiring internal treatment of existing and new walls, ceilings, doors, timber skirting and architraves, sound insulation and lighting.
- Notwithstanding the details shown on the submitted demolition plan the work methodology for the internal demolition and alterations including works to block up existing openings should be submitted to and approved in writing by the Local Planning Authority.
- Joinery details

5.0 PLANNING HISTORY

19/0281 (LBC) – Conversion of Listed Building to form 3 dwellinghouses – Withdrawn, 03.07.2019

10/09/1149 – Replace bowling hut – Withdrawn, 16/02/2010

10.95/0303 (Listed Building Consent) – Provision of a waterproof skin to existing Gents Toilet to combat water penetration – Consent ,10/05/1995

10.94/1586 – Erection of dusk-to-dawn solar cell operated security light on 5 metre high columns to illuminate the car park – Approved, 29/12/1994

10.92/0262 – Security fencing of car park facing onto Robinson Street – Approved, 29/09/1992

10.84/1138 (Listed Building Consent) – Painted timber sign illuminated – Consent, 25/09/1984

10.84/1294 - (Advertisement Consent) – Painted timber sign illuminated - Approved, 19/09/1984

6.0 CONSULTATIONS

ARBORICULTURE

There are no objections to the proposed development going ahead, with the following comments in mind:

- T1, G3 and G4 should not be regarded as constraints on the development and should be removed if necessary.

- T5 should not be reduced by 33% - A 1.5m – 2m Prune back from the adjacent property is sufficient.
- Restrictions apply to potential excavations within the RPA of T5.
- Due to its species T2 will cause constant issues to residents of plots 4 to 7. It would seem the most sensible solution to remove this tree now and replace with 3 or 4 more suitable species that should be protected as part of the TPO.

Wording for conditions:

Tree Pruning:

Condition: Prior to the commencement of the development hereby approved (including all preparatory work), an amended schedule of tree pruning works shall be submitted to and approved in writing by the Local Planning Authority. The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: The 33% crown reduction and canopy rebalancing to T5 is considered too severe. Only the foliage touching the property should be reduced back by 1.5m-2m. This is to avoid any irreversible damage to this retained tree pursuant to section 197 of the Town and Country Planning Act 1990. The following British Standards should be referred to: a) BS: 3998:2010 Tree work – Recommendations b) BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations

Demolition and excavation:

Condition: The Arboricultural Method Statement and Construction Document detailing the method for carrying out demolition works (4.2.3 Stage 3. Carry out demolition works) submitted as part of the Arboricultural Report by Christians Environmental in support of the application shall be adhered to in full.

Reason: Required to avoid any irreversible damage to retained trees during demolition or construction, particularly T5, pursuant to section 197 of the Town and Country Planning Act 1990.

ARCHAEOLOGY

The above planning applications involve significant alterations to the existing Listed Building but, as noted in the submitted Heritage Statement by Mr Haigh, this will provide an economic use for the building and remove two rather unsympathetic additions. The impacts to the exterior will thus be positive. The alterations to the interior appear to mainly affect the more recent modifications to the building, although earlier features could be revealed during the stripping and demolition process.

The proposed new houses and parking, gardens, etc. fall into areas which were part of the gardens to the former hall. Some boundaries and garden buildings are shown in these areas on the OS 1:10,560 map of 1848 and the 1:2,500 map of 1894 (sheets Lancashire 62 and 62.12 respectively) but they

have since been cleared away and it is not considered that any buried remains of them would be of high significance.

As such we would not raise any objections to the applications, nor recommend any intrusive archaeological work. We would suggest, however, that a photographic record of the existing club building be made prior to works commencing, supplemented by further photography once the modern extensions have been removed and following stripping out. The following planning condition wording is suggested:

Condition: No development, site clearance/preparation, or demolition shall commence until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of recording should comprise a photographic record of the existing building inside and out prior to any site preparation, stripping or demolition works, as set out in 'Understanding Historic Buildings' (Historic England 2016). This should be supplemented by further photographic recording following stripping out and the demolition of the modern extensions. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net).

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Note: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. "Understanding Historic Buildings" can be accessed online at <https://historicengland.org.uk/imagesbooks/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework paragraph 199: "*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*".

Please note that the above comments have been made without the benefit of a site visit. If you need any further information or would like to discuss this further please do not hesitate to contact me.

Conservation

The Conservation Officers had concerns initially relating to the parking area on the bowling green and works proposed within the listed building. Officers of the Council have worked closely with the applicants to overcome the initial issues and ensuring the historic Jacobean façade is reinstated.

Subject to the recommended conditions, no objections are now raised.

Ecology Unit

Thank you for consulting the Ecology Unit on the above planning application. I have the following comments –

Bats

The Bat Survey and Assessment of the building to be converted has been carried out by suitably qualified ecologists and is to appropriate and proportionate standards. I would not disagree with the survey findings, which did not record any bats or signs of bats and assessed the building as having low-negligible potential to support bats. No further bat surveys are required prior to deciding the application or starting works, but given the highly protected status of bats and the mobile and sometimes cryptic habits of bats some precautions as regards bats are recommended in the survey report. I would support these precautions.

The precautions include a recommendation that the removal of any roof tiles or fascia boards from the building to be converted is undertaken by hand under the supervision of a suitably qualified ecologist. If bats or signs of bats are found at any time during works then works must cease and advice sought from a suitably qualified ecologist about how best to proceed. I do not believe that the risk to bats is so high as to formally require the recommended precautions to be implemented as a Condition of any approval which may be granted to the scheme but an informative (advisory) should be used to ensure that the applicant is aware of these suggested precautions and implements the recommendations.

All UK bats and their resting sites are specially protected under the terms of the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

Trees

The site supports four mature broadleaved trees (Limes and a Beech) which will have some local nature conservation importance. Currently the plans show these trees as being retained and this is welcomed, but the retained trees will need to be properly protected during the course of any approved development works.

I would recommend that the implementation of the 'Arboriculture Method Statement and Construction Document' prepared by Christians Environmental in Feb 2019 (report ref. SS-BS-001 Revision A) is required by means of a Condition placed on any permission which may be granted to the scheme.

Nesting Birds

The trees and other scrub/vegetation on the site have the potential to support breeding birds. The active nests of all wild birds are protected under the Wildlife and Countryside Act, 1981 (as amended). Therefore an informative

should be used to ensure that the applicant is aware that no vegetation clearance should be undertaken in the main bird nesting season (March - August) unless it can otherwise be demonstrated that there are no active birds' nests present on the site.

Environment Agency

We have no objection to the development but would wish to offer the following comments:-

Flood Risk Activity Permits

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

The Flood Risk Assessment refers to the River Blakewater as the nearest identified main river, however Little Harwood Brook flows in culvert below the pavement fronting the development site. Drawing number 003 version D in appendix A of the FRA appears to show garden walls in front of plots 4 – 8 in close proximity to the culvert. However version G, of the same drawing, which was submitted with this application as the Proposed Site Plan 18.109.003G, does not appear to show these walls. If the scheme is revised again to include garden walls along the site frontage, we would not issue a permit for their construction if they were within 8 meters of the edge of the Little Harwood Brook culvert.

Flood risk standing advice - advice to LPA

The proposed development falls within Flood Zone 2 which is land defined in the [planning practice guidance](#) as being at a medium risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us.

This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Education

Robinson Street was made into a no through access road when St Stephens Primary School was built and since this time traffic congestion and traffic management on this road has been and remains a significant concern. With 2 large community buildings located on this road (St Stephens School and Little Harwood Children's Centre), the volume of traffic is already high and parking is restrictive.

Despite many attempts to encourage walking buses and walk to nursery/school initiatives, families using the community facilities tend to use vehicles to transport their children. This had led to serious concerns about child safety which has resulted in both of the community venues having to restrict access to their car parks at key drop off and collection times across the day. Both community venues have actively engaged with the community and also with the community policing team to try to discourage drivers and poor/inappropriate parking however these attempts have been futile. Towards the latter end of the day (typically after school but before the Children's Centre closes, the road is often used by vehicles racing at some speed up and down the street and around the roundabout – again this cause great concern with regards to safety.

Whilst we acknowledge some of the benefits of the proposed new housing, the potential to further increase the number of vehicles using Robinson Street for access to these properties is worrying. It is pleasing to see that the properties have individualised parking provisions, however from the plans provided it seems that the parking ingress and egress for some of the properties is directly from Robinson Street which will further exacerbate existing problems and also be challenging for new home owners.

In respect of pupil places, the area has sufficient capacity for the provision of early years places for an increased population of 2, 3 & 4 year olds who wish to access early education provision, however the provision for primary school places in the immediate locality is at a premium.

Highways

Initial comments:

Parking

Each dwelling house is 3bed and would therefore require 2 car parking spaces per property. The details received offers 2 parking spaces per property, for those fronting onto Robinson Street, both bays are positioned on the driveway, and are at an adequate length and size.

Those that are offered in a circular form and to provide parking for plots 1-3 have the correct bay sizes but not adequate manoeuvrability into and out of the bays – please request revision. There also appears to be an excess of 2 spaces, please provide the justification for this.

The parking bays for plots 9-14 will require properly constructed vehicular crossovers; contact would need to be made with the Local Highway authority for approval and construction.

On my site visit I noted that the street was heavily parked with vehicles, which I suspect largely belong to the school, and parents who were picking up their children at the time. Evidently there is an area in front of 2-12 Robinson Street which I suspect provides parking to support visitors to the shops/residents in the area. This is not highway land and is private.

Access

Vehicular access to the plots is either via the new tarmac road which is to be introduced or individual drives directly out on Robinson Street. The access road serving plots 4-8 have no turning head at the end of the road, and also no footway to guide pedestrian safely to the properties.

The layout of the road in the form presented would not comply with the council's standards adoption guidance's and we would not be seeking adoption of the new road – the road would remain private.

The width of the new access road at the junction with Robinson Street is too wide, and should be restricted to a 4.5m wide, to ensure the safety of pedestrians crossing over. Please seek amendment.

Notwithstanding the above, a refuse vehicle which would enter the road would need to be able to turn and exit in forward gear. No evidence of where the turning point will be or evidence of swept path analysis is required for assessment.

A vehicle sightline has been provided for the new access out onto Robinson Street – this is acceptable, in principle however no details on boundary treatment along the frontage of the site has been provided

All access points should comply with vehicle sightlines of 2.4 x 70m at 1.05m above road level and pedestrian sightlines of 2.4(from the back of the footway) x 3.3m at 600mm above road level. These visibility splays should remain un-hindered hereinafter please request further details.

The developers have recognised a section of footway that is absent, along Robinson Street and have proposed to continue this up to the back street – this is welcomed. Please could we attach a suitable Grampian condition to support and ensure these works are carried out?

OTHER

- All existing street furniture including street lighting should be removed/disconnected at the applicants expense and relocated at locations to be agreed with by the relevant highways officer, (should they be required to do so)
- Construction method statement is to be received this should include wheel washing
- Contact to be made with our Structures Division prior to commencement of any works affecting retaining walls/ structure adjacent to/abutting or within the adopted highway
- Prior to any work commencing that affects the existing adopted highway contact to be made with the Local Highway Authorities office on Tel: 01254 273838 to undertake a condition survey.
- Any old entrances that are no longer required should be closed and reinstated back to full footway, at the developers expense

Several objectors from the immediate area have cited loss of parking if the development was to be approved. . Having considered the scheme fully, I am of the opinion that the only drives which impact the street scene and some parking which may occur presently is the area fronting plots 9-16 as they will have individual drive crossings, however my assessment and also site visit, I noted there was ample alternative parking areas to support the immediate residents

To conclude, in principle we would have no objections, but require the above matters being to be addressed before we can fully support the application.

Please note: Prior to the commencement of any works that affect or adjoin the adopted highway – contact is to be made with the local highway authority officer Simon Littler on Mob: 07766 578007

Please attach standards conditions/Informatives: Highways1, 2, 3, 4, 8, 9, 90, 10, 11, 12, 13, 14, 15, and 17

Comments on the additional details received 9th July 2019

Parking: no further comment to offer

Access: adjustments have been made to the access width which is now reduced to 4.5m

The addition of a turning head to the road serving plots 4-8 is welcomed. Sightlines to be kept clear in perpetuity for all access points and drives - please condition

The extension of footway along Robinson Street is to be delivered by the developer, please attach a Grampian condition.

All matters previously outlined under Other and standards conditions and informative presented should be attached to the approval.

Public Protection

With reference to the above application, I recommend that the following condition(s), informative(s) and/or comment(s) be included if planning permission is granted:

Air Quality

The Blackburn with Darwen BC planning advice note gives us guidance on different developments and how we approach them in terms of air quality. A site of this nature would be subject only to the standard mitigation measures detailed in the guidance.

<https://www.blackburn.gov.uk/planningdocs/policies/Air-Quality-PANv7-July-2018.pdf>

Air Quality Condition for a type 1 site type development (<100 residential units outside an AQMA)

The following mitigation measures will be implemented prior to the commencement of the approved use:

1. There shall be one electric vehicle charging point at each house with off-road parking. The Air quality mitigation measures shall be implemented prior to the occupation of each plot. These measures shall include: the provision of an electric vehicle charging point for every plot and gas fired domestic heating boilers shall not emit more than 40mgNOx/kWh.

This condition implements the requirements of Council's Air Quality PAN and the Principles of Good Practice in the EPUK & IAQM guidance Planning for Air Quality. These are readily achievable mitigation measures that reflect current good practice and help to reduce the cumulative impact of current and future developments.

Contaminated Land

The development is a sensitive end use and comprises a number of residential units.

The site is in central Blackburn and there have been a number of potentially contaminative uses in the locality of the site although not necessarily on the site itself.

The standard contaminated land condition can be added to the permission to deal with this.

It is possible that a good desk study and site walkover may be able to screen out any particular risk with the site although this would depend on the specifics of the survey and what it uncovered.

CONTAMINATED LAND CONDITIONS

Condition 1

Prior to the commencement of construction works on site, the developer must submit to the Local Planning Authority (LPA) for written approval:

i. A comprehensive desk study report, including a preliminary conceptual site model (CSM) in text, plan and cross-section form. Detailed proposals for subsequent site investigation based on the CSM shall be included as appropriate; the developer will be advised whether any further site assessment is required.

ii. If required by the LPA, the findings of the approved site investigation work, including an appropriate assessment of risks to both human health and the wider environment, arising from contaminants in, on or under the land (including ground gas) will be submitted. Where unacceptable risks are identified an updated CSM, remedial options appraisal and detailed remediation scheme shall be presented for approval. No deviation shall be made from this scheme without the written express agreement of the LPA.

Condition 2

Prior to the commencement of the permitted use, the developer must submit a comprehensive validation report to the LPA for written approval. The report shall demonstrate effective remediation in accordance with the agreed remediation scheme. All the installed remediation must be retained for the duration of the approved use and the LPA periodically informed in writing of any ongoing monitoring and decisions based thereon as appropriate.

REASON: To ensure that the site has been made 'suitable for use', and as such, does not pose a risk to future users of the site or the wider environment.

Condition 3

Should contamination be encountered unexpectedly during redevelopment, all works should cease, and the LPA should be immediately informed in writing. If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, and agreed in writing by the LPA. No deviation shall be made from this scheme without the written express agreement of the LPA.

REASON: To protect the health of future occupiers of the site in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan.

Neighbour Representations

55 individual letters were sent to the local residents. In addition, site notices were posted, and a press notice advertised in the local newspaper. The same local residents were consulted again on receipt of the amended site plan by letter, site notices and in the local newspaper.

As a result of both rounds of public consultation 4 letters of objection have been received, together with one letter of support from the local ward councillor, these are summarised in Section 9.

7.0 CONTACT OFFICER: Claire Booth – Senior Planning Officer

8.0 DATE PREPARED: 7th November 2019

9.0 SUMMARY OF REPRESENTATIONS

Support – Councillor Abdul Patel – 27th September 2019:

I am in support of this application.

Objection – Usman Dagra, 22 Robinson Street. Rec – 10/04/2019

Dear Sir,

I am writing regarding the proposed plan to construct new homes on the listed conservative club on Robinson street.

My only concern remains that the newly built homes will have their own driveways meaning there will no longer be any room to park across the road. At the moment residents of Robinson street park on both sides of the street. As well as this parents at school times in the mornings and evenings and people who come to visit the shops in little harwood also park on the street. Additionally, due to the street being one way it makes it very busy and difficult especially at school times. Therefore the parking issue remains my only concern and I would like this to be addressed.

Objection – Yusuf Mansur, 12 Robinson Street, Blackburn. Rec – 11/04/2019

Dear Sir/Madam

I am writing regarding the planning application on Robinson Street. After viewing the plans I have some concerns. Firstly, the parking situation is currently very chaotic. Residents and shopkeepers, along with shoppers etc. are parking on both sides of the street during the day. The problem does not ease overnight, as us residents are restricted parking on the street. Any change or removal of the current footpaths on both sides would undoubtedly cause difficulties and also concerns with traffic causing a greater problem. There is only one exit, where as it was not this bad when it was open right through to Philips Rd. I would appreciate if you could take my comments under consideration before approving any planning permission and making any changes. MANY THANKS

Objection – Maarya Shaikh, 18 Robinson Street. Rec – 18/04/2019

I am writing this email in relation to the houses proposed to be built opposite my house on Robinson st.

As you may/may not be aware, little harwood is now sign posted as a shopping village. All the shoppers park on Robinson Street when shopping along the main rd/Whalley old road. If houses are being built I am wondering where these shoppers will park as there is already parking issues for us residents with all the extra shoppers parking on our street and there is also St Stephens school on Robinson St. All pupils who are driven to school park on our street as well. There's also the children centre who's users park on our street and there's also the khanqa whose service users park on our street. The issue was already there and the proposal of houses is going to make it impossible for us residents to park.

The other issue is that the road has been blocked off by a roundabout and made a no through road. If traffic was able to flow down to Philips Road the congestion would be less as people using the road won't need to turn the car around they can just carry on. Please re open the road up so that people can travel easily along the road.

Also being a residential area and also a school road it would be beneficial for all if there were speed humps along Robinson Street as the speed that people travel along the road is ridiculous.

Please can you bear all the above in mind before granting permission.

Objection – Mohammed Sidat. Rec – 26/07/2019

In response to Application Ref 10/19/0275 amended site layout, we have the following observations and comments:

- My property is directly adjacent to the rear of the development, being located at 11 Broadfold Ave, Blackburn
- T1 & T2 are being removed but 4 trees are being replanted in its place. With tree T1 being just a small unprotected tree.
- The replanted trees are in non-related locations to the existing trees.
- There is already a significant loss of light and amenities being enjoyed through the fact that the 2 existing trees (T4/5) at the rear of the property are significantly overgrown, have sprawled out over onto my property, create significant issues re: leaves cluttering drains, health and safety through numerous wet leaves across my property, gutters being blocked, cars damaged with tree sap & bird excrement.
- We request that the new tree to be planted between (T4/5) existing trees be reconsidered and relocated nearer to where T2 is being removed.
- There is no requirement or necessity to plant a new tree here as this will cause us significantly further issues, increasing by 50% as mentioned above. Also the new tree proposed can be significantly high and wide causing further issues.
- Request that T2 replanted to within the same location as they are no other trees on the back of the new housing development.
- We suggest that the existing trees next to my property, are pruned and maintained annually to within safe guidelines and ensure minimal overhang and restrict damage potential to my property and land.
- I also request a meeting on site with relevant parties and contact to discuss the above prior to any matters being finalised.

Other

Councillor Desai, 20 August 2019

Hi Claire,

Thank you very much for resolving this one; I spoke with Mr Sidat this morning and he is happy with the revised tree planting plan.

Best wishes

Cllr Mustafa Desai
Elected Member Little Harwood & Whitebirk Ward
Executive Member Adult Social Care & Prevention