
PLANNING COMMITTEE

Wednesday, 9th July, 2025

Present: Councillor Dave Parkins (in the Chair), Councillors Joyce Plummer, Loraine Cox, Ethan Rawcliffe, Kath Pratt, Judith Addison, Scott Brerton, Stephen Button, Noordad Aziz, Stewart Eaves and Heather Anderson

Apologies: Councillors Clare Pritchard

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

Apologies for Absence were received by Councillor Clare Pritchard with Councillor Heather Anderson Substituting.

73 Minutes of the Last Meeting

The Minutes of the last Planning Committee held on the 11th of June 2025 were submitted for approval as a correct record.

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

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

75 11/25/0114 - Great Harwood Showground, Land off Harwood Lane, Great Harwood, BB6 7TD

Mr Adam Birkett Head of Planning and Transportation addressed the committee and drew their attention to a letter which had been sent by the agent of the 11/25/0114 application directly to Members of the Committee.

The letter raised concerns about the details of the officer report and added additional information which had not been included in the original application.

Due to this Mr Birkett asked the Chair if Members had any comments before continuing to discuss the application.

Members decided by unanimous decision in light of the new information it would be best to defer the application to allow Planning Officers to address the applicant.

Resolved – The item was deferred.

76 11/23/0364 - Former Law Courts and Police Station, Manchester Road, Accrington, BB5 2BH

Mr Joshua Parkinson, Planning Manager (Development Management) presented the application to the committee. Noting the update sheet which had been provided and clarifying the late representations from Growth Lancashire, Historic England and Twentieth Century Society regarding their position in relation to the uPVC windows suggested by the applicant.

Similarly an update was provided from Lancashire County Council Highways regarding the cost of the off-site highway improvements.

Mr Parkinson discussed the specifics of the application, making reference to the report in regards to the consultation responses received.

The application referred to the Grade II listed building 'Magistrates Courts, Manchester Road'. The Police Station was constructed in 1933 by Sir Percy Thomas. The site is located in the Christ Church Conservation Area (CA). The neighbouring site is also a Grade II listed building the 'Fire Station' and has recently been converted into offices, a warehouse and shop with a rooftop extension.

The proposed development seeks to create offices, a café and 25 apartments with a rooftop extension. The applicant had provided a Viability Study mentioned on page 34 of the report which highlighted the need for uPVC windows and a lack of available funds to allocate affordable housing units. However, the committee report notes that an Independent Viability Assessment found a surplus of £92,501.00.

The committee report notes officers' concerns with the application while balancing the benefits of the development.

The report recommended the application for approval with conditions.

Members discussed the benefit of having the building brought back into use alongside boosting the housing supply.

Discussions took place regarding the conditions noted in the report and how they minimise the harm to the building's exterior profile. Similarly members commented on the sites location on major bus routes and proximity to the train station, highlighting the bus stop across the road which has links to Manchester, Rawtenstall and many other surrounding towns.

Overall members viewed the development of such a significant building positively and were happy to see investment into Hyndburn.

Resolved – Members voted to move the officer recommendation with the conditions listed in the report, or as amended to the satisfaction of the Chief Planning and Transportation Officer, by unanimous decision.

77 11/24/0026 - Former Law Courts and Police Station, Manchester Road, Accrington, BB5 2BH

Mr Joshua Parkinson, Planning Manager (Development Management) presented the application to the committee. The Listed Building Consent details the same site as the previous application 11/23/0364 and proposes the removal of some furniture and existing partitions which is necessary to carry out the change of use.

The report recommends the approval of the application with the conditions listed in the report to minimise harm and keep the character of the building.

Members discussed the measures recommended and found them to be favourable, drawing attention to the photographic coverage of historically significant features of the site. Similarly members mentioned the fact that as the building stands no one is able to currently enjoy these features as the building has been out of use for a long period of time.

Resolved – Members voted to move the officer recommendation with the conditions listed in the report, or as amended to the satisfaction of the Chief Planning and Transportation Officer, by unanimous decision.

78 Update Sheet

Update Sheet presented as part of item 11/23/0364.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed