
PLANNING COMMITTEE

Wednesday, 3rd September, 2025

Present: Councillor Dave Parkins (in the Chair), Councillors Bernard Dawson MBE (Vice Chair), Joyce Plummer, Clare Pritchard, Ethan Rawcliffe, Kath Pratt, Judith Addison, Scott Brerton, Noordad Aziz, Josh Allen, Heather Anderson, Danny Cassidy and Kimberley Whitehead

Apologies: Councillors Loraine Cox, Stephen Button and Stewart Eaves

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

Apologies for absence were submitted by Councillors Loraine Cox, Stewart Eaves and Stephen Button.

Substitutions were made for Councillor Cox by Councillor Danny Cassidy, Councillor Eaves by Councillor Heather Anderson and Councillor Button by Councillor Kimberley Whitehead.

138 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 20th of August 2025 were submitted for approval as a correct record.

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

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

140 11/25/0299 - 450 Manchester Road, Accrington, Lancashire BB5 2QG

Mr Adam Birkett, Chief Planning and Transportation Officer, presented the report to the committee. Noting that the application was not a planning application but an application for a Certificate of Lawful Use to ascertain whether the proposition to change the use of the property 450 Manchester Road from a single dwelling to a small house in multiple occupation was lawful.

The application relates to a two-storey end-of-terrace dwellinghouse which would be laid out as 3 bedsitting rooms with self-contained shower rooms/wc; with kitchen and other facilities shared. No external alterations were proposed.

Mr Birkett explained to the committee that under Class L of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed change of use would be considered 'Permitted Development' and therefore no planning permission was required for the change of use sought and the application for a Certificate of Lawful Use must be granted.

Members expressed sympathy for the objectors of the application, noting that they had similar concerns in regards to the busy highway and the property's location in relation to the character of the area but ultimately had to follow the national planning guidance in place for the type of application presented which does not consider any of the above as reasons for refusal.

Resolved – The application was approved as per the officer recommendation.

N.B. – 1. Rebecca Booth – Spoke in support of the application

- Reminded the committee that this was not a planning application but an application for a Certificate for Lawful Use.
- Stated that there is no legal basis for the committee to refuse the Certificate as in the report.
- Informed that the owner of the property would be happy to speak to the neighbouring residents to alleviate any concerns as she will be living in the property herself.
- Conveyed that the owner wants to settle into the community.
- Emphasised that the owner of the property did not have to apply for the Certificate of Lawful Use but wanted to do the right thing by doing so.

2. Ward Councillor David Heap – Spoke against the application.

- Representing his constituents.
- Highlighted that 170 objections had been made from residents, highlighting highway safety, residential amenity, majority owner occupied properties and 2 local schools nearby as concerns.
- Asked the committee to consider, the safety of residents in regard to the busy highway, residential amenity and the existing character of the area.
- Asked the committee to refuse the application.

141 11/25/0303 - 21 Union Street, Accrington, Lancashire BB5 1PL

Mr Joshua Parkinson, Planning Manager (Development Manager), presented the application to the committee.

The application related to 21 Union Street, a two-storey mid-terrace building within Accrington Town Centre which comprised a commercial unit on the ground floor with an office above (both Use Class E).

The application was to determine whether the prior approval of the Local Planning Authority was required for the partial change of use of the application building to eight flats (Use Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015).

Mr Parkinson informed the committee of the factors for consideration for this type of application as noted in the report.

The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. Mr Parkinson emphasised this to the committee stating the importance of not imposing unnecessarily onerous requirements and the need to only consider the factors highlighted in the report.

Members discussed the conditions in the report, noting the requirement of additional windows and the proposed site layout.

Members commented that the site was not occupied and seeing the building brought back into use would be a positive addition to the town centre. The accessibility of the property to local transport links was also deemed a positive of the application.

Some concerns were raised about the lack of available parking nearby but ultimately the committee decided that this was likely to be of minimal impact as there were available parking sites a short distance away.

Resolved – The application was approved with the conditions listed in the report, or as amended to the satisfaction of the Chief Planning and Transportation Officer.

142 Update Sheet

The update sheets were noted.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed