

Applications Recommended for Approval

Wards: Trinity; Rosehill with Burnley Wood; Bank Hall; Daneshouse with Stoneyholme; Queensgate

Full Planning Applications for various alleygating schemes

APP/2013/0099 – 3 no. sets of 2 metre high gates

REAR OF 2-34 SCARLETT STREET, 1-31 QUEENSBERRY ROAD AND 46-52 COAL CLOUGH LANE

APP/2013/0100 – 2 sets of 2m high and 3.6m wide gates

REAR OF 41-73 DALL STREET AND TO REAR OF 34-68 HOLLINGREAVE ROAD

APP/2013/0101 – 4 sets of 2m high gates

REAR OF 83-93 THURSBY ROAD & 90-102 CLEAVER STREET

APP/2013/0102 – 2 sets of 2m high and 3.6m wide gates

REAR OF 1-25 MONTAGUE ROAD, 2-32 CARLTON ROAD, 50-58 ALBION STREET AND 151-161 MANCHESTER ROAD

APP/2013/0104 – 2 sets of 2m high gates

REAR OF 41-65 WATERBARN STREET AND 232-260 COLNE ROAD

APP/2013/0105 – 3 sets of 2m high gates

REAR 15-23 ST MATTHEW STREET, 24-43 PRITCHARD STREET, 30-50 GRANGE STREET

APP/2013/0106 – 2 sets of 2m high, 3.6m wide gates and an additional 5.5m of fencing on the exit of New Hall Street

REAR OF 1-49 FRANCIS STREET, 66-114 NEW HALL STREET AND 143-151 ABEL STREET

APP/2013/0107 – 2 sets of 2m high gates

REAR 12-50 BRANCH ROAD

Background:

These applications relate to further gates being erected under the Council's alleygating programme. Under this programme, the back street becomes a private way following legal closure. The gates are intended to prevent unauthorised public access. Each resident is given a key to gain access and utility companies will also have access. The gates will be opened by the residents on bin collection days. The scheme is intended to improve safety and security for the dwellings and their occupants.

The applications are on the agenda as the Council is the applicant. No objections have been received.

Summary of Reason for Recommendation:

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

GP3 - Design and Quality

GP9 - Security and Planning Out Crime

H8 - Environmental improvements in existing residential areas

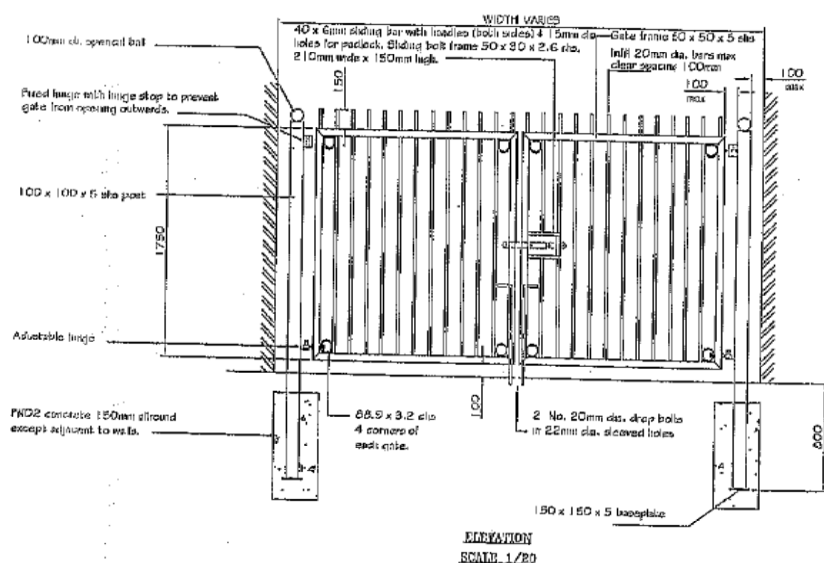
Site History: No relevant history

Consultation Responses:

1. Lancashire County Council (Highway Authority) – no objection (all applications)
2. Resident of Hollingreave Road – supports the proposal for gates to the rear of her property as it will help residents to feel safer (APP/2013/0100)

Planning and Environmental Considerations:

The main consideration is the design and appearance of the gates. All are proposed to be galvanised steel, powder coated in black. They are designed in a simple style, with vertical railings but without horizontal bars in order to prevent unauthorised access (see drawing below). The gates are designed to prevent them being opened outwards over the adjacent highway.



The gates proposed as part of application APP/2013/0102 are within the Palatine Conservation Area. However, they will be set back, in line with the buildings to either

side so will not be visible from a wide area, and are of a traditional design, so will not affect the character of the conservation area.

Recommendation: That the applications be approved subject to the following conditions:

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the submitted drawing.

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 continued compliance with the Burnley Local Plan.

SMB