
PLANNING COMMITTEE

Wednesday, 11th June, 2025

Present: Councillor Dave Parkins (in the Chair), Councillors Loraine Cox, Ethan Rawcliffe, Kath Pratt, Judith Addison, Scott Breton, Stephen Button, Noordad Aziz, Munsif Dad BEM JP and Stewart Eaves

Apologies: Councillors Joyce Plummer, Clare Pritchard and Mike Booth

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

Apologies for absence were submitted by Councillors Joyce Plummer and Mike Booth. Apologies were given by Councillor Clare Pritchard with Councillor Munsif Dad BEM JP acting as Substitute.

37 Thanks from the Committee

Councillor Dave Parkins on behalf of the committee gave thanks to Adam Birkett, Chief Planning and Transportation Officer and Shanshan Chen, Planning Officer, for the roll out of the Supplementary Planning Guidance regarding Children's Care Homes, Residential Conversions and HMO's.

The committee thanked the officers for providing a document which gives guidance for these aforementioned applications which members can use to make appropriate decisions.

38 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 16th of April 2025 were submitted for approval as a correct record.

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

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

Mr Adam Birkett, Chief Planning and Transportation Officer noted to the committee that on page 19 and page 29 of the agenda reference made to "Footnote 63" is incorrect and should instead state "Footnote 26".

40 11/25/0119 - 30 Bluebell Way, Huncoat, BB5 6TD

Mr Adam Birkett, Chief Planning and Transformation Officer presented the application to the committee.

The property is a detached dwellinghouse on Bluebell Way which is 2 storeys, 3 bedrooms, bathroom and ensuite, kitchen, dining room, lounge, garden room, snug, utility room, hallway and accessible wc. The property benefits from 2 parking spaces.

The application details a change of use from a dwelling (C3a) to a residential care (C2) for one child, this would be the child's main residence and carers would attend on a rota/shift basis.

16 Objections had been received from neighbouring properties.

Lancashire County Councils Children's Services provided objections to the application as per the report.

No Objections were received from Lancashire County Council Highways or Hyndburn Borough Councils Environmental Health Team.

The application was recommended for Refusal as per the report.

Members of the Committee discussed the application, paying particular attention to the new Supplementary Planning Guidance in relation to Children's Care Homes. Members agreed across the board that the guidance was helpful in coming to a decision and allowed for weight to be given appropriately to prevalent concerns such as the proximity to an existing care home and how this would likely change the residential character of the area.

Members emphasised that they understood the need for Children's Care Homes but that the types of locations and properties they operate from need to be appropriate.

Resolved – Members of the committee voted unanimously to refuse the application as per officer recommendation noted below.

1. The proposed Children's Care Home is located within a residential area, in close proximity to another similar care home on the same residential road. It would provide two off-street parking spaces which would be insufficient to accommodate staff cars during the shift-change period, and cars of other persons visiting the premises, resulting in vehicles parking on the street and due to the narrow highway width likely parking partly on the footway. There would be a cumulative impact arising from the proposed use together with the existing use which would adversely affect the safety and convenience of pedestrians and other road users, and would detrimentally change the established residential character of the area in conflict with policies Env7 of the Hyndburn Core Strategy and DM32 of the Development Management DPD and contrary to the Children's Residential & Supported Accommodations SPG.

2. The proposed development, by virtue of its failure to demonstrate a local need and its nature and scale failing to align with Lancashire Children's Services commissioning strategies is contrary the Children's Residential & Supported Accommodations SPG and the National Planning Policy Framework.

N.B. – 1. Jacqueline Rawston – Spoke against the application.

- Noted that this is the 6th application of a similar nature on this estate.
- The previous application for this address was refused and looking at the report there does not appear to have been any changes to address these reasons for refusal.
- The supplementary Planning Guidance addresses the concerns of the residence considering the location of the property in conjunction with the existing care home.
- Asks members to refuse the application as per the report.

41 11/25/0120 - 30 Epping Avenue Altham BB5 5DR

Mr Adam Birkett, Chief Planning and Transportation Officer presented the report to the committee.

Mr Birkett noted its similarity to the previous application in its features. Comprising of a detached house in a residential area. Featuring a 4 bedroom property, with a bathroom and an ensuite, living room, dining room, kitchen and wc. The property has 2 allocated parking spaces.

The application proposed a change of use from dwelling (Use Class C3a) to Residential Care (Use Class C2) for one child. This would be the child's main residence and staff would attend on a rotor/ shift basis.

13 Objections have been received from neighbouring residents and an objection from Altham Parish Council.

Lancashire County Councils Children's Services provided objections to the application as per the report.

Lancashire County Councils Highways and Hyndburn Borough Councils Environmental Health Team have raised no objections.

Mr Birkett noted that there is an existing Children's Care Home next door at number 28. In accordance with the Supplementary Planning Guidance the distance between Children's Care Homes should be a minimum of 400 metres.

The application was recommended for refusal as per the report.

Members of the committee noted the similarities to the previous application and agreed that having 2 Children's Homes next door was not a good idea and would significantly impact parking in the area and the residential character of the street.

Resolved – The committee voted by unanimous decision to refuse the application as per officer recommendation.

1. **The proposed Children's Care Home is located within a residential area, adjacent to another similar care home on the same residential road. It would provide two off-street parking spaces, which would be insufficient to accommodate staff cars during the shift-change period, and cars of other persons visiting the premises, resulting in vehicles parking on the street and due to the narrow highway width likely parking partly on the footway. There would be a cumulative impact arising from the proposed use together with the existing use which would adversely affect the safety and convenience of pedestrians and other road users, and would detrimentally change the established residential character of the area in conflict with policies Env7 of the Hyndburn Core Strategy and DM32 of the Development Management DPD and contrary to the Children's Residential & Supported Accommodations SPG.**
2. **The proposed development, by virtue of its failure to demonstrate a local need and its nature and scale failing to align with Lancashire Children's Services commissioning strategies is contrary the Children's Residential & Supported Accommodations SPG and the National Planning Policy Framework.**

N.B. – 1. Altham Parish Councillor Rennie Pinder – Spoke against the application.

- Similar application in relation to the previous agenda item.
- The cumulative impact of having a Children's Home next door would significantly increase parking demand and put pressure on local service.
- Asked the committee to vote with the officer recommendation.

2. Jonathan Chadwick. – Spoke against the application.

- Speaking on behalf of the neighbouring residents.

- A cluster of care facilities changes the nature of the neighbourhood.
- The proposal offers no benefit to the local community.
- The existing care home has already caused an increase in antisocial behaviour and takes up far more parking spaces than the 2 attached to the property.
- Professional meetings often cause there to be as many as 6 cars at the address at one time.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed