
PLANNING COMMITTEE

Wednesday, 19th March, 2025

Present: Councillor Dave Parkins (in the Chair), Councillors Joyce Plummer, Heather Anderson, Loraine Cox, Clare Pritchard, Ethan Rawcliffe, Kath Pratt, Bernard Dawson MBE (Vice Chair), Judith Addison, Peter Edwards, Bernard Dawson and Noordad Aziz

Apologies: Councillors Scott Brerton

383 Apologies for Absence, Substitutions, Declarations of Interest and Dispensations

Apologies for Absence given by Councillor Scott Brerton, Councillor Noordad Aziz was present as Substitute.

A Declaration of Interest was given by Councillor Kathleen Pratt for Item 3a.

384 Minutes of the Last Meeting

The Minutes of the Planning Committee held on the 19th of February 2025 were submitted for approval as a correct record.

Resolved – That the minutes be received and approved as a correct record.

385 Town and Country Planning Act 1990- Planning Applications for Determination

386 11/24/0499 - The Hollins, Hollins Lane, Accrington, BB5 2QY

Councillors Kathleen Pratt and Noordad Aziz stepped down for this item and moved to the public gallery.

Mr Adam Birkett Head of Planning and Transportation informed the committee that this item had been deferred from the previous 19th of February meeting pending a site visit which took place on the 5th of March.

Mr Birkett presented the report to the committee. The application presented a Proposed Lighting Installation to an Existing Hard-Surfaced Sports Court/Pitch located at the Hollins, Hollins Lane, Accrington, BB5 2QY. The application proposed 6, 10 metre high lighting columns, with 14 lights in total. The 4 corner columns will each have 2 lights at the top, and the 2 central columns will each have 3 lights at the top. The lighting design was included with the report.

11 Objections have been received by neighbours.

No objections had been received by Lancashire County Council Highways or Hyndburn Borough Councils Environmental Health Team or the Ecology Advisor.

The application was recommended for approval subject to the conditions laid out in the report by officers.

Members of the committee discussed the importance of sporting facilities for all ages in promoting healthier lifestyles and group activities.

Discussions took place regarding the time the lights would be in use in accordance with other local sites and the neighbours' concerns. The committee debated on how much impact reducing the hours of operation by an hour would have and the resulting consequences for the funding.

Resolved – Members voted to follow the officer recommendation and grant approval to the project subject to conditions as presented in the report.

N.B – 1. Stephen Lambert – Spoke against the application.

- Emphasised that the neighbouring residents were not against the application but wanted amendments making to the time the lights will be lit.
- States they are not against the development of the pitch but the impact of the lighting proposed would be the equivalent of having 167 candles on his windowsill when the current view is complete darkness.
- Proposed lights only be in use 3 nights a week.
- Asked the committee to amend the time the lights are lit to 8pm rather than 10pm.
- Stated that the sun only sets after 9pm 3 months of the year so the remaining 9 months the lights will be in use. Not just in winter.

2. Councillor David Heap – Spoke as a representative of the local residents.

- Informed the committee since his election on the 6th of February numerous residents have raised concerns about the project.
- Highlighted that he can see both sides of the argument for and against and proposed that a compromise be made on both sides.
- Asked the committee to consider changing the recommendation to end the lights at 9pm instead of 10pm on weekdays.

3. Carmel Trickett – Spoke in Favour of the application.

- Informed the committee she is the COO of LET Education Trust.
- The Hollins is the only large school in the area without a sports hall which negatively impacts the students of the school, especially in the winter months.
- Due to budget constraints the only way for The Hollins to gain all weather facilities is through external funding.
- This funding is reliant on the benefactors being able to make their money back through external bookings. The 10pm cut off time has been calculated by the provider to ensure that they can do this within the lifespan of the pitch.
- Addressed the parking concern by informing that the car park would be open and available for users of the pitch to park in, preventing road side parking.

387 11/24/0351 - Hyndburn Retail Park, Whitebirk Drive, Blackburn, BB1 3HT

Mr Adam Birkett Head of Planning and Transportation presented the report to the committee.

The application proposed a modification to an existing Section 106 ('S106') legal agreement under Section 106A of the Town and Country Planning Act 1990.

The existing agreement was dated the 23rd of June 2009 and was between Hyndburn Borough Council and Peel Investments (UK) Limited.

The current agreement restricts the range of goods able to be sold on the site and its purpose was to protect the vitality and viability of the adjacent town centres of Blackburn and Accrington.

The application looks to vary the conditions for Unit 3 following a request from the retailer Farmfoods Ltd.

Mr Birkett informed the committee that similar amendments have already been made to other units on the site over the years and an independent Retail Consultant informed that this amendment would still allow vitality of the nearby town centres.

Officers recommend that the item be approved with delegated authority given to the Chief Planning and Transportation Officer to modify the wording of the S.106 agreement dated 23rd of June 2009 accordingly.

Members discussed how important it is to have units filled on the retail park and agreed that the site has changed over time to meet the demands of consumers.

Resolved – The committee voted to follow officer the recommendation and give delegated authority to the Chief Planning and Transportation Officer to modify the wording of the S.106 legal agreement.

N.B. 1. – Rachel White – Representative of the applicant.

- Thanked Mr Birkett for the presentation and asked the committee to consider the similar amendments made to other units on the site.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed