

Appendix – Minute No. 15

**PLANNING APPLICATIONS APPROVED**

**APP/2016/0209      Full Planning Application  
Cliviger with Worsthorne Ward  
Proposal to erect 2no cottages and demolition of existing  
domestic garages  
LAND AT WALLHURST CLOSE WORSTHORNE**

**Note:** In addition to the late correspondence circulated at the meeting the Planning Officer read out a response from Electricity North West in respect of their recommendations for development of the land adjacent to the electricity sub station and that a note would be added to the planning conditions to that effect.

**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 permitted shall be carried out in accordance with the following approved plans: 16/51/3A, 16/51/6 and 16/51/7, received on 4 July 2016.
  3. Prior to the commencement of any development, details and representative samples of the external materials of construction to be used on the walls and roof of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved materials.
  4. The windows and doors used in the development shall be of timber construction only and any replacement windows/doors in the future shall also be timber only.
  5. The rainwater goods and downpipes to be used in the development shall be aluminium or timber and painted black and soil pipes shall be constructed internally only as indicated on the approved plans unless any variation to this is otherwise previously agreed in writing by the Local Planning Authority.
  6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any

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order revoking and re-enacting that Order), no development shall be carried out on any part of the development within the terms of Classes A, B, C, D and E of Part 1 and Class A of Part 2 of Schedule 2 of the Order without the prior written permission of the Local Planning Authority.

7. The approved development shall be built in accordance with the details of levels as indicated on the approved plans and shall not be varied unless otherwise previously agreed in writing by the Local Planning Authority.
8. Neither dwelling shall be first occupied until its associated off-road car parking space has been constructed, hard surfaced and made available for use as indicated on the approved plans. The parking spaces shall thereafter be retained for the purposes of car parking at all times.
9. Prior to the commencement of any development, a scheme for the disposal of surface water and foul water shall be submitted to and first approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full and completed prior to the approved dwelling being first occupied. The completed scheme shall thereafter be retained at all times.
10. Neither of the approved dwellings shall be first occupied until facilities for the storage of refuse and recycling waste have been installed at that dwelling in accordance with details which shall be previously submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained at all times.
11. Neither of the approved dwellings shall be first occupied until the stone boundary wall to the front of the site has been constructed and completed in accordance with details of materials which shall be first submitted to and approved in writing by the Local Planning Authority.
12. During the construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays, and on Bank/Public Holidays.
13. Neither dwelling shall be first occupied until its associated boundary treatment as indicated on the approved plans, has been constructed and completed in accordance with the approved plans, unless any variation to this is otherwise previously agreed in writing by the Local

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Planning Authority.

14. Neither dwelling shall be first occupied until its associated first floor front bathroom window has been fitted with obscure glazing of a type and level of obscurity which shall be previously submitted to and approved in writing by the Local Planning Authority. Any replacement glazing to these windows thereafter shall be with glazing of an equivalent level of obscurity to that first approved.
15. No dwelling shall be first occupied until the existing access points to the garages have, as appropriate, been physically and permanently closed and the existing verge/footway and kerbing reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads.
16. Prior to the commencement of any development, detailed specifications of the design of the retaining structure to be built along the boundary with the adjoining highway, including details for its future maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in perpetuity in accordance with the approved specifications and details.
17. The proposed car parking spaces for the existing property at 32 Ormerod Street, as indicated on the approved plans, shall be constructed, drained, surfaced and made available for use prior to either of the approved dwellings being first occupied.

**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 development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure a satisfactory appearance to the development and the character and appearance of the Worsthorne Conservation Area, in accordance with Policies GP3, H3 and E12 of the Burnley Local Plan, Second Review (2006). The details of materials are required prior to the commencement of development to ensure that only approved materials are used throughout the development process.
4. To ensure the use of appropriate traditional materials that reflects the character and appearance of the Worsthorne Conservation Area, in accordance with Policy E12 of the Burnley Local Plan, Second

Review (2006).

5. To ensure a satisfactory appearance to the development and the use of appropriate traditional materials that reflects the character and appearance of the Worsthorne Conservation Area, in accordance with Policy E12 of the Burnley Local Plan, Second Review (2006).
6. In order that the Local Planning Authority can assess any future changes to the approved dwellings, having regard to the potential impacts on the residential amenities of neighbouring properties and the character of the area, in accordance with Policies H3 and E12 of the Burnley Local Plan, Second Review (2006).
7. To ensure the satisfactory implementation of the proposal in order to control the scale of the development and its impact on the outlook and amenities of neighbouring properties, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
8. To ensure adequate off-road parking for each of the approved dwellings, in the interests of highway safety and amenity, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
9. To ensure the satisfactory drainage of the site to prevent an increase in the risk of localised flooding, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006). The drainage scheme is required to be submitted prior to the commencement of development to ensure that the approved scheme can be implemented at the appropriate stage during the course of the development of the site.
10. To ensure adequate provision for the appropriate storage of refuse and recycling storage facilities away from public views of the site, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy for Waste.
11. To ensure a satisfactory appearance to the development and the character and appearance of the Worsthorne Conservation Area, in accordance with Policies GP3, H3 and E12 of the Burnley Local Plan, Second Review (2006).
12. To protect the amenities of nearby residents, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
13. To provide adequate screening between gardens to protect the privacy of adjoining neighbours, in accordance with Policy H3 of the

Burnley Local Plan, Second Review (2006).

14. To safeguard the privacy of facing properties, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
15. To ensure the satisfactory implementation of the proposal and to maintain the proper construction of the highway, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
16. To ensure and maintain the integrity of the adjoining highway, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006). These details are required prior to the commencement of the development to ensure that the integrity of the highway is maintained at all times, in the interests of highway safety.
17. To ensure adequate provision is made for off-street parking, having regard to the loss of the existing garage associated with this property, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006.)