

Planning Committee

14th February 2024

Presentation and Update Sheet

Item 3 11/23/0506

30 Bluebell Way, Huncoat BB5 6TD

Planning permission is sought for the change of use of the residential property at 30 Bluebell Way, Huncoat, to a household within use class C2 comprising mother and baby or two children supported by up to 3 carers.

As set out in report the property comprises a detached, 3 bedroom, residential property with sufficient space to park two cars off the highway. I do not intend to repeat details that are before you in the report.

The proposed development has attracted a large number of representations from local residents that are summarised and addressed in the report. Since the report was published the Council has received a one further representations that raise the following points:

- Inadequate car parking provision for the proposed use resulting in the blocking of driveways of nearby dwellings.

The matter of car parking provision has been considered in the main report. The applicant has submitted a Staff Travel Plan to promote car sharing so as to minimize parking needs. A condition is recommended in the main report to require implementation of the Travel Plan.

For the reasons set out in the report it is recommended that planning permission be approved subject to the conditions set out in the report.

Members will be aware that two similar planning applications were submitted, and subsequently refused, for the same type of development at 7 Bluebell Way and 49 Bluebell Way. Although the applicant has appealed against the refusal of these applications no decision has been reached by the Planning Inspectorate. It would have been useful to know the outcome of those appeals in the determination of this application, however, at this stage the outcome is not known.

Given the issues that have been experienced in Hyndburn with both Houses in Multiple Occupation, Officers are preparing a report for Cabinet that will make recommendations on how a policy can be developed that addresses these types of development having regard to best practice and the approach being taken by neighbouring authorities. Work has already commenced on the development of an evidence base necessary for this to proceed.

Item 4 11/23/0418

Market Chambers, 43 - 59 Blackburn Road, Accrington.

Planning permission is sought for the change of use of this key town centre building to provide a new cultural and community facility, alongside external alterations, repairs to the building façade and a third floor roof extension to accommodate internal access. I am sure that members will be familiar with the building.

The building is within Accrington Town Centre Conservation Area and is locally listed. It is also directly opposite the Market Hall, a Grade II Listed Building.

The key changes proposed relate to the development of new shop fronts that are illustrated by the slides.

The Council's Conservation Officer believes that the proposed shopfronts would be of a more appropriate style and design than those existing and would enhance the character and appearance of the buildings in this highly prominent and attractive location. The resulting elevations would be of a more uniform and consistent appearance which is to be welcomed.

The entrance to the buildings is to be relocated to improve access within the main entrance to the central bay, whilst a historically lost corner entrance will be used as a display window, changes that will improve the use of the building whilst retaining architectural legibility.

Although some of the changes to the roof would be visible from various vantage points, they are set back from the roofline and the additions have a simple design that is modest and in keeping with the existing scale and pattern of features at that level. It is therefore considered that these changes would not detract from the overall significance of these buildings or those nearby.

The consultation responses are set out in the report and no further representations have been received.

The proposed development is consistent with the policies of the development plan and has the potential to bring significant benefits to Accrington Town Centre as a key part of the Council's Town Centre Strategy that is supported through the Levelling Up Fund.

Since the report was published, the applicant has made a number of observations on the report and these are set out below:

Residential Occupation. For Clarity, the Council is aware that the flats within 49-51 Blackburn Road are vacant.

Conditions 7, 8 and 9.

It is recommended that these conditions be amended to read as follows, conditions 8 and 9 being merged into a single condition 8 as follows:

7. Prior to the occupation or use of any of the development, a scheme and programme for the provision of secure and covered (if outdoors) cycle parking for staff and customers of the premises shall be submitted to and approved in writing by the Local

Planning Authority. The development shall be implemented in accordance with the approved details.

8. Prior to the occupation or use of any of the development, a scheme and programme for the installation of 6 swift nesting boxes on the Market Hall facing elevation (either building mounted or building/roof integrated) shall be submitted to and approved in writing by the Local Planning Authority. The box type must be manufactured from woodcrete / woodstone unless otherwise agreed. The submitted details shall include the box type, manufacturer's name, elevation plans marking the location of installation and a timetable for their installation.

Within 2 months of the installation of the nesting boxes, a Statement of Good Practice shall be signed by the competent architect, and shall be submitted to and approved in writing by the Local Planning Authority. The Statement of Good Practice shall confirm that they have been implemented in accordance with the approved details.

The development shall be carried out in accordance with the approved details and retained thereafter.

The reasons for these conditions remain unchanged.

Recommendation:

It is also recommended that delegated authority be given to the Chief Planning and Transportation Officer to finalise details of the wording of conditions should this be necessary.