

DEVELOPMENT CONTROL COMMITTEE

THURSDAY, 26 TH APRIL 2012

Appendix – Minute No. 59

**PLANNING APPLICATIONS APPROVED**

**NOT/2012/0105**

**Prior Approval – Telecommunications  
Briercliffe Ward  
Installation of a 15m high wooden  
telecommunication monopole supporting 6no.  
antennas for use by O2 and Vodafone networks,  
together with one outdoor equipment cabinet  
Lanehead Services Reservoir, Briercliffe Road,  
Briercliffe**

**Reason for Decision:**

The proposal represents the best siting option available and the design of the mast is the best option and the development is in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that Prior Approval should not be granted.

**Relevant Policies:**

Burnley Local Plan Second Review

GP1 – Development within the Urban Boundary  
GP3 - Design and Quality  
E15 – Locally Important Buildings, Features and Artefacts  
E23 - Telecommunications

**Decision**

That approval be given.

**NOT/2012/0133**

**Prior Approval – Telecommunications  
Briercliffe Ward  
Installation of 12m telecommunications mast with 3  
antennas, a dish and ground based equipment  
cabinet  
Briercliffe Social Club, Holgate Street, Briercliffe**

**Reason for  
Decision:**

The proposal represents the best siting option available and the design of the mast is the best option, and the development is in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted.

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**Relevant Policies:**

Burnley Local Plan Second Review

GP1 – Development within the Urban Boundary  
GP3 - Design and Quality  
E15 – Locally Important Buildings, Features and Artefacts  
E23 - Telecommunications

**Decision:**

That approval be given.

**APP/2011/0100**

**Full Planning Application  
Queensgate Ward  
Proposed two storey extensions to dwelling  
10 Prairie Crescent, Burnley**

**Reason for Decision:**

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

**Relevant Policies:**

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary  
GP3 - Design and Quality  
H13 - Extensions and conversion of existing single dwellings  
TM15 - Car parking standards

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in full accordance with the application details.
3. The car parking area for 3 cars, shown on the approved layout plan, shall be provided before the extension hereby approved is brought into use and shall thereafter remain available for the parking of vehicles in connection with the residential use of the dwelling.
4. The hard landscape works shall be carried out in accordance with the approved details and the areas marked as 'garden' shall be retained as soft landscaping.

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- Reasons:**
1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  2. To ensure continued compliance with the Development Plan.
  3. To ensure a satisfactory parking arrangement, in the interests of highway safety having regard to Policy TM15 and H13 of the Burnley Local Plan Second Review.
  4. In order to ensure a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings having regard to Policy H13.

### PLANNING APPLICATIONS REFUSED

**APP/2011/0113**

**Full Planning Application  
Rosehill with Burnley Wood Ward  
Proposed change of use from garage to car wash  
(Operating 09:00 to 18:00 Monday to Saturday and  
10.00 to 16.00 Sundays and Bank Holidays)  
Rosehill Garage Manchester Road, Burnley**

#### Relevant Policies:

##### Burnley Local Plan Second Review

EW9 – Small Businesses, Working From Home, and  
Community Enterprises in Residential Areas.

GP1 – Development within the Urban Boundary

H12 – Non Residential Uses in Residential Areas

**Recommendation:** That planning permission be granted subject to conditions.

The Committee resolved that the application be refused for the following reason.

**Reason:** The proposed development would adversely affect highway safety due to the turning movements across traffic resulting from alterations to the central reservation of the carriageway, together with possible vehicles waiting and queuing on the highway.