



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 16th February, 2017 at 6.30 pm

PRESENT

MEMBERS

Councillors A Khan (Chair), F Cant (Vice-Chair), G Birtwistle, C Briggs, S Graham, J Harbour, M Johnstone, E Monk, N Mottershead, T Porter and A Raja

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Graeme Thorpe	– Planning Team Manager
David Talbot	– Senior Solicitor
Imelda Grady	– Democracy Officer

48. Apologies

Apologies for absence were received from

49. Minutes of the last meeting

The Minutes of the last meeting held on 26th January 2017 were approved as a correct record and signed by the Chair.

50. List of Deposited Plans and Applications

The following members of the public attend the meeting and addressed the Committee under the Right to Speak Policy:

Tony Burley APP/2016/0528 – BooHoo.Com Widow Hill Road Burnley

Claire Bradley APP/2016/0570 – 2 Ridge Row Ridge Avenue Burnley

RESOLVED

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

51. APP/2016/0528 - Boohoo.Com, Widow Hill Road, Burnley

APP/2016/0528

**Full Planning Application
Lanehead and Briercliffe Ward
Proposed erection of new warehouse distribution centre
(use class B8) together with associated ancillary office
and amenity accommodation, vehicle manoeuvring and
circulation infrastructure.
BOOHOO.COM WIDOW HILL 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.
 2. The permission shall relate to the development as shown on plan drawing numbers: A0701-P1, A0702-P1, A0703-P1, B0150, B0230, L0001-P1 and S0001 received 30th November 2016, L0401-T5 received 1st February 2017, B0101 Rev. P1, B0103 Rev. P1, B0110 Rev. P1, B0601 Rev. P1, L0101 Rev. P1, L0201 Rev. P1 received 7th February 2017, and B0501 Rev. P1, B0602 Rev. P1 and B0603 Rev. P1 received 15th February 2017.
 3. The materials used in the development shall be in accordance with those specified within the approved scheme, to the satisfaction of the local planning authority, unless otherwise agreed in writing with the Local Planning Authority.
 4. Prior to the commencement of demolition works or built development, a construction method statement shall be submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - a) The parking of vehicles of site operatives, visitors and the existing parking that will be displaced by the development,
 - b) Details of the delivery regime for materials and plant to the site
 - c) The loading and unloading of plant and materials,
 - d) The storage of plant and materials used in constructing the development,
 - e) The erection and maintenance of security hoarding,
 - f) Wheel washing facilities,
 - g) Measures to control the emission of dust and dirt

- during construction,
- h) Details of working hours, and
- i) Contact details of the site manager.

5. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as and when required during the full construction period.
6. No demolition or construction work shall take place outside the hours of 8am to 6pm Monday to Friday, 8am to 4pm on Saturday and not at any time on Sundays or Bank Holidays, including all works and ancillary operations in connection with the construction of the development, and the use of any equipment or deliveries to the site. Where permission is sought for works to be carried on outside the hours stated, applications in writing must be made with at least seven days' notice to the Local Planning Authority. Where practicable, operations which create the most noise shall only occur between the hours of 08.30 and 17.30 Monday to Friday.
7. In addition, a programme of works shall be submitted to the Local Planning Authority detailing the following:
 - a) The specific processes/activities which will be carried on during the construction phase(s)
 - b) The proposed timescales for the processes/activities in a)
 - c) The proposed noise mitigation measures for the processes/activities in a)
 - d) Any proposed noise mitigation measures for the operational phase.
8. Within six months from the date of this permission a scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to, for approval by, the Local Planning Authority in consultation with the Highway Authority. For the avoidance of doubt, the offsite works of highway improvement will include,
 - a) Formation of the new site access,
 - b) Closure and reconstruction of the existing vehicular access opposite Unit 3 Widow Hill Road,
 - c) Extension of the central reserve in the vicinity of the redundant vehicular access, and
 - d) Formation of a pedestrian crossing facility between the main BooHoo site and Unit 3.
9. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme(s) referred to in Condition 8 has been constructed and

completed in accordance with the scheme details.

10. The cycling and motorbike facilities hereby approved shall be provided in accordance with a final scheme to be approved by the Local Planning Authority in consultation with the Local Highways Authority. They shall be provided before the use of the premises hereby permitted becomes operative.
11. The car park areas hereby approved shall be surfaced or paved in accordance with a final scheme to be approved by the Local Planning Authority in consultation with the Local Highways Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan before the use of the premises hereby permitted becomes operative
12. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Business Travel Plan shall include details of an assisted cycle purchase / loan scheme and the provision and running of an employee service bus travelling to and from the site (Exact details and service to be agreed). The bus service will initially be implemented over a minimum period of four years, and will be subject to an annual review to enable an assessment of the viability of the service to be provided. It shall also contain methods for the annual monitoring of this service, to be agreed within the Travel Plan, to enable an assessment of the viability of the service. Should it be agreed by the Local Planning Authority that the service is not being sufficiently utilised to a sustainable level to be viable then an agreement on an alternative solution to address the travel needs of their employees will be required during the initial four year period. This shall be subject to agreement with the planning authority in consultation with the highway authority, and shall be implemented within the timescale set out in the approved Travel Plan. It will be audited and updated at intervals not greater than 12 months to ensure that the approved Plan is carried out.
13. As part of the final car parking plan (condition 11), the developer shall include on-site the installation of a minimum of eight, three-pin 13-amp electrical sockets in suitable positions to enable the recharging of an electric vehicle using a 3m length cable. The charging points shall be installed prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.
14. The existing access onto Widow Hill Road (as shown on plan reference number L0401 Rev. T5) shall be physically and

permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads prior to the first occupation of the development hereby approved.

15. Whether by the making of a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 or otherwise, and unless otherwise agreed in writing, a developer contribution or otherwise shall be agreed towards the following,
- I. The upgrade of two cycling routes into the Heasandford Industrial Estate,
 - II. The creation and management of a 2.6 hectare grassland meadow as an extension to the Brun Valley Forest Park (currently a species poor wet meadow). The site is close to the application site and will be accessible to public and people who work on the Heasandford site. This is proposed to overcome the objections based on the loss of the existing site and its habitat, and
 - III. The redressing of the Brun Valley Greenway paths and links around the estate.
 - IV. The provision and running of an employee service bus travelling to and from the site (Exact details and service to be agreed). The bus service will initially be implemented over a minimum period of four years, and will be subject to an annual review to enable an assessment of the viability of the service to be provided. It shall also contain methods for the annual monitoring of this service, to be agreed within the Business Travel Plan (Condition 12), to enable an assessment of the viability of the service. Should it be agreed by the Local Planning Authority that the service is not being sufficiently utilised to a sustainable level to be viable then an agreement on an alternative solution to address the travel needs of their employees will be required during the initial four year period. This shall be subject to agreement with the planning authority in consultation with the highway authority, and shall be implemented within the timescale set out in the approved Business Travel Plan. It will be audited and updated at intervals not greater than 12 months to ensure that the approved Plan is carried out.

The final costs (relating to I, II and III) shall be agreed within 2 months of the date of this permission, with the final S106 document signed within 6 months of the date of this permission.

16. Foul and surface water shall be drained on separate systems.
17. Within three months of the date of this permission, details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.
Those details shall include, as a minimum:
 - a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
 - b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development Greenfield runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
 - d) Flood water exceedance routes, both on and off site;
 - e) A timetable for implementation, including phasing as applicable;
 - f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
 - g) Details of water quality controls, where applicable.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The scheme shall be implemented in accordance with the approved details prior to first occupation of the approved

building, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

18. Within three months of the date of this permission, details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company,
 - b. Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i. on-going inspections relating to performance and asset condition assessments,
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
 - iii. Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of the approved building, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

19. No combustion of any waste materials likely to result in smoke or other nuisance by atmospheric pollution shall take place on the site.
20. Notwithstanding the submitted details, as indicated on plan drawing number L0201 Rev. P1 (Landscaping), within six months of the commencement of any built development above slab level, full and final details of the proposed comprehensive hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.
 - a) Hard landscaping shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or

other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

- b) Soft landscaping shall include full details of the proposed planting scheme which shall include schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- c) The scheme shall also include details of habitat mitigation enhancement measures such as bat and bird boxes which could be installed on retained or new semi-mature trees or elsewhere within the site on existing buildings.

21. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of any part of the development or in accordance with a programme approved in writing by the local planning authority.

22. The mitigation and recommendations detailed in the submitted Ecological Assessment (TEP, August 2016) shall be incorporated within the detailed on-site landscaping proposals (condition 20), and thereafter carried out in full prior to the first occupation of the development or in accordance with an approved timetable. Final details of this shall be submitted to the Local Planning Authority for consideration and approval.

23. Within six months of the commencement of the development, a scheme and programme for any other lighting on the site, outside of the proposed car parking areas, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme and programme shall include details of:

- a) Location, type and intensity of lights.
- b) Types of masking or baffle at head.
- c) Type, height and colour of lighting columns.
- d) Light spread diagrams showing lux levels at the site boundary and calculation of the impact of these on nearby properties.

The lighting shall only be installed in accordance with the approved scheme and programme.

24. Within four months of the date of this permission, the applicant shall submit to the Council, for approval in writing, an Employment and Skills Plan. The Employment and Skills Plan shall include arrangements setting out how the applicant and/or the developer and their contractors will work directly with local employment/training agencies/the Council as part of an employment and training consortium including but not limited to;

- a. Jobcentre Plus and the Learning & Skills Council; and
- b. Voluntary and private sectors providers; and
- c. Sixth form colleges; colleges of further education; and universities.

The Employment and Skills Plan shall specify the provision for training opportunities and other initiatives in respect of the vocational and employability skills required by the owner/developer, their contractors and future occupiers, for any new jobs and business opportunities created by the Development.

Following approval of the Employment and Skills Plan by the Council, the applicant will implement and where necessary procure implementation and promote the objectives of the approved plan and ensure that so far as is reasonably practicable the objectives are met.

- 25. Prior to their erection on site, full details of the proposed solar panel array to the roof of the building hereby approved shall be submitted to the Local Planning Authority for approval in writing.

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 is carried out in accordance with the submitted plans.
- 3. To secure a satisfactory development in materials which are appropriate to the locality, and to enable any necessary flexibility in the choice of materials, in the interests of visual amenity and in accordance with Policy GP1, GP3, EW4 and EW5 of the Burnley Local Plan Second Review.
- 4. In the interests of protecting the amenity of neighbouring businesses from noise and disturbance, and in order to ensure the construction phase has no significant impact upon highway safety at this location, in accordance with Policy GP1, EW4 and EW5 of the Burnley Local Plan Second Review.
- 5. To prevent stones and mud being carried onto the public highway to the detriment of road safety.
- 6/7. In the interests of protecting the amenity of neighbouring businesses from noise and disturbance, and in order to ensure the construction phase has no significant impact upon highway safety at this location, in accordance with Policy GP1, GP3, EW4 and EW5 of the Burnley Local Plan Second Review.

8. In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before construction work commences on site.
9. In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
10. To ensure the final scheme is suitable and to allow for the effective use of the parking areas.
11. To ensure the final scheme is suitable and to allow for the effective use of the parking areas.
12. To promote and provide access to sustainable transport options.
13. To encourage the use of electric vehicles in order to reduce emissions and protect the local air quality in accordance with paragraph 35 of the National Planning Policy Framework and the Burnley Green Infrastructure Strategy 2013-2031.

NOTE: Any socket provided must comply with BS1363, or an equivalent standard, Building Regulations, and be suitable for charging electric vehicles. The socket should be suitable for outdoor use and have an internal switch within an adjacent building to enable the socket to be turned off.

14. To limit the number of access points to, and to maintain the proper construction of the highway.
15. To ensure that adequate provision is made for improvements to sustainability on the site, the improvement of surrounding accessible public open space in connection with the development, and to ensure there is appropriate mitigation against the loss of existing biodiversity and nature habitats and in order to provide a net gain in biodiversity in accordance with the NPPF; and to ensure the agreed management plan proposal is suitably managed.
16. To secure proper drainage and to manage the risk of flooding and pollution.
17. In order to ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development and in order to ensure that water quality is not detrimentally impacted by the development proposal. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

18. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance, and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.
19. To reduce the potential for pollution and nuisance to the occupiers of nearby buildings and dwellings.
20. On the basis that full and final details of the proposed scheme have not been provided, and to ensure that the proposed scheme contributes to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings in full, and in order to ensure a net gain for nature. In accordance with the NPPF and Policies E4, E5 and GP3 of the Burnley Local Plan.
21. 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, and in order to ensure that the landscaping works proposed are carried out in full. In accordance with Policies E4, E5 and GP3 of the Burnley Local Plan.
22. To ensure there is appropriate mitigation against the loss of existing biodiversity and nature habitats and in order to provide a net gain in biodiversity in accordance with the NPPF.
23. To ensure that the visual impact and impact on the amenity of the wider area is acceptable and that the scheme is appropriate in terms of its close proximity to other nearby wildlife habits and buildings. Also in the interests of highway safety, and to safeguard the amenity of adjacent buildings. To conform to Policy GP7 of the Burnley Local Plan, Second Review.
24. In order to secure, where reasonably possible, jobs and/or employment for people from the Burnley/East Lancashire area, particularly unemployed client groups, and in order to ensure that a number of the wider economic benefits put forward by the development are held accountable for by the applicant. In accordance with Local Plan Policy EW10 and paragraph 18 of the NPPF.
25. In accordance with Local Plan policy GP8 and to secure a satisfactory development which is appropriate to the locality in the interests of visual amenity.

52. APP/2016/0510 - Former Albion Mill, Albion Street, Padiham

This item was withdrawn from the agenda.

53. APP/2016/0531 - Oak Mill, Manchester Road, Dunnockshaw, Burnley

APP/2016/0531

Full Planning Application

Coalclouth with Deerplay Ward Proposed change of use from B2 General Industrial to Sui Generis use (Events company) and part D2 use (Gym) and erection of 2m high security fence

OAK MILL MANCHESTER ROAD DUNNOCKSHAW 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: 2016-10, 2016/10-02 Rev. A, 2016/10-08 Rev. A and 2016/10-09 Rev. A received 24th November 2016, 2016/10-05 Rev. A received 30th November 2016, 2016/10-01 Rev. B and 2016/10-03 Rev. B received 15th December 2016, 2016/10-04 Rev. C and 2016/10-06 Rev. D received 20th January 2017, and 2016/10-07 Rev. B received 1st February 2017.
3. The D2 use hereby approved shall not operate outside the hours of,
 - 0600 and 2100 Monday to Friday, and
 - 0800 and 1500 on Saturdays and Sundays.
4. There shall be no amplified music played within or outside the D2 unit hereby approved.
5. The main entrance/access to the gym (D2 use hereby approved) shall be from the rear of the building, as shown on plan drawing 2016/10-04 Rev. C. There shall be no direct access between the gym and Manchester Road. Any existing access shall be kept closed and restricted to the purpose of an emergency exit only.
6. Prior to the first use of the D2 unit hereby approved, the submitted scheme for the parking and manoeuvring of vehicles within the site shall be completed to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

The approved scheme shall then remain available for the

parking of vehicles in connection with the development hereby approved at all times.

7. The submitted scheme for the parking and manoeuvring of vehicles within the site in connection with the Sui Generis Use hereby approved shall be completed to the satisfaction of the Local Planning Authority within six months of the date of this permission unless otherwise agreed in writing. The approved scheme shall then remain available for the parking of vehicles in connection with the development hereby approved at all times
8. Within six months from the date of this permission, details of an agreed car parking and traffic management plan between the users of the car park and access to the site shall be submitted to the Local Planning Authority for consideration, unless otherwise agreed in writing. Once agreed, the plan shall be adhered to in perpetuity unless further changes on site are approved that significantly alter the layout.
9. No construction work shall take place outside the hours of 8am to 6pm Monday to Friday, 8am to 4pm on Saturday and not at any time on Sundays and Bank Holidays, including all works and ancillary operations in connection with the completion of the development, and the use of any equipment or deliveries to the site. Where permission is sought for works to be carried on outside the hours stated, applications in writing must be made with at least seven days' notice to the Local Planning Authority.

.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. To protect the amenities of nearby residents, in accordance with policies GP7 and EW3 of the Burnley Local Plan, Second Review.
4. In the interests of the amenities of the neighbouring occupiers, in accordance with policy EW3 of the Burnley Local Plan, Second Review.
5. In the interests of highway safety and residential amenity.
6. In the interests of highway safety and in accordance with policy EW3 of the Burnley Local Plan, Second Review.
7. In the interests of highway safety and in accordance with policy EW4 of the Burnley Local Plan, Second Review.
8. In the interests of highway safety, the safe movement of pedestrians and vehicles on site, and to seek to mitigate the

impact of future deliveries to the site, in accordance with policies EW3 and EW4 of the Burnley Local Plan, Second Review.

9. To protect the amenities of the occupiers of nearby properties in accordance with policies EW3 and EW4 of the Burnley Local Plan, Second Review.

54. APP/2016/0575 - 318 Padiham Road, Burnley

APP/2016/0575 **Full Planning Application**
Gannow Ward
Retrospective application for installation of 2no. roller
shutters
318 PADIHAM ROAD, BURNLEY

Decision: That planning permission be granted subject to the following conditions:

- Conditions:**
1. The development hereby permitted shall be carried out in accordance with the following approved plans: Detailed drawing, block plan and location plan received 13 Decembet 2016, and the detailed amended drawing received 16th February 2017.
 2. Within three months of the date of this approval
 - the approved fascia boards must be erected around the shutter housing as per the approved plans, and
 - the proposed new shutters hereby approved shall be installed.

- Reasons:**
1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
 2. In the interests of visual amenity in accordance with policy E25 of the Burnley Local Plan Second Review.

55. APP/2016/0577 - 50 Parliament Street, Burnley

APP/2016/0577 **Full Planning Application**
Rosehill with Burnley Wood Ward
Single storey extension to the existing medical centre to
create 5 more GP/treatment rooms
50 PARLIAMENT STREET BURNLEY

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: 1619-LP01, 1619-PL10, 1619-PL13, 1619-PL12 and 1619-PL-11, received on 14th December 2016 and 1619-SP02 Rev.A received 6th February 2017.
 3. The external materials of construction to be used on the wall and roof of the extension shall match those of the existing building in respect of their type, size, shape, colour and texture.
 4. The approved extension shall not be first brought into use until the approved new car park layout, including the provision of motorcycle spaces and cycle stands, has been laid and marked out, installed and is available for use. The approved layout and facilities for motorcycle and cycle parking shall thereafter be retained at all times.

- 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 the development is implemented in accordance with the approved plans and to avoid ambiguity.
 3. To ensure a satisfactory appearance to the development, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006).
 4. To ensure adequate car and motorcycle parking and to encourage cycling as an alternative mode of travel, in accordance with Policies CF14 and TM15 of the Burnley Local Plan, Second Review (2006).

a. APP/2016/0570 - 2 Ridge Row, Ridge Avenue, Burnley
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APP/2016/0570

**Full Planning Application
Brunshaw Ward**

**Proposed conversion of garage to living accommodation
ancillary to use of existing dwelling
2 RIDGE ROW RIDGE AVENUE BURNLEY**

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: Detailed General Arrangement Plan, drawing 1 of 1 received 8 December 2016.
3. The building subject of this application shall be used only as accommodation for the applicant's elderly parents, ancillary to the main use of the existing dwelling at No. 2 Ridge Row and not as separate unconnected living accommodation. The residential use of the building shall cease and its use shall revert back to a private garage when it is no longer required for the applicants' elderly parents.
4. The two existing car parking spaces in front of the garage shall remain available at all times for use in connection with the existing dwelling and proposed annex.

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 the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure that a new separate dwelling, unconnected to the main use of No.2 Ridge Row is not established having regard to Policies H2 and H3 of the Burnley Local Plan Second Review.
4. In the interests of highway safety having regard to Policy TM15 of the Burnley Local Plan Second Review.

56. APP/2016/0522 - 47 Prairie Crescent, Burnley

APP/2016/0522

**Full Planning Application
Queensgate Ward
Extensions to side and rear and dormer to rear
47 PRAIRIE CRESCENT BURNLEY**

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: Amended detailed plan Rev B and additional parking layout plan, both received 20th Jan 2017.
3. The additional off-street parking spaces (making a total of 3) which are to be created at the front of the property shall be

surfaced in a permeable material and shall be completed within 3 months of the development being brought into use..

4. The colour of the shiplap boarding shall match the existing roof tiles (or be as near to as possible)

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 the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. In order to prevent water run-off onto the highway and in the interests of highway safety/in accordance with policy TM15 of the Burnley Local Plan Second Review.
4. In the interests of visual amenity and in accordance with Policy TM13 of the Burnley Local Plan Second Review.

57. APP/2016/0544 - Land at Melrose Avenue/Kinross Street, Burnley

APP/2016/0544

**Full Planning Application
Coalclough with Deerplay Ward
Proposed erection of 18no. 2 bed houses, 12no. 3 bed houses and 1no. 3 bed bungalow
LAND AT MELROSE AVENUE/KINROSS STREET BURNLEY**

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: 3082/100/Rev2 (1:1250 location plan) and 3082/120/Rev3, received on 5th December 2016; 3082/107, 3082/106/Rev7, 3082/111/Rev4 and 3082/115/Rev4, received on 12th January 2017; 3082/104/Rev1, received on 18th January 2017; and, 3082/109Rev1, received on 30th January 2017.
3. The materials of construction to be used on the external walls and roofs of the development shall be as described in the schedule of materials (Materials Tracker) submitted with the application unless any variation to this is otherwise previously agreed in writing by the Local Planning Authority.
4. No dwelling shall be first occupied until its associated boundary

treatment has been constructed and finished in accordance with the approved plans.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of any of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation. In respect of the 2no. trees to be planted in the highway verge, revised details of the species and planting heights shall be agreed in writing with the Local Planning Authority prior to their planting.
6. The development shall only be carried out in accordance with the recommendations and mitigation measures contained within the Ecological Assessment (prepared by TEP, reference 6101.003, dated November 2016) submitted with the application and the Ecological Features plan (drawing number 3082/109Rev1), received on 30th January 2017. The bat and bird boxes to be provided shall be installed prior to their respective dwellings being first occupied and shall be retained at all times thereafter.
7. No dwelling shall be first occupied until the public footpath improvement works as identified on the approved plans have been carried out and completed.
8. No dwelling shall be first occupied unless and until its associated car parking space(s) has or have been constructed, drained, surfaced in a bound material and made available for use in accordance with the details indicated on the approved plans. The car parking spaces associated with each dwelling shall thereafter be retained for the purposes of car parking at all times in the future.
9. The footways fronting the development site at Melrose Avenue and Kinross Street shall, following the construction of the individual driveways, be re-constructed to a specification to be first submitted to and approved in writing by the Local Planning Authority.
10. Prior to the first occupation of any dwelling, refuse bins and recyclable waste containers for that dwelling shall be provided within a concealed area of the curtilage. The refuse and recyclable waste storage provision for each dwelling shall thereafter be retained at all times.
11. The development shall not at any time be carried out otherwise

than in accordance with the measures contained within the approved Construction Management Plan, received on (to be inserted).

12. The development shall be carried out and completed in accordance with the Drainage Strategy Report (Ref:216-396), received on 24th January 2017 and shall thereafter be maintained at all times in the future in accordance with the Drainage Maintenance Strategy Report (Ref:216-396), received on 25th January 2017.
13. The development shall not be carried out otherwise than in accordance with the Phase I Geo-Environmental site assessment (report ref: 11-513-R1, dated November 2016), the Phase II Geo-Environmental site assessment (report ref: 11-513-r2, dated December 2016), and the Remediation & Enabling Works Strategy (report ref: 11-513-r3, dated December 2016) and shall be completed prior to the first occupation of any dwelling. Verification of the works shall be provided to the Local Planning Authority prior to the occupation of the approved dwellings.
14. Prior to any site clearance or development being commenced on the site, the retained trees as identified on the approved landscape plan shall be protected in accordance with the tree protection measures contained within the Arboricultural Impact Assessment (prepared by TEP, ref: 6101.001, dated November 2016) submitted with this application. The protection measures shall remain in situ and be adhered to at all times until the completion of the development.

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 the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure a satisfactory appearance to the development, in accordance with Policies GP3 and H3 of the Burnley Local Plan, Second Review (2006).
4. To ensure a satisfactory appearance to the development, in accordance with Policies GP3 and H3 of the Burnley Local Plan, Second Review (2006)
5. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings, in accordance with Policies GP3 and H3 of the Burnley Local Plan, Second Review (2006).

6. To ensure adequate protection and enhancement of the biodiversity of the site, in accordance with Policy E5 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy Framework.
7. To maintain and improve adequate accessibility along a public footpath, in the interests of accessibility and amenity, in accordance with Policies H3 and TM5 of the Burnley Local Plan, Second Review (2006).
8. To ensure adequate off-street parking, in the interests of highway safety and amenity, in accordance with Policy H3 of the Burnley Local Plan (2006).
9. To ensure a consistent, even and tidy appearance to the footways following the construction of multiple vehicle crossings, in accordance with Policy GP1 of the Burnley Local Plan, Second Review (2006).
10. To ensure adequate means of storing waste, in the interests of visual and local amenities, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
11. To safeguard residential amenities and highway safety, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
12. To ensure the adequate drainage of the site and to reduce the risk of flooding, in accordance with Policy E8 of the Burnley Local Plan, Second Review (2006).
13. To ensure that the site is appropriately remediated and made suitable for residential occupation, in accordance with Policy GP7 of the Burnley Local Plan, Second Review (2006).
14. To ensure adequate protection for the long term health of trees which contribute to the visual amenities and the biodiversity of the site and its surroundings, in accordance with Policies E5 and E6 of the Burnley Local Plan, Second Review (2006).

<p>58. APP/2016/0584 - William Thompson Car Park, Red Lion Street, Burnley</p>

APP/2016/0584

**Full Planning Application
 Daneshouse with Stoneyholme Ward
 Retention of existing car park
 WILLIAM THOMPSON CAR PARK RED LION STREET
 BURNLEY**

Decision:

That planning permission be granted subject to the following condition:

- Condition:** 1. The car park will be operated in the main as a short stay car park with a limited number of spaces available for contract/permit parking. The maximum number of contract spaces available shall not exceed 125 spaces.
- Reason:** 1. To ensure that the car park remains a short stay car park in the future, and to discourage the use for commuter parking in line with the Burnley Town Centre Strategy 2016 and national guidance.

59. APP/2-17/0016 - 0023 - Various site in Burnley

- APP/2017/0016** Full Planning Application for various alleygating schemes
APP/2017/0017 APP/2017/0016
APP/2017/0018 2no. sets of 2m high gates
APP/2017/0019 REAR OF 66-106 RUSSELL TERRACE, 55-95
APP/2017/0020 STOCKBRIDGE ROAD & 27 PENDLE STREET, PADIHAM
APP/2017/0021 APP/2017/0017
APP/2017/0022 2no. sets of 2m high gates
APP/2017/0023 REAR OF 4-24 RAWSON STREET & 2-34 SHARP STREET, BURNLEY
- APP/2017/0018
 3no. sets of 2m high gates
 REAR OF 2-30 ACRE STREET, 1-41 QUEEN VICTORIA ROAD & 48-60 THURSBY ROAD, BURNLEY
- APP/2017/0019
 3no. sets of 2m high gates
 REAR OF 1-23 REYNOLDS STREET, 2-12 ROMNEY AVENUE & 184-210 MANCHESTER ROAD, BURNLEY
- APP/2017/0020
 3no. sets of 2m high gates
 REAR OF 71-101 PARLIAMENT STREET, 1-21 BRANCH ROAD & 59-96 PLUMBE STREET
- APP/2017/0021
 3no. sets of 2m high gates
 REAR OF 3-27 WILTON STREET, 2-22 QUEEN VICTORIA ROAD & 189-199 BRIERCLIFFE ROAD, BURNLEY
- APP/2017/0022
 3no. sets of 2m high gates
 REAR OF 12-44 BRENNAND STREET & 2-18 BRACEWELL STREET BURNLEY

APP/2017/0023

3no. sets of 2m high gates

REAR OF 81-101 QUEEN VICTORIA ROAD, 1-25 VINCIT STREET & 118-140 BROWHEAD 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.
 2. The development hereby permitted shall be carried out in accordance with the submitted approved plan.

- 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.

60. Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation for the period 19th December 2016 to 5th February 2017.