

DEVELOPMENT CONTROL COMMITTEE

THURSDAY 19th JUNE 2008

Late Correspondence/Verbal Reports

Application No.	Location	Respondent's details	Contents of response
APP/2008/0294	Kings Mill, Queen Street, Briercliffe		<p><u>Additional conditions</u></p> <p>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.</p> <p>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.</p> <p>Reason:</p> <p>3. To enable the Local Planning Authority to control any future change as a general retail</p>

			<p>use in this location would be contrary to Local Plan Policy EW2.</p> <p>4. In the interests of highway safety and to prevent congestion on nearby streets in accordance with Local Plan Policy TM15.</p>
APP/2008/0348	Stiperden Cottage, Kebs Road	The British Horse Society	<p>Condition 6 on p26 – final sentence re hours of lighting deleted.</p> <p>Condition 8 – add final sentence : The details shall be implemented as approved.</p> <p>Supports the application and recommends conditions re certain routes being accepted as public bridleways, that the building not be allowed to become a domestic dwelling and that any application to extend the dwelling be restricted to non domestic buildings.</p>

		LCC Rights of Way Officer	Suggest consideration given to a dedication or Section 106 Agreement of the route highlighted by the Burnley Bridleway Association.
APP/2008/0372	Bridge Inn, 4 Manchester Road, Hapton		<p>Following receipt of additional Highway comments the following condition is recommended.</p> <p><u>Additional Conditions</u></p> <p>Condition</p> <p>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 good in design and materials matching and forming part of the existing footway.</p> <p>Reason</p> <p>7 In the interests of highway safety.</p>
APP/2008/0238	Gordon Lennox Arms, 44 Burnley Road, Cliviger	Agent	The reasons for seeking to rebuild on the site are due to the inadequate parking arrangements. The conversion of the existing building to apartments maintaining this unsatisfactory parking arrangement

			<p>on a busy A road would have been unacceptable to the Highway Authority. New build has enabled the provision of satisfactory off-road parking with vehicles able to enter and leave the site in forward gear and has allowed the reinstatement of the kerbline and formal footpath across the frontage of the site.</p>
<p>APP/2008/0255 & 0256</p>	<p>Burnley College, Ormerod Road</p>	<p>Green Spaces and Amenities</p>	<p>Cond 17 - replace the word 'staff' with 'occupiers'.</p> <p>Cond 20 - replace the whole condition with:</p> <p>'Before the development hereby permitted is first started, details of wheel scrubbing/wash down facilities to prevent mud being deposited onto the public highway during construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be permanently retained and used at relevant entrances to the site throughout the course of construction works.'</p> <p>Suggests houses should preferably face onto the park rather than backing/siding onto it.</p>

		<p>Canalside Residents Association</p> <p>Places Matter Design Review</p>	<p>Any boundaries to the park or the river should be either metal railings or stone walls. The pedestrian route to the site should be from the end of the lake near the bridge to Shorey Bank i.e. close to the existing access closed by the College.</p> <p>The two houses shown nearest the lake are crammed too close to the park. This triangular area should be left open if possible.</p> <p>A Section 106 public open space contribution should be agreed.</p> <p>Have serious concerns about the number of parking spaces allocated for the apartments and the existing parking problems on Shorey Bank and Ormerod Road.</p> <p>The response of the Places Matter Design Review is summarised as follows</p> <p>The panel had concerns in relation to prevention of large numbers of people using the road to the park for parking to enter the park, and also concerns relating to the numbers of pedestrian using the access to the park. It will be important to define the types and heights of fencing.</p>
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			<p>The panel also raised the issue of three separate public open spaces as to whether they are truly public and whether all three are required. Suggest a landscape architect is appointed.</p> <p>Other issues raised were</p> <ul style="list-style-type: none">• Would like to see a stronger more formal approach to the park• Would like to see a mirroring to the rear of the Listed Building to reflect shape• There is a greater imperative for buildings on the Courtyard to respect the Listed Building• The area on the peninsula has a suburban feel. This may be more appropriate to have a more structured layout respecting the local vernacular if the privacy distances were varied to less than the standard within the Policy• Suggest that the details of the fire doors and means of escape from the apartments in the Listed Building are submitted now rather than approved by condition
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			<p>Officer's response.</p> <p>The final details of the surfacing of the avenue to the park will be approved by condition. It is likely that this will be a shared surface to discourage parking. In addition the full landscaping details including surfacing, landscaping and boundary treatments will be included as a condition requiring approval before development commences.</p> <p>The three public areas, in the sense that they are available for the general use of the occupiers of the development in a semi-public/ private way, although the avenue will be for the use of people accessing the park.</p> <p>Amended plans are expected that cover most of the concerns of the Design Review Panel.</p> <p>One of the issues raised was the suburban feel of the layout on the peninsula. I do not feel that it is appropriate in this location to reduce the privacy standards to less than the distances included within the Policy</p>
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			<p>In relation to the details of the fire doors and means of escape, due to the need to do a historical assessment of the building once the college has relocated in Summer 2009, it is not felt appropriate for the details to be submitted prior to determination. Conditions are included requiring the information before development starts,</p> <p>Concerned about how to prevent large numbers of people from using the roadway for parking to enter the park and would discourage fencing against the river, one of the biggest assets of the site. Would like to see a more formal, stronger approach to the park with the houses facing into the avenue.</p>
