



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

**Thursday, 28th September, 2017 at 6.30
pm**

SUPPLEMENTARY AGENDA

9) *Late Correspondence*

3 - 6

To receive late correspondence.

PUBLISHED

28.09.17

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DEVELOPMENT CONTROL COMMITTEE

Thursday 28th September 2017

Late Correspondence/Verbal Reports

Pages 19-26

APP/2017/0301 - Installation of 2no. bollards in front of replacement ATM machine at shopfront at 137 Coal Clough Lane, Burnley

Page 22 - Publicity

Two letters of support for the application has been received; one from two residents in the Rosehill area and one from a resident in the Coal Clough area. The main points of the letters are summarised below:-

- The ATM cannot be installed unless the bollards are provided as part of a security system
- The ATM helps to sustain the business at this branch of the Post Office and understand that unless it is reinstated that the business may not survive
- A key feature of this ATM is that it provides access to the Post Office card account, used to access pensions, benefits and tax credits which cannot be accessed via general ATM's. This is particularly important in this area of high deprivation
- The Post Office has provided a vital service to the communities of Coal Clough and Trinity areas for many years and since the closure last year of Rosehill Post Office on Manchester Road, has served a much wider area
- The loss of the Post Office and its vital service to the local community would have a huge adverse impact.

Page 24 – Other Issues

The report refers to an amended plan that has been requested to show the proposed ATM positioned within the existing stonework rather than within the window which has already been removed. An amended elevation and floor plan have now been received and as such the condition 2 as recommended in the report has been updated with the correct drawing numbers:-

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans: FAD no. 1664077 (1:1250 location plan) and FADno. 1664077 (1:500 block plan), received on 13 June 2017; and, amended drawings, FAD no. 1664077 (1:50 proposed plan) and FAD no. 1664077 (1:50 proposed elevation), received on 20 September 2017.

Reason 2

To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

No change in recommendation.

Pages 29-35

APP/2017/0378 – Proposed change of use to 4 no. dwellings – Junction Hotel, Rosegrove Lane, Burnley

Page 35 – Replacement of Condition 5 with the follow condition,

5. Prior to the formation of the new doorway in the front elevation of the building, full details, including door surrounds to match the existing doorways on the front elevation, shall be submitted to the local planning authority for approval in writing. The scheme shall then be carried out in accordance with these details to the satisfaction of the local planning authority.

Reason

5. To ensure a satisfactory standard of elevation treatment having regard to Policy H3 of the existing Local Plan Second Review.

Pages 37-44

APP/2017/0310 - Proposal to erect a 1.65m high fence adjacent to footpath on Hillingdon Road at 118 Red Spar Road, Burnley

Page 40 – Error within report

Report should read,

*Policy GP3 requires amongst other things the use of good design and quality. The existing fence in its current position and height is unacceptable. The applicant has agreed to relocate the fence in line with the blue edge shown on the plan below as well as reducing the overall height of the fence to no more than **1.65m**.*

Agenda Item 8 - Pages 53-57

Confirmation of Tree Preservation Order – Brownside Road/Lennox Street

A letter has been received from the Chair of the Worsthorne with Hurstwood Parish Council which is copied below:-

“Worsthorne with Hurstwood Parish Council supports the Confirmation of the Tree Preservation Order proposal as outlined in your Agenda Reports pack. The Parish Council agrees with the officer’s assertion that the trees identified in the Protection Order contribute to the visual amenity of the area and should therefore be retained. The Parish Council feels that these trees enhance the rural landscape and their removal to be replaced by a modern housing development would destroy what is an established ‘gateway’ location leading into the traditional village of Worsthorne. The

Parish Council believes the retention of the tree line would help mitigate the visual impact of any such development.

Furthermore, when approaching the village along Brownside Road the trees in question present a balanced view with the trees bordering the playing field of Worsthorne Primary School on the opposite side of the road. The loss of that tree line would create a marked imbalance and detract from the visual amenity the Borough Council is keen to preserve.

The site in question is earmarked for housing development in the Emerging Local Plan and the Parish Council recognises that the site would benefit from an appropriate and sympathetic housing scheme. The Parish Council would support such a scheme but within any future proposal it is important that the trees on this site are protected.”

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