

Appendix – Minute No. 27

**PLANNING APPLICATIONS APPROVED**

**APP/2008/0248**

**Full Planning Application**

**Conversion of building to provide office/sales/storage on ground floor and 6 self contained apartments  
37-41 Bank Parade, Burnley**

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 or listed building consent should not be granted:

**Relevant Policies:**

Burnley Local Plan Second Review

BTC10 - Upper floors in Burnley Town Centre

BTC7 - Kingsway/Bank Parade

E10 - Alterations, extensions, change of use and development affecting listed buildings

GP1 - Development within the Urban Boundary

H15 - Conversion and re-use for flats and bedsits

TM15 - Car parking standards

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The commercial use of the ground floor, indicated as office/storage and office/sales on the approved plan, shall not operate outside the hours of 0800 hours and 1830 hours Monday to Saturday and not at all on Sundays or Bank Holidays.
3. Any new window openings to be carried out in connection with the conversion shall be constructed with stone surrounds which match in colour, size and style, the details of the existing surrounds. The window frames shall be in timber to match the existing window frames in design, as indicated on the approved plan.
4. No works shall start in connection with the development hereby granted until the developer has secured the implementation of a programme of building recording and analysis. This must be

carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. A copy of the record shall be lodged with the local planning authority within two months of its completion.

5. A scheme for the sound insulation of the party wall between the apartments and the adjacent industrial building shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be carried out to the satisfaction of the local planning authority before any of the apartments are occupied.

**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. In the interests of the residential amenity of the neighbouring and future residents.
3. To ensure that any alterations are in keeping with the Listed Building having regard to Policy E10 of the Burnley Local Plan Second Review.
4. To ensure that adequate records are made, as the site is of archaeological importance.
5. In the interests of the residential amenity of the future occupiers of the apartments.

**APP/2008/0257**

**Listed Building Consent  
Conversion of building to provide office/sales/storage on  
ground floor and 6 self contained apartments  
37-41 Bank Parade, Burnley**

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 or listed building consent should not be granted:

**Relevant Policies:**

Burnley Local Plan Second Review

BTC10 - Upper floors in Burnley Town Centre

BTC7 - Kingsway/Bank Parade  
E10 - Alterations, extensions, change of use and development affecting listed buildings  
GP1 - Development within the Urban Boundary  
H15 - Conversion and re-use for flats and bedsits  
TM15 - Car parking standards

- Conditions:**
1. The works shall start within three years of the date of this consent.
  2. Any new window openings to be carried out in connection with the conversion shall be constructed with stone surrounds which match in colour, size and style, the details of the existing surrounds. All new window frames shall be in timber to match the existing window frames in design, as indicated on the approved plan.

- Reasons:**
1. Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  2. To ensure that any alterations are in keeping with the Listed Building having regard to Policy E10 of the Burnley Local Plan Second Review.

**APP/2008/0537**

**Full Planning Application**  
**Proposed demolition of existing sectional concrete garage and construction of new detached garage to match existing house**  
**The Dingle Rock Lane, Habergham Eaves**

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

**Extent of Delegation:** That planning permission be granted subject to the following conditions:

**Condition:** The development must be begun within three years from the date of this decision.

**Reason:** 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.

**APP/2008/0593**

**Full Planning Application  
Proposed single storey rear extension  
6 Buttermere Road, Worsthorne**

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

**Extent of Delegation:** That planning permission be granted subject to the following condition:

**Condition:** The development must be begun within three years from the date of this decision.

**Reason:** 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.

**PLANNING APPLICATIONS DELEGATED**

**APP/2008/0558**

**Full Planning Application  
Proposed erection of two storey extension  
753 Briercliffe Road, Burnley**

Providing satisfactory amended plans are received, the development would be 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

**Extent of  
Delegation:**

That the Head of Planning and Environmental Services be delegated to grant planning permission for the extension subject to the standard condition below, providing amended plans are received which show the upper floor of the extension reduced in size by approximately 1.5 metres and the design of the roof amended to a hipped roof. Otherwise the application should be refused for the following reason:

The proposed extension would be out of scale with the existing house having regard to its size and position on the building. This would be detrimental to the visual amenity of the area, contrary to Policies H13 and GP3 of the Burnley Local Plan Second Review, which aim to ensure a high standard of design and quality in developments.

**Condition:**

The development must be begun within three years of the date of this decision.

**Reason:**

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.

**APP/2008/0568**

**Full Planning Application**

**Proposed erection of detached garage to rear.**

**3 Bronte Avenue, Burnley**

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

- Extent of Delegation:** That the Head of Planning and Environment be delegated to approve the application subject to amended plans being received showing the garage set back 2.8m from the back street of Brunshaw Road. If amended plans are not received or agreed, the application should be refused on the grounds of highway safety. The possible approval should be subject to the following conditions:
- Conditions:**
1. The development must be begun within three years of the date of this decision.
  2. The proposed garage shall not be used for commercial or business activity at any time and shall only be used for domestic purposes ancillary to the enjoyment of the main dwelling house.
- 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. In the interests of residential amenity and highway safety.

### **PLANNING APPLICATION REFUSED**

**APP/2008/0376**      **Full Planning Application  
Proposal for 9 lodge/caravan units including 1 wardens unit  
(accessed from Buttermere Road) (re-submission of  
APP/2006/0665)  
Land at Brownside Farm, Brownside Road, Worsthorne-  
With-Hurstwood**

#### **Relevant Policies:**

Burnley Local Plan Second Review  
E27 – Landscape, character and local distinctiveness in Rural Areas and Green Belt

**Decision:** Members considered that the proposal would have a negative impact on the landscape.

**Reason for Decision:** The proposed lodge/caravan units, due to their siting and appearance, will have a significant impact on the rural landscape which is characterised by open fields with small groups of stone buildings and groups of trees. The proposal therefore fails to protect or enhance the Borough's landscape

character and is contrary to policy E27 of the Burnley Local Plan  
Second Review.