



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 17th August, 2023 at 6.30 pm

PRESENT

MEMBERS

Councillors S Chaudhary (Chair), C Sollis (Vice-Chair), G Birtwistle, J Broughton, S Cunliffe, S Graham, J Harbour, B Horrocks, A Hosker, S Hussain, A Kelly, P Reynolds and M Steel

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Laura Golledge	– Planning Manager
Mollie Boothman	– Legal Assistant
Carol Eddleston	– Democracy Officer

22. Apologies

Apologies for absence were submitted on behalf of Councillor Inckle.

23. Minutes

The Minutes of the last meeting, held on 13th July 2023, were approved as a correct record and signed by the Chair.

24. Additional Items of Business

There were no additional items of business.

25. Declaration of Interest

There were no declarations of interest in any of the items on the agenda.

26. List of Deposited Plans and Applications

No members of the public attended the meeting or addressed the Committee under the Right to Speak Policy.

RESOLVED That the deposited plans be dealt with in the manner shown in these minutes.

27. COU/2023/0389 - 9 Halstead Street Burnley Lancashire

Town and Country Planning Act 1990
Change of use from café to office and 3 self-contained apartments on the first floor
9 Halstead Street, Burnley, BB11 4HU

Decision

That the planning application be granted subject to the following conditions.

Conditions and Reasons

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plans listed on this notice below.

Drawing No. 2198.01 – existing plans, received 04.07.2023
Drawing No. 2198.02 – proposed plans, received 04.07.2023

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

3. Notwithstanding details shown within the submitted planning application, the flats shall not be occupied until a scheme of noise insulation between the office and residential elements has been submitted to and agreed in writing by the Local Planning Authority. The scheme so agreed shall be implemented prior to first occupation of the dwellings and retained thereafter.

Reason: to ensure there is no unacceptable adverse impact on the amenity of occupants in accordance with policy SP5 of Burnley`s Plan.

4. The operating hours of the office element shall be restricted to between 07.00 and 23.00 daily unless otherwise approved in writing by the Local Planning Authority.

Reason: to ensure there is no unacceptable adverse impact on the amenity of occupants of dwellings in accordance with policy SP5 of Burnley`s Plan.

5. Notwithstanding details shown within the submitted planning application, the dwellings shall not be occupied until the secure bicycle parking facilities shown on the approved plan have been provided. The bicycle parking provision shall be retained for the lifetime of the development.

Reason: To ensure that sufficient secure bicycle parking is provided, in accordance with Policy IC3 of the Local Plan.

6. Notwithstanding details shown within the submitted planning application, the dwellings and office shall not be occupied until the external bin storage facilities shown on the approved plan

have been provided. The bin storage facilities shall be retained for the lifetime of the development.

Reason: To ensure that sufficient external bin storage is provided, in accordance with Policy SP5 of the Local Plan.

7. Notwithstanding details shown on the submitted plans, the development shall not be occupied until the three dedicated car parking spaces shown on the submitted plans are provided. The three spaces shall be retained for the use of occupants of the apartments and office plus their visitors thereafter.

Reason: In the interests of highway safety, in accordance with Policy IC3 of the adopted Local Plan.

8. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority.

The approved plan/statement shall provide:

- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Wheel washing facilities.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk
- All references to public highway include footway, carriageway, and verge.

Notes

1. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

28. Decisions taken under the Scheme of Delegation

Members received for information a list of decisions taken under delegation between 30th June 2023 and 27th July 2023.

29. Appeals and Other Decisions

Members received for information details of an appeal decision received between 1st July 2023 and 31st July 2023.