

Appendix – Minute No.25

PLANNING APPLICATIONS APPROVED

APP/2013/0373

**Reserved Matters Application
Briercliffe Ward**

**Application for approval of reserved matters for residential development under outline planning permission APP/2011/0329. Approval sought for access, appearance, landscaping, layout and scale
PRIMROSE MILL, HARRISON STREET, BRIERCLIFFE**

Decision:

That the application for Reserved Matters be granted subject to the following conditions. The conditions attached to the outline permission still apply and these include requirements to provide for Public Open Space in the area; the need for any contamination of the site to be investigated and addressed; the restriction on hours of construction working; and provision for Affordable Housing on the site.

Conditions:

1. The development shall be carried out in accordance with the approved plans and details.
2. Any redundant access points shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be re-instated in accordance with the Lancashire County Council Specification for the Construction of Estate Roads (concurrent with the formation of the new access)
3. All the new estate roads hereby permitted which connect to the public highway shall be constructed in accordance with the LCC Specification for the Construction of Estate Roads to at least base course level before any development takes place.
4. Notwithstanding any description of materials in the application, no materials shall be used in the development until precise details have been submitted to and approved in writing by the Local Planning Authority. The materials used in the development shall be in accordance with the approved scheme, to the satisfaction of the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building, engineering, mining or other

operations shall be carried out in, on, over or under the land the subject of this application in respect of the dwellings fronting onto Harrison Street, at any time, other than:

- (a) development in accordance with the application form and details shown on the approved plans, or on any subsequently approved amended plans; and
 - (b) the painting of the exterior woodwork of any building.
6. No properties shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Hard landscaping shall include proposed finished levels and hard surfacing materials; Soft landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate.
 7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme approved in writing by the local planning authority.
 8. The recommendations of the Phase 1 Habitat Assessment (TEP Report Ref: 4089.01) October 2013 Version 1.0, shall be carried out in full to the satisfaction of the Local Planning Authority.

Reasons:

1. To ensure continued compliance with the Development Plan.
- 2-3. In the interests of highway safety having regard to Policy GP1 of the Burnley Local Plan Second Review.
4. To secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity and in accordance with policy GP3 of the Burnley Local Plan, Second Review.
5. To enable the local planning authority to consider future development in respect of the impact on the Harle Syke Conservation Area and nearby heritage buildings, having regard to Policies E10 and E12 of the Burnley Local Plan Second Review and all relevant material considerations.
- 6-7. 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.

8. To ensure that any ecological interests on the site are fully considered in the development having regard to Policy E5 of the Burnley Local Plan Second Review.

APP/2013/0348

**Full Planning Application
Briercliffe Ward
Construction of dwelling for agricultural worker
(resubmission APP/2012/0110)
LEE GREEN FARM, TODMORDEN 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 hereby approved shall be carried out in accordance with the plans and details submitted, including drawing nos. STAR/01 Drg 01 and Drg 02, and the details of materials given on the application form.
 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building, engineering, mining or other operations shall be carried out in, on, over or under the land the subject of this application at any time, other than:
 - (a) development in accordance with the application form and details shown on the approved plans, or on any subsequently approved amended plans; and
 - (b) the painting of the exterior woodwork of any building
 4. The building hereby permitted shall be used to provide ancillary living accommodation to the dwelling known as Lee Green Farm only and shall not be used as a separate dwelling.

- 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 dwelling respects the character and appearance of the rural area, having regard to policy E30 of the Burnley

Local Plan, Second Review.

3. To enable the local planning authority to consider future development having regard to local plan policies and all relevant material considerations, including the location within the rural area.
4. To prevent the establishment of a separate dwelling which would be contrary to policy GP2 of the Burnley Local Plan, Second Review.

APP/2013/0214

Full Planning Application

Briercliffe Ward

Proposed erection of 2no. 30kw horizontal axis wind turbines with a maximum height to blade tip of 24m and associated cable run

**STONEY RAIKES BARN, ROBIN HOUSE LANE,
BRIERCLIFFE**

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 drawings listed above.
3. The external finished colour of the wind turbine shall be non-reflective and shall be white in colour (as illustrated in the application) unless details of another colour are submitted to and approved in writing by the Local Planning Authority.
4. Any cables for grid connection or other purpose relating to the turbines shall be placed underground.
5. The wind turbines shall be removed and the landscape restored to its original state if or when the wind turbines becomes non-operational, or at the expiration of a period of 25 years from the date of first operation, whichever is the earliest date.
6. The wind turbines shall not be operated when noise emitted exceeds 40db at the host property and 35db at any another residential property.
7. Vegetation clearance works, site preparation, vehicle

movements associated with the development, development work or other works that may affect nesting birds shall be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections, submitted to and approved in writing by the local planning authority.

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.
3. To minimise any intrusive appearance in the landscape, in the interests of visual amenity, in accordance with policy E31 of the Burnley Local Plan Second Review.
4. To safeguard the character and local distinctiveness of the landscape in the interests of visual amenity, in accordance with Policy E31 of the Burnley Local Plan Second Review.
5. To ensure the long-term protection of the character of the rural landscape, in accordance with Policy E31 of the Burnley Local Plan Second Review.
6. In the interests of the amenities of any nearby occupiers, in accordance with Policy E31 of the Burnley Local Plan Second Review.
7. In order to protect birds from disruption during the nesting period and in accordance with policy E5 of the Burnley Local Plan Second Review.

APP/2013/0396

**Full Planning Application
Daneshouse with Stoneyholme Ward
Variation of conditions 1 & 3 of planning permission
APP/2011/0288 to allow parking for 24 additional private
hire vehicles to the basement garage at 54 Church Street,
in addition to those permitted under planning permission
APP/2011/0288. Total of 29 vehicles to be operated from the
booking office.
M&G BLUELINE, 44 CHURCH STREET, BURNLEY**

Decision:

That planning permission be granted subject to the following conditions.

Conditions:

1. The use of the basement garage at 54 Church Street shall cease for the parking of 24 vehicles in connection with the private hire office no later than 1st November 2014 and the number of vehicles operating from the booking office approved under APP/2011/0288 shall be reduced accordingly from that date.
2. No private hire vehicles operating from the booking office approved under APP/2011/0288 shall be parked on any highway within 100 metres of the booking office.
3. No more than 29 private hire vehicles shall operate or be permitted to operate from the booking office approved under APP/2011/0288.
4. The 29 spaces shall be retained at all times for the parking of taxis in connection with the applicant's private hire operation. Should any spaces become unavailable, the number of private hire vehicles operated by that business shall be reduced by 1 for every parking space becoming unavailable. The Local Planning Authority shall be informed in writing within 28 days of any change in the number of parking spaces available.

Reasons:

1. To enable the local planning authority to reconsider the proposal after a period of operation, to assess the highway implications of the use, having regard to Policy TM14 of the Burnley Local Plan Second Review.
2. In the interests of preventing highway congestion on the highway, in accordance with Policy TM14 of the Burnley Local Plan Second Review
3. To ensure there is sufficient off-street parking for private hire vehicles operating from the premises in accordance with Policy TM14 of the Burnley Local Plan Second Review.
4. In the interests of preventing highway congestion on the highway, in accordance with Policy TM14 of the Burnley Local Plan Second Review

APP/2013/0403

**Full Planning Application
Cliviger with Worsthorne Ward
Variation of condition 2 of planning permission
APP/2012/0318, to include erection of an agricultural
accommodation gate from The Long Causeway, to allow for
agricultural access to land adjacent the development site.
COAL CLOUGH WINDFARM ACCESS TRACK ,THE LONG
CAUSEWAY, CLIVIGER, BURNLEY**

Decision:

That planning permission be granted subject to the following conditions:

Condition: 1. The development must be begun within three years of the date of this decision.

Reason: 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.

APP/2013/0351

**Full Planning Application
Lanehead Ward
Proposed 2 storey extension to side elevation
28 ENNISMORE STREET, BURNLEY**

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

Condition: 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 drawings listed above.

Reason: 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.