
PLANNING COMMITTEE

Wednesday, 12th June, 2024

Present: Councillor Dave Parkins (in the Chair), Councillors Bernard Dawson MBE (Vice Chair), Judith Addison, Peter Edwards, Scott Brerton, Steve Button, Heather Anderson, Clare Pritchard, Loraine Cox, Kath Pratt and Stewart Eaves

Apologies: Councillors Danny Cassidy, Jodi Clements, Ethan Rawcliffe and Joyce Plummer

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

Apologies recorded for Councillor's Danny Cassidy, Jodi Clements, Joyce Plummer, and Ethan Rawcliffe.

Councillor Stewart Eaves substituted for Jodi Clements.

Councillor Kath Pratt substituted for Danny Cassidy.

The Chair thanked Councillor Judith Addison for all her hard work last year as the Chair.

21 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 17th April 2024 were submitted for approval as a correct record.

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

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

The Chair requested introductions around the table at the start of the meeting.

An update sheet was presented at the start of the meeting for all applications.

3A – 11/24/0200 – 46 Bluebell Way, Huncoat, Accrington, BB5 6TD

Mr Simon Prideaux, Chief Planning and Transportation Officer presented the report to the Committee.

The application was brought to the Committee on a request from Councillor Parkins.

The application was for a lawful development certificate. The proposal is for a use of a (3a) dwelling as a children's home for up to two children, with up to three carers, two sleeping overnight working on a rota basis (c2).

The proposed use would be materially different from that of likely use by a single household and therefore fails to satisfy that the new use in the application would be lawful.

Resolved – That the application be refused.

3B – 11/24/0177 – 463 Whalley Road, Clayton Le Moors, BB5 5RP

The item was withdrawn.

3C – 11/23/0180 – Land Parcel, Coach Road, Meadow Coach Road, Church, Lancashire, BB5 0EH

Mr Adam Birkett, Planning Manager presented the report to the Committee.

The application was a Major Full application for a community owned solar generating facility with a capacity of up to 2MW including solar panels, security fencing, CCTV, underground cabling, string inverters, connections to substations, environmental enhancement and ancillary development at land known as Coach Road Meadow, Coach Road, Church.

The application site is owned by The Prospects Foundation, a registered charity.

Mr Birkett discussed the proposed site, the railway line close by and residents on Hill Street and the work that has been done to ensure all parties are happy. The Glint and Glare study suggested a 10 degree rotate to the west, this has been accepted and changed.

Councillor Steven Button declared an interest in this item as the Councillor who sits on the Outside Body for Prospects.

Councillor Kath Pratt declared an interest as a member who is part of Prospects.

Resolved – That the application be approved subject to conditions within the report.

- N.B – 1. Councillor Zak Khan spoke in favour of the application.
2. Mr Phil Vincent, applicant spoke in favour of the application.

3D. – 11/23/0200 – Parsonage House, 142 Blackburn Road, Accrington, Lancashire, BB5 0AD

Mr Adam Birkett, Planning Manager presented the report to the Committee.

The application was for a Major Full conversion of existing 2 storey and basement of nursery and development of new 4 storey extension to form 18no apartments, including parking, landscaping and bin storage areas.

The building had been used as a nursery since 1996 but the number of children attending the nursery had fallen and the business is now considered to be no longer viable by the applicant.

A under croft parking area for 8 vehicles was proposed and Members raised concerns that there was not enough spaces.

Due to the closeness of the town centre and the cycle storage spaces LCC Highways were happy with the provision supplied.

Financial contributions were sought as part of a S106 agreement detailed within the report.

Resolved – That the application was approved subject to a S106 being agreed and the conditions set out in the report.

3E – 11/23/0486 – Former Gas, Storage Facility, Heys Lane, Great Harwood

Mr Adam Birkett, Planning Manager presented the report to the Committee.

The application sought a full planning permission for the erection of a new retail store with garden centre, servicing and car parking areas and associated works.

The application proposed the erection of a Class E (a) retail store with the operator identified as Home Bargains. The store would provide 2,323sqm of floor space incorporating sales/display areas, storage facilities and staff areas. Externally an open garden centre area of 932sqm.

The current access into the site from Heys Lane would be relocated further west.

The Committee were informed the site falls within an employment site in the Local Plan but at a larger scale than it is proposed. The site will look to create between 70-80 jobs however, there was also a benefit to developing the site as it is proposed instead of leaving it vacant as it has been for the past 6 years.

The update sheet informed the Committee the reduction down to £40K as a financial contribution towards loss of biodiversity at the site.

Councillor Judith Addison asked for the trading hours of the business, Mr Adam Birkett responded that these would be added into the conditions.

Resolved – That the application be approved subject to the plans and conditions outlined in the report.

- N.B – 1. Mr Miles Parkinson spoke in favour of the application.
- 2. Mr Alastair Skelton, Planning agent, spoke in favour of the application.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed