

Planning Committee Update Sheet – 2nd October 2024

3.a 11/24/0340 - 2A Allsprings Drive, Great Harwood, BB6 7RN

Two further representations have been received:

- One adds to a previous objection and raises no further issues.
- One supports the application saying it is an excellent idea, helping young children in the area and with hope they can return to a family environment.

3.b 11/23/ 0473 - Land to the north of Greenlight Motors Ltd, Park Road, BB6 7RW

For the avoidance of doubt, the recommendation contained in the committee report should read as follows:

That subject to the satisfactory completion of a s.106 legal agreement for the matters set out in the report, planning permission be GRANTED subject to the conditions set out below:

3.c 11/24/0356 - 295 Burnley Road, Accrington, BB5 6HA

Letters of support have been received from 6no properties stating the following:

- No issues with noises/smells from the use and no access problems
- The business is convenient for local community
- No parking issues resulting from the development

The applicant's agent has also written to Councillors asking that the following matters be taken into consideration:

- The neighbour objections are noted, however the applicant refutes a large number of the allegations, particularly the suggestion of intensive working 6-7 days per week and the late night arrival of vehicles. As set out in our supporting statement, his working hours are generally 9.30am - 5.30pm, Mon-Fri, but often less than that due to other personal and family commitments. Weekend working does occur but only where necessary. He is fully mindful of the amenity and living standards of his neighbours, which is why he limits any activity to typical, working daytime hours;
- The applicant's activities are naturally constrained by the size of the property and the area available to him. He accepts a maximum of 3 jobs per day and the low level intensity of the use is reflective of this. He works alone and any

movements associated with the business are commensurate with this limited capacity;

- It is an important material consideration that neither the Council's Environmental Health Team nor Lancashire County Council Highways Engineers have raised any objection to the application. It should be noted that the former has also helpfully confirmed that they have received no complaints regarding the business since it began operating. We must again highlight that the use has been in situ for over 3 years at the time of writing. It would be assumed that if the business had a significant and adverse impact on the amenity of adjacent residents, that formal complaints and objections would have been lodged much earlier rather than being allowed to continue for such a prolonged period without intervention;
- The applicant is more than amenable to the conditions suggested by statutory consultees, such as operating hours, and this provides for future, tangible controls for the Local Planning Authority. He already operates in a conscientious manner without any such controls, but should working take place outside of the stated hours included within any approval, it would be enforceable. This would also prevent activity during periods when neighbours would reasonably expect a greater level of peace (early morning and evening), whilst taking in to account the general daytime noise environment of the area, on a busy A road through the town;
- The business occupies an extremely small amount of floorspace and LCC Highways have confirmed that they consider there is sufficient capacity within the plot to accommodate the use, without adverse impacts on the surrounding road network. The fact that the business has operated for a significant period of time, without any record of official complaint regarding noise/disturbance should provide some comfort that it is compatible in this location due to the site specific circumstances outlined within the submission. In addition to any standard, restrictive conditions that the Council might consider to control the use, the applicant is agreeable to a condition(s) requiring the cessation of the use should his business no longer be active, or in the event that he sells the property.

Notwithstanding the observations that have been made, officers remain concerned that the introduction of this business use into a residential environment will have an unacceptable adverse impact on amenity.