



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 25th August 2016

PRESENT

MEMBERS

Councillor Frank Cant, in the Chair.

Councillors Charlie Briggs, Trish Ellis, John Harbour, Tony Harrison, Marcus Johnstone, Lubna Khan, Liz Monk, Neil Mottershead, Mark Payne, Tom Porter, Asif Raja and David Roper

OFFICERS

Graeme Thorpe	-	Planning Team Manager
Aftab Ahmed	-	Assistant Planner
Paul Gatrell	-	Head of Housing and Development Control
Amanda Hubberstey	-	Property Solicitor
Imelda Grady	-	Democracy Officer

17. Apologies

Apologies for absence were received from Councillors Sue Graham, Arif Khan and Cosima Towneley

18. Minutes

The Minutes of the last meeting held on the 28th July 2016 were approved as a correct record and signed by the Chair.

19. List of Deposited Plans and Applications for Development Permission

The following Members of the Public attended the meeting and addressed the Committee under the Right to Speak Policy.

<u>Name</u>	<u>Planning Application</u>
County Councillor Misfar Hassan	APP/2016/0298 – 49 Croft Street Burnley
Shabbir Anwar	APP/2016/0298 – 49 Croft Street Burnley

Due to the large number of attendees for APP/2016/0298 the Chair with

the agreement of the Committee varied the order of the agenda to allow this application to be taken first.

RESOLVED That the list of deposited plans be dealt with in the manner shown in the appendix to these minutes.

20. Decisions taken under the scheme of delegation

Members received for information a list of decisions taken under delegation for the period 18th July to 14th August 2016..

21. Appeals and other decisions

Members received for information the outcome of an appeal in relation to Site at 4-6 Tennis Street, Burnley Borough Council

The appeal was **DISMISSED** in respect of the rear extension; and The appeal was **GRANTED** in respect of the detached garage.

Appendix – Minute No. 19

PLANNING APPLICATIONS APPROVED

APP/2016/0273 **Full Planning Application**
Daneshouse with Stoneyholme Ward
Erection of agricultural machinery store
CROW WOOD LEISURE LIMITED, HOLME ROAD,
STONEYHOLME, 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 permitted shall be carried out in accordance with the following approved plans: the red edged location plan, the Tree Survey Plan - drawing number 2048_03, and the amended plan drawing number 2020-20 Rev. D received 19th July 2016.
 3. No development shall start until the details of the means of protecting trees and hedges, including root structures from injury or damage prior to or during the development works, have been submitted and approved in writing by the Local Planning Authority. Such protection measures shall be implemented before any works are carried out and retained during building operations and furthermore no excavations, site works, trenches or channels should be cut or services laid or soil, waste or other materials deposited so as to cause damage or injury to the root structure of the trees or hedges.
 4. No development shall start until full details of additional landscaping works along the northern and eastern boundary of the site close to the development site have been submitted to and approved in writing by the local planning authority. The landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, and shall include details of any existing trees that are due to be retained and those that aren't. The approved landscaping works shall be carried out in accordance with the approved details within the first planting season after the development has commenced.

THURSDAY, 25TH AUGUST 2016

5. Notwithstanding the submitted details, the metal profiled roof for the proposed agricultural building shall be green or brown; the exact colour shall be agreed beforehand in writing with the local planning authority.
6. The 'Recommendations' made in Section 6 of the Great Crested Newt Survey report (Appletons, May 2016) should be adhered to throughout the development.

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. In order to maintain a continuation of tree cover in the area, in the interests of visual amenity.
4. 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.
5. In order that the agricultural building is visually less prominent in the landscape (than if it was grey as proposed) and in accordance with policy E29 of the Burnley Local Plan Second Review.
6. To ensure that species/habitats protected by the Wildlife and the Countryside Act 1981 and Species of Principal Importance are protected, in accordance with policy E5 of the Burnley Local Plan, Second Review.

APP/2016/0201

**Full Planning Application
Lanehead Ward
Proposed double storey side and rear extension
70 THURSBY 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.

THURSDAY, 25TH AUGUST 2016

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Amended Plan BUR/THU 01 – REVA, received 04 July 2016. Amended Parking Layout Plan, received 10 August 2016.

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.

APP/2016/0298

**Full Planning Application
Daneshouse with Stoneyholme Ward
Proposed taxi booking office operating 5 private hire
vehicles 24/7 with 2 associated parking spaces to the rear
private car parking area of 49 Croft Street and 3 parking
spaces at Thompson Centre car park.
49 CROFT STREET, BURNLEY**

Decision:

That planning permission be granted subject to the following conditions:

Conditions:

1. The use of the premises as a private hire booking office shall cease and shall revert to its previous use (Class A5), no later than 28th February 2018.
2. Before the use hereby approved begins a written contract shall be entered into for the use of 3 spaces on the William Thompson car park for the parking of private hire vehicles and this contract shall remain in place until 28th February 2018. A copy of the full contract shall be submitted to the Local Planning Authority.
3. The 5 parking spaces shown on the approved plan for land at the rear of 49 Croft Street and William Thompson Car Park shall be retained at all times in connection with the applicants 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.
4. No private hire vehicles operating from the booking office hereby approved shall be parked on the highway within 100 metres of

THURSDAY, 25TH AUGUST 2016

the office.

5. No more than 5 private hire vehicles shall operate or be permitted to operate, from the booking office hereby approved.

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. To ensure that appropriate parking provision is available for the use, in the interests of preventing congestion on the highway, in accordance with Policy TM14 of the Burnley Local Plan.
3. To ensure that appropriate parking provision is available for the use, in the interests of preventing congestion on the highway, in accordance with Policy TM14 of the Burnley Local Plan.
4. In the interests of highway safety having regard to Policy TM14 of the Burnley Local Plan Second Review.
5. 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.

APP/2016/0308

**Full Planning Application
Hapton with Park Ward
Proposed garden room to rear and creation of car parking
space to front
72 WEST STREET, PADIHAM**

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 hereby permitted shall be carried out in accordance with the following approved plans – Location Plans (2) scale 1:500 received 9 July 16; Proposed site location plan received 9 July 16; Existing details drg.no. JSA-16-1161A received 9 July 16; Amended Plan drg.no. JSA-16-1161B received 23 August 16.

Reason:

1. Required to be imposed by Section 91 of the Town and Country

THURSDAY, 25TH AUGUST 2016

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.