

Appendix – Minute No. 12

PLANNING APPLICATIONS APPROVED

APP/2008/0294 **Full Planning Application**
Proposed change of use from call centre (units 4 and 8) to
antique centre
Kingsmill, Queen Street, Briercliffe, 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

E12 - Development in or adjacent to Conservation Areas

GP1 - Development within the Urban Boundary

TM15 - Car parking standards

EW4 – Expansion and improvement of existing businesses

EW9 – Small businesses, working from home, and community enterprises in residential areas

PPS6 – Planning for Town Centres

- Conditions:**
1. The development must be begun within three years of the date of this decision.
 2. The entrance off the back street between King's Mill and Harrison Street, shall not be used as access to and from the Unit, except in an emergency.
 3. The use is restricted to the storage, repair and display for sale of antique goods. The use shall not operate as a general retail use (Class A1) unless a further planning permission has been granted.
 4. The 20 car parking spaces, 4 disability spaces, 4 motorcycle spaces and 8 cycle spaces shall be made available and be retained at all times.

- 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, having regard to Policy

H12 of the Burnley Local Plan Second Review, to prevent a source of nuisance and disturbance for residents of Harrison Street and in the interests of highway safety.

3. To enable the Local Planning Authority to control any future change as a general retail use in this location would be contrary to Local Plan Policy EW2.
4. In the interests of highway safety and to prevent congestion on nearby streets in accordance with Local Plan Policy TM15.

APP/2008/0311

**Full Planning application
Retrospective application for retention of two detached dwelling houses as built (varied from permission APP/2003/0957) including increased roof height
1 Wayside House, Higher Howorth Fold, 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

CF3 - Protection of existing public parks, informal recreation areas, major open areas, play areas and other areas of open space

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

H2 - The sequential release of further housing land for development

H3 - Quality and design in new housing development

H4 - Providing a choice of housing in new development

TM15 - Car parking standards

TM5 - Footpaths and walking within the urban boundary

Condition:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building, engineering, mining or other operations shall be carried out in, on, over or under the land the subject of this application at any time, other than:

- (a) development in accordance with the application form and details shown on the approved plans, or on any

subsequently approved amended plans; and
(b) the painting of the exterior woodwork of any building.

2. A hedge having a minimum height of two metres shall at all times from the date of this permission be retained or maintained (planted, re-planted or grown as necessary) along the northern and eastern boundary of the application site.

Reason:

1. To enable the local planning authority to consider future development having regard to all relevant material considerations.
2. In the interests of the privacy of nearby residents and to help fit the development into the open area, in accordance with Policies GP1, GP6, H3 and CF3 of the Burnley Local Plan Second Review.

APP/2008/0348

**Full Planning Application
Re-instatement of cottage for use as holiday let (farm diversification). re-submission of application (APP/2007/0925)
Stiperden Cottage, Kebs Road, Todmorden**

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

- E5 - Species protection
- E10 - Alterations, extensions, change of use and development affecting listed buildings
- E27 - Landscape, character and local distinctiveness in Rural Areas and Green Belt
- E34 - Derelict and contaminated land and derelict buildings
- EW11 - Rural diversification and conversion of rural buildings for employment uses
- GP2 - Development in the Rural Areas

Conditions:

1. The development must be begun within three years of the date of this decision.
2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved

in writing by the local planning authority and these works shall be carried out as approved. Hard landscaping shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained landscape features and proposals for restoration. Soft landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate.

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme approved in writing by the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building, engineering, mining or other operations shall be carried out in, on, over or under the land the subject of this application at any time, other than:
 - (a) development in accordance with the application form and details shown on the approved plans, or on any subsequently approved amended plans; and
 - (b) the painting of the exterior woodwork of any building.
5. The holiday letting unit hereby approved shall not be made available for occupation as a permanent residence, nor shall it be occupied either for more than 28 consecutive days nor for more than 2 months in total in any calendar year by the same persons or group of persons.
6. No external lighting shall be erected unless full details have been submitted to and approved in writing by the Local Planning Authority.
7. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage from the property has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

8. Prior to development commencement, precise details of the style, materials and glazing for the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved.
9. Before any development commences an ecological survey to assess for the presence of bat roosts shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures indicated in the survey shall be implemented in full to a programme agreed in writing by the Local, Planning Authority

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 order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long-term appearance of the site harmonises with its surroundings.
3. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long-term appearance of the site harmonises with its surroundings.
4. To enable the local planning authority to consider future development having regard to all relevant material considerations.
5. To ensure that any proposed conversion of the property to a permanent dwelling satisfies relevant standards relating to residential amenity and other material considerations.
6. To enable the Local Planning Authority to assess the impact on the rural area.
7. To prevent pollution of the water environment.
8. To ensure the development does not have a detrimental effect on the character of the neighbouring Listed Building.
9. To protect the wildlife on the site, in the interests of ecology.

APP/2008/0372

**Full Planning Application
Proposed change of use of former public house to 9no
apartments re-submission of application (APP/2008/0186)**

4 Manchester Road, Hapton

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

- E15 - Locally important buildings, features and artefacts
- GP1 - Development within the Urban Boundary
- GP3 - Design and Quality
- H15 - Conversion and re-use for flats and bedsits
- H2 - The sequential release of further housing land for development
- TM15 - Car parking standards

- Conditions:**
1. The development must be begun within three years of the date of this decision.
 2.
 - (a) Any alterations or building up of the masonry walls of the building shall be finished externally in natural stone matching the existing stonework of the building in colour, texture, coursing and jointing unless other materials are approved in writing by the Local Planning Authority.
 - (b) Any alterations or building up of rendered walls shall be finished externally in render matching the existing rendering unless other material are approved in writing by the Local Planning Authority.
 - (c) Any alterations or building up of the roof shall be finished externally in natural slate unless other materials are approved in writing by the Local Planning Authority.
 - (d) The 3 existing stone chimney stacks shall be retained in the development in accordance with the details shown on the submitted drawing identified as: Project No KIND/36 Dwg 02B Dated 10.04.08 unless other details are approved in writing by the Local Planning Authority.
 3. Unless otherwise approved in writing by the Local Planning Authority, any alterations to or provision of new window or door openings in the walls of the building shall be as shown on the submitted drawing identified as: Project No KIND/36 Dwg 02B

Dated 10.04.08; and, heads, cills and jambs (as shown) of those openings shall be of natural stone matching the existing stonework of the building in colour, texture, size and jointing.

4. Before any development starts, details of provision for the secure, covered storage of bicycles, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the building hereby approved is first brought into use and thereafter be maintained and kept available for the use of occupiers of the premises.
5. Before any development starts, a scheme for the treatment of the land within the site to the east of the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show details of (a) surface treatment of the land; (b) layout and marking out of car parking spaces. The approved scheme shall be carried out before the development is first occupied and the car parking spaces shall be retained thereafter for parking of residents of the apartments hereby permitted.
6. Vehicular access to the car park and means of enclosure of the car park shall be as shown on the submitted drawing identified as: Project No KIND/36 Dwg 06C Dated 04.08.08. The means of enclosure shown on that drawing shall be provided before the development is first occupied. There shall be no vehicular access to the street between the car park and the gable wall of No.1 Water Street, or to the street at the back of that property, at any time.
7. Before any apartment is first occupied the existing cellar access hatch set in the footway along the Manchester Road frontage of the building shall be removed and the opening made good in design and materials matching and forming part of the existing footway

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 secure a satisfactory development in materials which are appropriate to the building and locality, in the interests of visual amenity, in accordance with Policy H15 of the Burnley Local Plan Second Review.

3. To secure a satisfactory development in materials which are appropriate to the building and locality, in the interests of visual amenity, in accordance with Policy H15 of the Burnley Local Plan Second Review.
4. The provision is required to promote alternative forms of transport to the private car and details are not provided in the application, in accordance with Policy TM15 of the Burnley Local Plan Second Review.
5. In the interests of visual amenity, to minimise noise and disturbance to neighbouring residents from traffic to the site, and to ensure adequate off-street car parking is provided and retained, in accordance with Policies H15 and TM15 of the Burnley Local Plan Second Review.
6. In the interests of visual amenity, to minimise noise and disturbance to neighbouring residents from traffic to the site, and to ensure adequate off-street car parking is provided and retained, in accordance with Policies H15 and TM15 of the Burnley Local Plan Second Review.
7. In the interests of highway safety.

PLANNING APPLICATIONS DELEGATION

APP/2007/0238

**Full Planning Application
Proposed demolition of public house and erect 4no. town
houses with parking
Gordon Lennox Arms, 44 Burnley Road, Cliviger**

With suitable amendments, the development could satisfy the policies of the Development Plan, in particular the policies listed below.

Relevant Policies:

Burnley Local Plan Second Review

E15 - Locally important buildings, features and artefacts

E27 - Landscape, character and local distinctiveness in Rural Areas and Green Belt

GP2 - Development in the Rural Areas

H1 - Land for new housing development

H2 - The sequential release of further housing land for development

H3 - Quality and design in new housing development
H4 - Providing a choice of housing in new development
TM15 - Car parking standards

**Extent of
Delegation:**

That the Head of Planning and Environmental Services be delegated to grant planning permission for the development providing issues relating to the design and layout are satisfactorily addressed, subject to appropriate conditions in line with Local Plan policies.

PLANNING APPLICATIONS DEFERRED

APP/2008/0255

**Full Planning Application
Conversion of existing college building to create 47no.
apartments and erection of 42no. new build houses
Burnley College, Ormerod Road, Burnley**

APP/2008/0256

**Listed Building Application
Proposed demolition of all existing buildings with the
exception of the original college building, conversion of
college into 47 no. apartments and erection of 42 no. new
build houses
Burnley College, Ormerod Road, Burnley**

Decision:

That consideration of the application be deferred to a Special Meeting of the Development Control Committee to be held on the 1st July 2008 at 7.30 p.m. to allow for more detailed information to be provided.

PLANNING APPLICATIONS REFUSED

APP/2007/0263

**Full Planning Application
Proposed two-storey extension to rear
1 Loweswater Crescent, Ightenhill**

Relevant Policies:

Burnley Local Plan Second Review
GP1 - Development within the Urban Boundary
H13 - Extensions and conversion of existing single dwellings
TM15 - Car parking standards

Decision:

Members considered that the proposal would have an adverse impact on the surrounding area.

**Reason for
Decision:**

The proposed extension will have an adverse impact on the visual amenity of the area. It is also out of keeping with the existing house and surrounding dwellings in terms of scale and size and will have an overbearing effect on neighbouring properties, adversely affecting the residential amenity of the occupants. The proposal is therefore contrary to policy H13 of the Burnley Local Plan, Second Review