

Appendix – Minute No. 34

**PLANNING APPLICATIONS APPROVED**

**APP/2013/0420      Full Planning Application  
Gannow Ward  
Proposed Single Storey Extension To Rear  
10 Kiddrow Lane, Burnley**

**Decision:**                      That planning permission be granted subject to the following conditions:

- Conditions:**
1. The development must be begun within three of the date of this decision.
  2. The development hereby approved shall be carried out in accordance with the amended plan received 26th November 2013.

- 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. For the avoidance of doubt and in the interest of proper planning.

**APP/2013/0446      Full Planning application  
Rosegrove with Lowerhouse Ward  
Erection of three industrial units (Use Classes B1, B2, and B8)  
Land at Enterprise Business Park, Liverpool Road, Burnley**

**Decision:**                      That planning permission be granted subject to the following conditions:

- 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 approved plans and details.
  3. The landscaping details, including the provision of the landscaped bund and boundary details, shall be carried out in accordance with the submitted details indicated on Drawing No. 2013/30/01 E, received 2 December 2013, within the next planting season following substantial completion of the development or otherwise in accordance with a programme to be submitted to and approved in

writing by the local planning authority.

4. Before the development commences, provision shall be made within the site for wheel washing facilities to enable the wheels of vehicles to be cleaned before leaving the site. The facility shall remain available for use at all times the construction work is in progress.
5. The development shall proceed only in accordance with the recommendations of the Updated Ecology Survey (Pennine Ecological dated 2 December 2013) to the satisfaction of the local planning authority.
6. The recommendations contained in the submitted Flood Risk Assessment (DG-A Ltd received 2 December and supplementary report by Kilsaran International received 6 December 2013) shall be incorporated into the development to the satisfaction of the local planning authority.
7. Within 6 months of 50% of the site being occupied, a Green Travel Plan, which identifies methods of reducing trips by private car to and from the site shall be submitted to and approved in writing by the local planning authority. Such measures as may be approved shall be implemented in accordance with the Travel Plan to the satisfaction of the local planning authority.
8. The development shall not begin until:
  - a. A strategy for investigating contamination present on the site has been submitted to and approved in writing by the local planning authority;
  - b. An investigation has been carried out in accordance with the approved strategy;
  - c. A written report, detailing the findings of the investigation, assessing the risk posed to receptors by contamination and proposing a remediation scheme, including a programme for implementation, has been submitted to and approved in writing by the local planning authority.

Remediation work shall be carried out in accordance with the approved remediation scheme and programme. Remediation work on contamination not identified on the initial investigation but found during construction work shall be carried out in accordance with details approved in writing by the local planning authority subsequent to its discovery. Evidence verifying that all remediation work has been carried out in accordance with the approved scheme shall be submitted to and approved in writing by the local planning authority before any part of the development is brought into use.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

**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 continued compliance with the Development Plan.
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 avoid the public highway being affected by mud or loose materials to the detrimental of Highway safety, having regard to Policy GP1 of the Burnley Local Plan Second Review.
5. In order to protect the wildlife interests of the site having regard to Policy E3, E4 and E5 of the Burnley Local Plan Second Review.
6. To mitigate any potential impacts in the event of flooding on the site having regard to Policy E8 of the Burnley Local Plan Second Review.

7. To identify measures for reducing traffic impacts of the development in accordance with TM3 of the Burnley Local Plan Second Review.
8. To ensure that risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecology systems, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy GP7 of the Burnley Local Plan Second Review.
9. To prevent the increased risk of flooding both on and off the site, having regard to policy E8 of the Burnley Local Plan, Second Review.

**APP/2013/0402**

**Full Planning Application  
Daneshouse with Stoneyholme Ward  
Proposed erection of a modular building to provide additional  
nursery provision and secured by a gated open mesh green  
fence  
Little Acorns Community Nursery. The Chai Centre. Hurtley  
Street, Burnley**

**Decision:** That planning permission be granted subject to the following conditions:

- 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 application details and the approved drawings.
  3. A scheme of boundary treatment, including of the design, height, colour and position of the proposed enclosing fence and gates, shall be submitted to and approved in writing by the Local Planning Authority. The scheme for the fencing shall be implemented as approved before the building is first brought into use as a nursery, and the landscaping scheme shall be implemented as approved within six months of the first occupation of the building.

**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 development remains in accordance with the development plan.
3. To ensure that the fence blends in with the surrounding area of open space in accordance with Policy GP3 of the Burnley Local Plan, Second Review.

**APP/2013/0425**      **Full Planning Application**  
**Cliviger with Worsthorne Ward**  
**Proposed change of use from dwelling house to guest house (room only) providing 2 single and 3 double bedroom accomodation**  
**13 Church Square, Worsthorne-With-Hurstwood, Burnley**

**Decision:**                      That planning permission be granted subject to the following conditions:

- 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 approved drawings.

- 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. For the avoidance of doubt and to ensure that the development remains in accordance with the development plan.

**APP/2013/0455**      **Full Planning Application**  
**Gawthorpe Ward**  
**Retrospective application for the retention of new brick elevations, roof and extraction flue to the rear yard**  
**106 Victoria Road, Padiham**

**Decision:**                      That planning permission be granted subject to the following conditions:

- Conditions:**
1. The fume extraction system serving the cooking or/and food preparation areas shall be maintained in such a manner that there will be no odour or noise nuisance to local premises. The system shall be used at all times when the premises are used for cooking or preparing foods. The system shall be maintained and serviced in accordance with manufacturers recommendations and a

maintenance record shall be kept and be available for inspection by the local authority on request.

2. The elevation (red brick) of the extension which fronts on to the back street shall be rendered within 28 days from the date of this permission and thereafter maintained in good condition at all times.

**Reasons:**

1. In the interests of residential amenity to prevent odour/noise nuisance and in accordance with policies H12 and EW4 of the Burnley Local Plan Second Review.
2. In the interests of visual amenity and in accordance with policies GP3 and H12 of the Burnley Local Plan Second Review.

**APP/2013/0436**

**Full Planning Application**

**Trinity Ward**

**Proposed erection of one set of two metre high alleygates.  
Rear of 24 Rosehill Road, Burnley**

**Decision:**

That planning permission be granted subject to the following conditions:

**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 and amended site layout plan.

**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.