

## DEVELOPMENT CONTROL COMMITTEE

Thursday 25<sup>th</sup> August 2016

### Late Correspondence/Verbal Reports

#### **APP/2016/0273 – Crow Wood Leisure LTD, Holme Road, Burnley**

**(Pages 1 – 11)**

##### **Amended condition:**

4. No development shall start until full details of additional landscaping works along the northern and eastern boundary of the site close to the development site have been submitted to and approved in writing by the local planning authority. The landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate, and shall include details of any existing trees that are due to be retained and those that aren't. The approved landscaping works shall be carried out in accordance with the approved details within the first planting season after the development has commenced.

##### Reason:

4. 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 in accordance with policy GP6 of the Burnley Local Plan, Second Review.

#### **APP/2016/0298 – 49 Croft Street, Burnley**

**(Pages 19 – 27)**

**Further comments:** received from Cllr Shah Hussain:

*“I write with regards to the above planning application, I did initial say that this will bring an unused shop back into use and create jobs. However, I also feel that this application will have detrimental effect on Hackney Carriages, as it is in their close proximity. The application may create jobs however consequences are that some people will also lose their jobs. Also the committee needs to consider does the town need another private hire firm?”*

The above comments are not considered to be material planning objections and competition cannot be a factor taken into account when determining a planning application. The recommendation remains as per report.

## **APP/2016/0308 – 72 West Street, Burnley**

**(Pages 29 – 36)**

### **Amended plans:**

Following negotiations with the applicant, amended plans have been received which include the all of the amendments requested, as set out in the report as follows:

- The extension has been reduced in length by one metre so that it now projects 3.5 metres from the rear elevation
- The barge boards, quoins, cills and fascias have been removed
- The Marley Modern roof tile has been replaced with Indian stone slate.

The extension as proposed now is considered to respect the scale, character and appearance of this locally listed building and does not adversely affect the character and appearance of the Conservation Area. The impact on the amenities of the neighbouring properties on either side of the extension has been reduced.

### **Consultee response:**

Lancashire County Council (Highways) raise no highway objections to the proposal.

**Change of Recommendation:** It is recommended that the application be approved subject to the following conditions:

### **Conditions**

1. The development must be begun within 3 years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans – Location Plans (2) scale 1:500 received 9 July 16; Proposed site location plan received 9 July 16; Existing details drg.no. JSA-16-1161A received 9 July 16; Amended Plan drg.no. JSA-16-1161B received 23 August 16.

### **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 the development is implemented in accordance with the approved plans and to avoid ambiguity.