Application Recommended for Delegation
Trinity Ward

APP/2011/0451

Full Planning application
Proposed erection of 29no. dwellings on vacant land following demolition of existing houses. (Phase II of a larger regeneration scheme)
LAND AT COG LANE/CLOUGH STREET

Background:
The application relates to a further housing regeneration proposals in South West Burnley.

The development is guided by the adopted Development Brief (Feb 2010) and Design Guidance (May 2006) for South west Burnley.

The phasing plan for the regeneration areas north of Accrington Road is copied below; this application relates to Phase 2a and 2b.

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 (Saved policy)
E22 - Public Art
E6 - Trees, hedgerows and woodlands
E8 - Development and flood risk
GP1 - Development within the Urban Boundary
GP3 - Design and Quality
GP5 - Access for All
GP6 - Landscaping and Incidental Open Space
GP8 - Energy Conservation and Efficiency
GP9 - Security and Planning Out Crime
H1 - Land for new housing development
Consultation Responses:

The consultation period expires on 21st October. Consultation responses received to date:

Neighbouring occupier (Burnley Plant Hire) – Letter making objections to Phase 2b on the following grounds (summarised):

- Closure of Burdett Street - business would not be able to simply ‘go round the block to regain Accrington Road. This would adversely affect businesses and residents would be affected by traffic.
- A shoppers’ car park would be retained, but this preferably should be larger. [These matters are under consideration and an amended layout is being prepared by the applicant. I will comment further at the meeting]

Neighbouring occupier (Wesleyan House) – Letter making objections to the development that includes land at one time occupied as a car park in connection with his business on Clough Street across from the proposed housing in Phase 2b. [Comment: I understand that the basis of the objection is loss of business car parking, however, it appears that the land is no longer in the objector’s control. The proposed shoppers’ car park would go some way to address the objector’s difficulty].
Planning and Environmental Considerations:

The application site is in two parts: phase 2a fronting Cog Lane and Phase 2b fronting Clough Street. Both parts are adjacent to the recently developed Phase 1 Cog Lane site and are intended to complete the regenerative housing development of this part of the South West Burnley area.

It is an area formerly composed of mainly 2 storey residential terraces. Much of the area is cleared, some of it in recent weeks. Some of the land has been used as temporary car parking for adjacent uses, with other parts informally landscaped.

The site location and proposed layout are reproduced below for ease of description:

Proposed development

The application proposes the erection of 2-storey housing in a layout of 29 dwellings in a mix of detached and semi-detached houses, with some short terraces. The layout would generally utilise the existing street pattern.
Policies and assessment

A wide range of policies apply to this urban redevelopment scheme.

The principle is established by H9 that identifies the area for regeneration of housing, including the redevelopment now proposed. The site is previously developed land inside the Urban Boundary as required by GP1.

As a supplement to the adopted Local Plan, the adopted South West Burnley Development Brief (SWBDB) establishes the broad development principles for the area.

Housing choice, needs and density

The requirement to provide a choice of housing to meet local needs is set by H4 and H5.

The layout shows a range of house types, appropriate to meet the needs of this part of South West Burnley. The requirement to make provision for affordable housing should be imposed as a condition.

The proposed density of around 42 dwellings/hectare on the site would be towards the middle of the normal range (30 – 50 dwellings/ha) expected by H6, which would be acceptable.
**Design, appearance and sense of place**

Policy **H3** seeks to ensure quality and good design especially in terms of visual and residential amenity, safety and creation of a sense of place.

**South West Burnley Development Brief** sets key principles for the design and layout of the development, as follows, with comments in italics:

**Phase 2a**
- Account should be taken of the underground culvert to the west of Phase 2a. *The development is outside the easement required by the Environment Agency*
- Continuity and enclosure along the length of Cog Lane, with stepped roof lines to reflect the recent new development. *The streetscene below shows the proposed frontage to Cog Lane. The 3-storey houses are out of step with the ones to either side and further discussion is needed with the applicant to try to address this.*

![Cog Lane streetscene](image.png)

- Account should be taken of Woodtop School (Grade 2 Listed Building) in terms of setting, character and features. *Woodtop School is unfortunately in very poor condition. Permission has in recent years been granted for its conversion to residential use, with additional housing in the former school yard. The present proposal would complement rather than harm the listed building and its proposed additions*.
- Good design should be achieved on Cog Lane at the key entrance to the site from Accrington Road. *This part of the site is very narrow and considered by the developer to be unsuited to buildings of more than 2-storeys. Wide frontage detached houses are specified; these would be angled to improve their presence in the confined setting*.

**Phase 2b**
- Development should create a sense of enclosure along Clough Street. *This is achieved in the development*.
- Consideration should be given to provision of car parking for visitors to the Accrington Road district centre. *Provision of a small car park has been negotiated as part of this proposal*.
- Account should be taken of the existing commercial/industrial uses around the residential site, as disturbance is a possibility. *Any disturbance to future residents should be addressed by assessment and measures under a noise condition. Disturbance to residents from commercial traffic should be minimised, as should potential harm to the operation of existing business uses. An amendment to the layout is under preparation to retain Burdett Street, so allowing commercial vehicles to re-enter Accrington Road at Grove Street without entering the main residential area.*
There are some issues of design, scale and privacy/outlook to be discussed with the developer on this phase also. In particular the 3 storey dwellings on plots 26-28 do not relate well to the others and create outlook problems for plot 29.

**General**
- Streets should be designed as attractive, safe, pedestrian friendly places that encourage social interaction. [The layout has been designed with the intention of calming residential traffic and minimising non-residential traffic. The Highway Authority comments will be reported at the meeting].

**Car parking**
The layout shows provision of mainly in-curtilage car parking at a ratio of almost 2 spaces per dwelling, which would be in accordance with the car parking standards set by TM15. Due account is taken of the moderately high accessibility of the site on the basis of the Accrington Road bus routes, and accessibility by cycle. The comments of the Highway Authority are awaited.

**Flood Risk**
Policy E8 requires that development should not increase the risk of flooding by discharge of additional surface water or harming flood defences. The comments of the Environment Agency are awaited.

**Public open space**
Under Policy H7 Public Open space (POS) is required for all new housing development. For this amount of housing, POS could be provided on or off site. A condition requiring this matter is recommended.

**Public art**
A condition is recommended to require submission of details of public art required by E22.

**Conclusion**
The consultation period has not expired at the time of writing and, in particular, comments are awaited from the Highway Authority, Environment Agency and Environmental Health. Any responses will be reported at the meeting. Also an amended layout is expected to deal with the issues relating to commercial vehicle access to the adjacent business premises; again, this will be reported at the meeting.

**Recommendation:**
That provided an amended layout is received that provides for suitable access for commercial vehicles and that the design issues referred to in the report are adequately resolved, the Head of Planning and Environment be delegated to grant permission subject to conditions relating to consultation responses and any material consideration arising.

AR
29.9.2011