
PLANNING COMMITTEE

Wednesday, 12th November, 2025

Present: Councillor Dave Parkins (in the Chair), Councillors Bernard Dawson MBE (Vice Chair), Joyce Plummer, Judith Addison, Scott Brerton, Stephen Button, Stewart Eaves, Munsif Dad BEM JP and Kimberley Whitehead

Apologies: Councillors Loraine Cox and Josh Allen

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

Apologies were given by Councillors Josh Allen and Loraine Cox.

Councillor Munsif Dad BEM JP substituted for Councillor Noordad Aziz. Councillor Kimberley Whitehead substituted for Councillor Ethan Rawcliffe.

203 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 15th of October 2025 were submitted for approval as a correct record.

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

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

205 WITHDRAWN - 11/25/0167 - Church Bridge Works, Mill Street, Church, BB5 4EL

The Application was **WITHDRAWN** by the Applicant and was not discussed in the meeting.

206 11/25/0343 - 7 Bluebell Way, Huncoat, Lancashire BB5 6TD

Mr Adam Birkett, Chief Planning and Transportation Officer, presented the report to the committee. Detailing the proposed change of use of the existing dwelling to a residence providing care for one child.

Mr Birkett informed the committee that the property was a corner plot at the junction of Bluebell Way and Sedum Gardens.

The property featured four bedrooms (one with ensuite facilities), a kitchen, dining room, living room and a lounge. Including an integral garage and an external car parking space for one vehicle.

Mr Birkett advised that there had been previous applications brought to committee for a change of use to a care home for a mother and baby (or for 2 children) 11/23/0068 which was refused.

Similarly, an application for a Lawful Development Certificate (Proposed) for a change of a residential dwelling (C3a) to a household comprising of a resident Mother and Baby or up to two children 11/23/0069 was refused.

16 Objections had been received as detailed in the report on page 19 and 20.

Lancashire County Councils Children's Services also objected to the application as noted in the report on page 20.

Mr Birkett advised the committee that the application conflicts with Policy 1 and 2 of the Children's Residential & Supported Accommodations Supplementary Planning Guidance (SPG) (Children's Home SPG).

The application was also contrary to Policy GC1 of the Hyndburn Development Management DPD by removing a market dwelling. Policy ENV7 of the Hyndburn Core Strategy in conjunction with the Development Management Development Plan Document Policy DM29 also require developments to protect the amenity of neighbouring residents. Mr Birkett noted that the proposed development when considered cumulatively alongside existing children's care facilities in the neighbourhood would be injurious to the residential character of the area.

Members discussed the information in the report and unanimously agreed that the application was not suitable in its current location. Referencing the close location of existing children's homes in the area and the lack of need for this particular type of care facility.

Resolved – The application was refused for the reasons detailed in the officer report.

N.B. – Jacqueline Rawstron – Spoke against the application.

- Agrees with the information in the officer report.
- Noted the appeal to the previously refused application 11/23/0068 and its dismissal by the planning inspectorate.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed