



**DEVELOPMENT CONTROL
COMMITTEE**

COUNCIL CHAMBER, TOWN HALL

Thursday, 18th April, 2024 at 6.30 pm

SUPPLEMENTARY AGENDA

9) *Update Report*

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PUBLISHED

17th April 2024

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Late Information Report

Town and Country Planning Act 1990 (as amended)

Address: Crow Wood Equestrian Centre, Royle Lane, Burnley, BB12 0RT

Proposal: Change of use from a mixed use of equestrian storage, office and retail to office (Use Class E) with external alterations and relocation of the horsewalker

1. Late Information

1.1. There has been a late representation of support received from Councillor (Cllr) Don Whitaker. It raises the following issues:

- The proposal would secure the long-term viability of Crow Wood Equestrian Centre and bring employment to the area;
- The proposal would improve the visual appearance of the application building and the wider Crow Wood estate;
- The proposal would involve the installation of solar panels;
- The alternative sites may not be the best choice as some are out of the town centre, and others do not provide parking or easy access;
- Various consultees have no objection and certain matters are acceptable;
- The proposal would not adversely impact the rural area;
- The application building already contains an office, which constitutes a lawful use so The Keenans Group could use it without permission; and
- The proposal would not involve a new use for the application building.

2. Assessment

2.1. The representation suggests that some of the alternative sites may not be the best choice as some are out of the town centre, and others do not provide parking or easy access. However, all of those identified are preferable than the application site, which is out of town, and most appear to have parking and good accessibility by sustainable transport modes and private vehicle. In any

event, the Planning Practice Guidance¹ is clear that it is for the applicant to demonstrate compliance with the sequential test. Therefore, as the submitted Sequential Test fails to identify these sites, it raises significant concerns about the extent that it has fully explored the utilisation of suitable town centre and other sequentially preferable sites, which is sufficient to warrant refusal.

- 2.2. Most of the other issues raised are already covered in the Committee Report and shall not be repeated here. Nonetheless, for the avoidance of doubt, the installation of solar panels is acceptable but not dependent on the proposed change of use and the lack of objection from consultees and compliance with certain policies attracts neutral weight.
- 2.3. In conclusion, the late representation does not substantively alter the assessment of the main issues or the recommendation that planning permission be refused.

J Parkinson

Joshua Parkinson MRTPI

Principal Planner

17 April 2024

¹ Paragraph: 011 Reference ID: 2b-011-20190722, Revision ID: 22 07 2019 of the Planning Practice Guidance: Town centres and retail