

Appendix – Minute No. 3

**PLANNING APPLICATIONS APPROVED**

**APP/2013/0119**                      **Full Planning Application**  
**Whittlefield with Ightenhill Ward**  
**Proposed two storey extension to side elevation and single**  
**storey extension to rear elevation of dwelling**  
**14 LOWESWATER CRESCENT, IGHTEHILL, BURNLEY**

**Reason for Decision:**                      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

- GP1 - Development within the Urban Boundary
- GP3 - Design and Quality
- H13 - Extensions and conversion of existing single dwellings

**Decision:**                                      Grant 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.

- 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/2013/0148**                      **Full Planning Application**  
**Gannow Ward**  
**Retention of raised decking to yard**  
**6 BRUNEL STREET, BURNLEY**

**Reason for Decision:**                      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**

GP1 - Development within the Urban Boundary  
H13 - Extensions and conversion of existing single dwellings

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

**Condition:** 1. The proposed 400mm close boarded timber fence shall be constructed on top of the yard boundary walls of the dwelling as set out in the application within 2 months of the date of this decision. The fence shall remain in place as long as the decking hereby approved remains in place.

**Reason:** 1. In order to minimise issues of overlooking and loss of privacy for neighbouring dwellings, in the interests of residential amenity having regard to Policy H13 of the Burnley Local Plan Second Review.

**APP/2013/0155**

**Full Planning Application  
Rosegrove with Lowerhouse Ward  
Proposed 2 storey extension to side of dwelling  
38 HEATHER BANK, BURNLEY**

**Reason for Decision:** 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**

GP1 - Development within the Urban Boundary  
GP3 – Design and Quality  
H13 - Extensions and conversion of existing single dwellings  
TM15 - Car parking standards

**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 approved application plans and details.

**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. To ensure continued compliance with the Development Plan.

**APP/2013/0186**

**Full Planning Application**

**Hapton with Park Ward**

**Extension to existing reception classroom, reroofing of existing lean-to resource area and new ramped access to the resource area.**

**ST LEONARDS C OF E PRIMARY SCHOOL, MOOR LANE, HIGHER SLADE, PADIHAM**

**Reason for Decision:**

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there would be no other material considerations to indicate that planning permission should not be granted:

**Relevant Policies:**

**Burnley Local Plan Second Review**

CF17 - Provision of educational facilities  
GP1 - Development within the Urban Boundary  
GP3 - Design and Quality  
TM15 - Car parking standards

**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. Within twelve months of the extension hereby permitted being brought into use, a Green Travel Plan identifying 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.
3. A detailed scheme, which provides for the off-street parking for a minimum of 10 staff vehicles in connection with the School, shall be submitted to and approved in writing by the Local

Planning Authority before 31 March 2014. The parking spaces shall be constructed in accordance with the approved scheme before 30 August 2014 and they shall remain available for the use of staff cars thereafter, unless otherwise approved in writing by the Local Planning Authority.

4. The development shall be carried out in accordance with the approved plans and details

**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 identify measures for reducing traffic impacts of the development in accordance with Policy TM 3 of the Burnley Local Plan, Second Review.
3. In the interests of highway safety and residential amenity having regard to Policy CF17 of the Burnley Local Plan Second Review.
4. To ensure continued compliance with the Development Plan.

**PLANNING APPLICATION DEFERRED**

**APP/2013/0153**

**Full Planning Application  
Brunshaw Ward  
Installation of 1 straight line cable wake boarding system,  
start/landing dock and changing/equipment hire/viewing  
facilities  
LAND AT ROWLEY LAKE, OFF ROWLEY LANE, BURNLEY**

**Decision:**

The Committee agreed to defer the application to allow time for all reports to be completed and for the Committee to undertake a site visit.

**APP/2013/0210**

**Full Planning Application  
Hapton with Park Ward  
Change of use of former public house into a children's day  
nursery, external alterations, laying out of play area and car  
parking at rear; together with provision of drop-off car park  
(with landscape screening) on part of adjacent landscaped  
area; additions to landscaping including provision of  
footpath and sitting area, and re-location of 'welcome  
stone' (re-submission of APP/2012/0444)  
BRIDGE INN (FORMER PUBLIC HOUSE), MANCHESTER  
ROAD, HAPTON**

**Decision:**

The Committee agreed to defer the application until Thursday, 20<sup>th</sup> June 2013 where a special meeting of the Development

Control Committee will take place. The Committee requested that planning officers approach Lancashire Highways and Burnley Police for the following information:

- Copy of Lancashire Highways original report, evidence of accidents in the area, 100 metre before and 100 metre after the Bridge on Manchester Road, Hapton and any supporting evidence
- Report on speeding offences and any accidents

**PLANNING APPLICATIONS REFUSED**

**APP/2012/0510**

**Full Planning Application  
Coalclough with Deerplay Ward  
Installation of a single micro scale wind turbine (14.97M to hub, 5.6m diameter blades)  
HIGHER GIBFIELD FARM, MANCHESTER ROAD, BURNLEY**

**Decision:**

Members refused the application for the following reason:

**Reason:**

The development would have an impact on visual amenity and a negative cumulative impact in relation to existing wind turbines or extant approvals of these, in accordance with Policy E31.