

Appendix – Minute No. 32

PLANNING APPLICATIONS APPROVED

APP/2008/0619

Full Planning Application

Proposed temporary change of use to form bus depot with internal servicing of vehicles

UNIT 20, ASTLEY HOUSE, ALBERT STREET, BURNLEY

The development is not in accordance with the Development Plan policies, but with planning conditions in place to control the use, it is appropriate to allow the business to continue for a temporary period, to enable the relocation of the business to more suitable premises.

Relevant Policies:

Burnley Local Plan Second Review

EW4 - Expansion and Improvement of existing businesses

GP1 - Development within the Urban Boundary

H12 - Non-residential uses in residential areas

Conditions:

1. The use shall cease and all related vehicles shall be removed from the site before 1st March 2010.
2. The use shall cease before 1st January 2009 unless off site highway improvement works are in place to prevent vehicles mounting the easterly footway of Albert Street at its junction with Ridge Road.
3. A banksman, suitably trained and attired in high visibility personal protective equipment, shall be present during all reversing manoeuvres into and out of the bus depot, to aid the movement of vehicles and to avoid conflict with other highway users. The banksman shall undertake these duties with due regard to local residents avoiding additional noise.
4. No vehicles operating from the depot hereby approved shall be parked on the highway adjacent to the premises.
5. The hours of operation shall be restricted to that as set out in the planning application and the accompanying statement (letter dated 8 August 2008), where the principle use of the business relates to contract work operating in conjunction with school terms and hours. No vehicular activity or movements shall take

place before 0700 hours or after 2030 hours and at no time shall any related ancillary activity operate outside the hours of 0630 hours to 1030 hours.

6. There shall be no servicing or maintenance of vehicles in the unit within 25 metres of the Albert Street entrance door.
7. The roller shutter entrance door shall be closed at all times that it is not in use for entry or exit from the building.
8. No more than 20 vehicles shall operate from the unit.

Reasons:

1. The application is granted for a temporary period to allow the applicant sufficient time to relocate to appropriate premises, as the application site is not suitable as a permanent bus depot, having regard to Policies EW4 and H12 of the Burnley Local Plan Second Review.
2. In order to protect pedestrians using the footway, in the interests of highway safety.
3. In the interests of highway safety and to protect the amenities of nearby residents, in accordance with policy H12 of the Burnley Local Plan, Second Review.
4. In the interests of preventing congestion on the highway, in accordance with Policy H12 and EW4 of the Burnley District Local Plan Second Review
5. To restrict the operation to that applied for in order to protect the amenities of the surrounding residents having regard to Policies EW4 and H12 of the Burnley Local Plan Second Review.
6. To minimise any disturbance to the neighbouring residents having regard to Policy H12 of the Burnley Local Plan Second Review.
7. To minimise disturbance to the neighbouring residents having regard to Policy H12 of the Burnley Local Plan Second Review.
8. To limit the number of vehicles operating, in the interests of residential amenity and high safety.

APP/2008/0664

**Listed Building Consent
Proposed two-storey extension to rear (re-submission
app/2008/0263)**

1 LOWESWATER CRESCENT, IGHTEHILL

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

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. No additional windows shall be inserted into the gable elevations of the proposed extension.

- 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 that the privacy of the occupants of the neighbouring dwelling is not unduly affected, having regard to Policy H13 of the Burnley District Local Plan Second Review.

APP/2008/0681

Full Planning Application

Proposed erection of 1no detached dwelling in side garden and alterations to vehicular access (amended scheme)

LAND at 31 IGHTEHILL, PARK LANE, BURNLEY

The application relates to the side garden of a detached dwelling house. Objections have been received.

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

GP5 - Access for All

H1 - Land for new housing development

H2 - The sequential release of further housing land for development

H3 - Quality and design in new housing development

H6 - Housing density
TM15 - Car parking standards

- Conditions:**
1. The development must be begun within three years of the date of this decision.
 2. Before the dwelling is first occupied the access drive shall be paved for a minimum distance of 5m from the junction with the highway. Such paving shall be permeable to rainwater unless another material is approved in writing by the Local Planning Authority.
 3. Before the dwelling is first occupied a car turning space shall be provided to enable all cars entering the site to leave in forward gear. The turning space shall be so retained thereafter.
 4. Before the development hereby approved starts, details of the proposed positions, size and species of 2 replacement trees shall be submitted to the Local Planning Authority for prior written approval. The planting of the replacement trees shall be carried out within the next planting season following the construction of the dwelling and shall thereafter be maintained in accordance with good horticultural practice. If at any time the replacement trees die, they shall be replaced within three months of dying.
 5. Before the development hereby approved starts, a scheme for the boundary treatment of the site (which shall include the retention and replacement of the stone wall, or a substantial part thereof, to the front and south boundaries) shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.

- 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 prevent loose material being carried on to the highway, in the interests of highway safety, and to provide for sustainable drainage of surface water in accordance with Policy GP3 of the Burnley Local Plan Second Review.
 3. In the interests of highway safety.
 4. To ensure the proposal contributes to the surrounding landscape, in accordance with policy H3 of the Burnley Local Plan, Second Review.

5. To ensure the boundary treatment contributes positively to the overall design and landscape of the area, in accordance with policy H3 of the Burnley Local Plan, Second Review.

APP/2008/0695

Full Planning Application

**Proposed change of use part of building as a taxi office to operate 5 taxi cars 24 hours a day 7 days a week
THROSTLE MILL, DANESHOUSE ROAD, 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

EW6 - Economic Improvement Areas

TM14 - Taxis and taxi booking offices

Conditions:

1. The development must be begun within three years of the date of this decision.
2. Signs indicating the egress from the site onto Elm Street shall be erected on the car park before the use starts, and maintained at all times the use is in operation.
3. The five parking spaces shown on the approved plan for private hire vehicles shall be available at all times the booking office is in use. If the spaces become unavailable the use as a booking office shall cease immediately.
4. No private hire vehicles operating from the booking office hereby approved shall be parked on the highway adjacent to the office.
5. No more than five private hire vehicles shall operate or be permitted to operate, from the booking office hereby approved.

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 highway safety in accordance with Policy TM14 of the Burnley Local Plan Second Review.

3. In the interests of preventing congestion on the highway, in accordance with Policy TM14 of the Burnley District Local Plan Second Review.
4. In the interests of preventing congestion on the highway, in accordance with Policy TM14 of the Burnley District Local Plan Second Review
5. To ensure there is sufficient off-street parking for private hire vehicles operating from the premises in accordance with Policy TM14 of the Burnley District Local Plan Second Review.

PLANNING APPLICATION REFUSED

APP/2008/0636

Full Planning Application

Proposed conversion of existing public house & to build extensions to form a 55 bedroom care home.

COACHING HOUSE, GLEN VIEW ROAD, 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

CF14 - Provision, retention and enhancement of community facilities

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

GP7 - New Development and the Control of Pollution

SPG8 - Garden Areas for Homes for the Elderly and Nursing Homes

TM15 – Car parking standards

Decision:

Members considered that the proposal was not in keeping with the area.

Reason for Decision:

The proposed building would be out of character with the surrounding area in terms of its design and massing and the proposal is therefore contrary to policy GP3 of the Burnley Local Plan, Second Review.