

DEVELOPMENT CONTROL COMMITTEE

Thursday, 7th September, 2023
6.30 pm





DEVELOPMENT CONTROL COMMITTEE

ROOMS 2 & 3, BURNLEY TOWN HALL

Thursday, 7th September, 2023 at 6.30
pm

Members of the public may ask a question, make a statement, or present a petition relating to any agenda item or any matter falling within the remit of the committee.

Notice in writing of the subject matter must be given to the Head of Legal & Democracy by 5.00pm three days before the meeting. Forms can be obtained for this purpose from the reception desk at Burnley Town Hall, Manchester Road or at the Contact Centre, Parker Lane, Burnley or from the web at: [Request To Speak form](#). You can also register to speak via the online agenda. Requests will be dealt with in the order in which they are received.

There is limited space for members of the public to observe the meeting. Priority will be given to those who have registered to speak on an application. If you wish to attend the meeting we advise that you contact democracy@burnley.gov.uk in advance of the meeting.

AGENDA

1. Apologies

To receive any apologies for absence.

2. Minutes

5 - 8

To approve as a correct record the Minutes of the previous meeting.

3. Additional Items of Business

To determine whether there are any additional items of business which, by reason of special circumstances, the Chair decides should be considered at the meeting as a matter of urgency.

4. Declaration of Interest

To receive any declarations of interest from Members relating to any item on the agenda in accordance with the provision of the Code of Conduct and/or indicate if S106 of the Local Government Finance Act applies to them.

5. Exclusion of the Public

To determine during which items, if any, the public are to be excluded from the meeting.

6. List of Deposited Plans and Applications

9 - 10

To consider reports on planning applications for development permission:

a) LBC/2023/0284 - Towneley Hall, Towneley Park, Burnley

11 - 20

7. Decisions taken under the Scheme of Delegation

21 - 30

To receive for information a list of delegated decisions taken since the last meeting.

MEMBERSHIP OF COMMITTEE

Councillor Saeed Chaudhary (Chair)
Councillor Christine Sollis (Vice-Chair)
Councillor Gordon Birtwistle
Councillor Joanne Broughton
Councillor Scott Cunliffe
Councillor Sue Graham
Councillor John Harbour
Councillor Bill Horrocks

Councillor Alan Hosker
Councillor Beki Hughes
Councillor Shah Hussain
Councillor Jacqueline Inckle
Councillor Anne Kelly
Councillor Neil Mottershead
Councillor Paul Reynolds
Councillor Mike Steel

PUBLISHED

Tuesday 29th August 2023

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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.

BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for
Committee consideration

7th September 2023

Housing and Development Control

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Part 1 Plan

Housing & Development
Town Hall, Manchester Road

Agenda Item 6a

Ref.

LBC/2023/0284

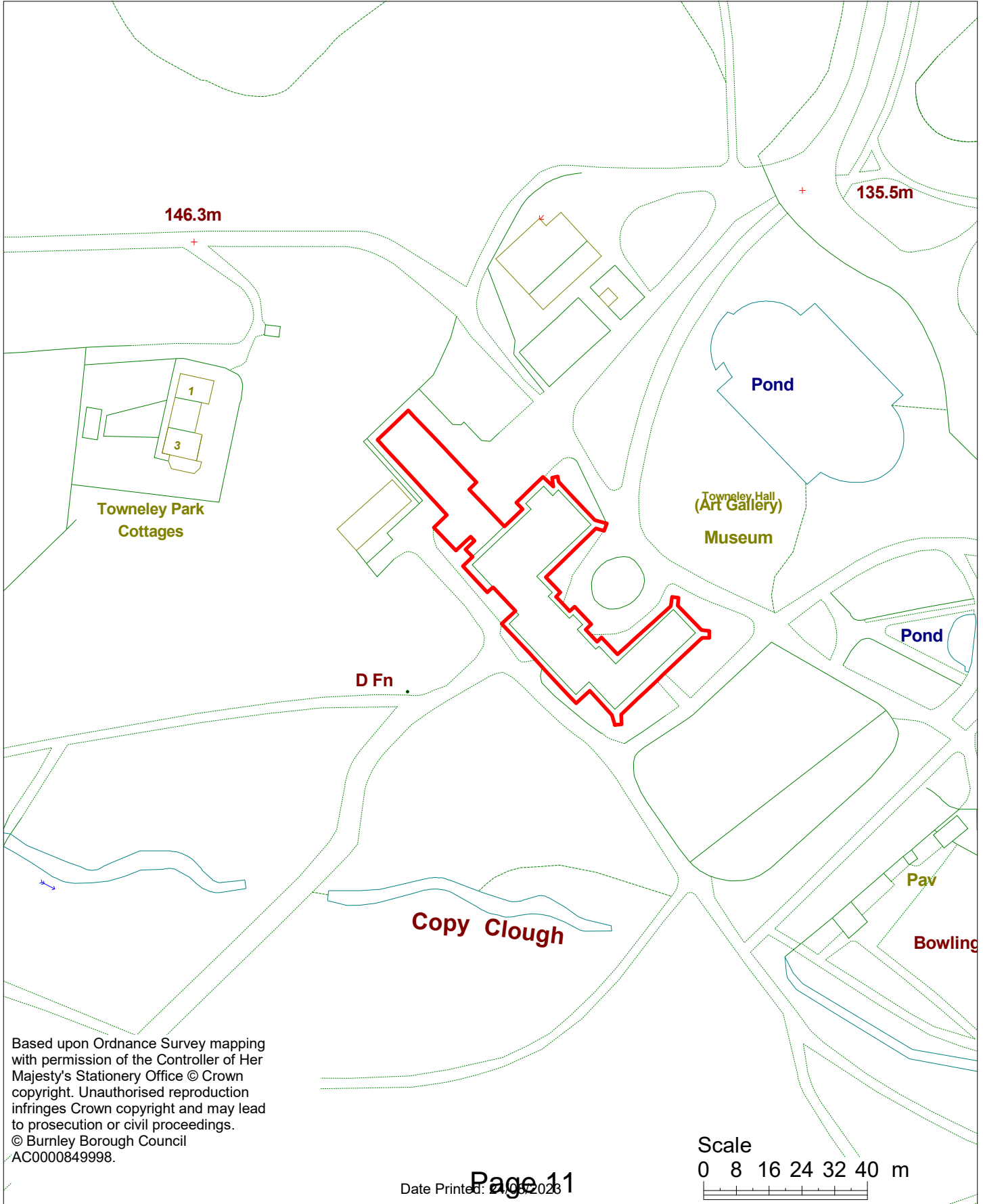
Paul Gatrell Head of Housing and Development Control

Location:

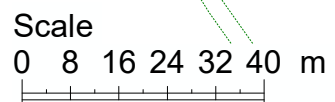


Towneley Hall, Burnley, BB11 3RQ

1:1250



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Rosehill with Burnley Wood Ward

Application for Listed Building Consent

Replacement of decayed timber windows to west elevation of West Wing with new and introduction of maintenance access hatches to West Wing roof and tower roofs

TOWNELEY HALL TOWNELEY PARK BURNLEY

Applicant: Burnley Borough Council

Agent: Knox McConnell Architects

1.0 The application property and summary of heritage significance:

- 1.1 This application relates to Towneley Hall, a heritage asset of exceptional significance which is reflected in its Grade I Listing. The Hall dates from c.1400 and has been subject to extensive phases of alteration reflecting significant periods of history, and most notably in the seventeenth to nineteenth centuries to reflect the changing architectural styles by successive generations particularly the baroque and gothic. These different phases are clearly readable in the exterior of the building but are most evident internally.
- 1.2 The hall is built in large sandstone rubble brought to courses, with freestone dressings, and hipped slate roofs concealed by embattled parapets. The Hall was substantially remodelled by Jeffry Wyatt in the nineteenth century who enhanced the presence and grandeur of the building by elevating the South-East wing and adding battlements and turrets considered at the time as a display of architectural and social ostentation. The interior features equally impressive period rooms including the Long Gallery, Great Hall, Red and Green Regency Rooms hung with original C19 paintings and is particularly noted for its fine 16th century (Jacobean) plasterwork, panelling and staircases. The Hall has been in civic use as a museum and gallery since 1903.
- 1.3 The significance of Towneley Hall derives from a number of factors, including the antiquity of parts of its fabric and from the architectural and visual grandeur of the building and its fine interiors. It also has important historic value, providing evidence of changing architectural forms and fashions, as well as allowing an understanding of the evolution of Burnley as a settlement.

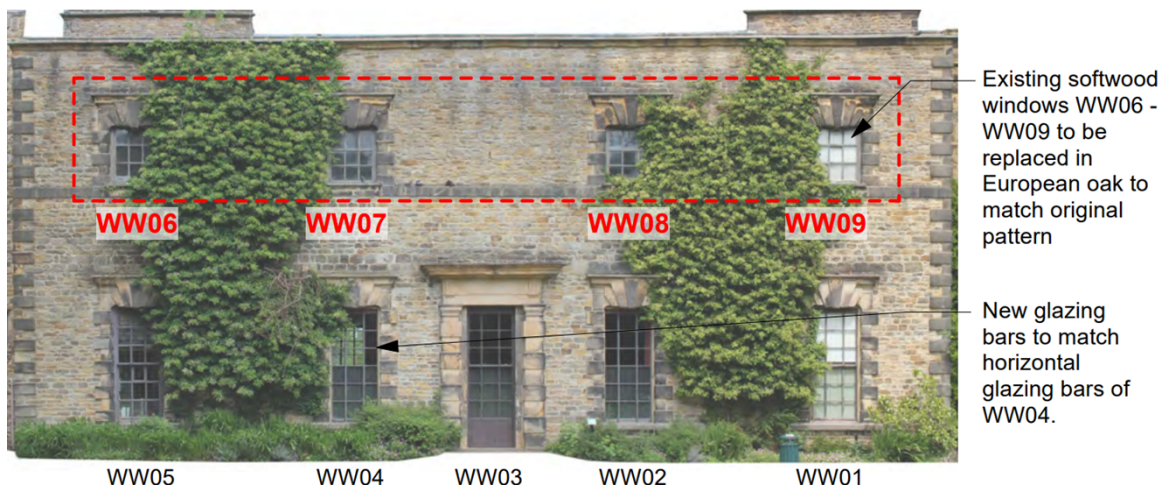


- 1.4 This application relates to the West Wing of the Hall. Its west elevation having been remodelled in the baroque style by Robert Thornton in the 1720s and is therefore highly significant. It is constructed of coursed masonry and has a simple parapet with coping stones and does not have crenelations like much of the rest of the Hall. Sash windows were

also added in this period. The roof has been subject to remodelling and major repair work including re-roofing in the twentieth century

2.0 Proposal:

- 2.1 This application follows the grant of Listed Building Consent for essential repairs and conservation works to the roof and external elevations (Ref: LBC/2021/0651) which is currently proceeding on site. Scaffolding has allowed close inspection of the 4 no. first floor windows of the west (rear) elevation of the West Wing which have been found to have significant decay to the cills, base rails, jambs and joints largely as a consequence of exposure to severe weather, such that they are beyond reasonable and practical repair. Though traditional in their design and construction, the windows are contemporary replacements constructed from softwood with opening casements, large glazing bars and modern glass and thought to date from the 1960s. The frames do however provide a consistent and suitably historic appearance across the elevation of the building thus making a positive contribution to its character and architectural interest.
- 2.2 This application seeks listed building consent for the removal and replacement of the first floor windows. The proposed replacements closely match the existing frames in respect of the size, scale, glazing pattern and overall proportions however they will be designed to be a fixed (non-opening) frame. In addition, it is proposed to match the finer historic glazing bars from the windows below and use machine drawn glass to match. The replacements are also proposed to be constructed from oak for enhanced durability.

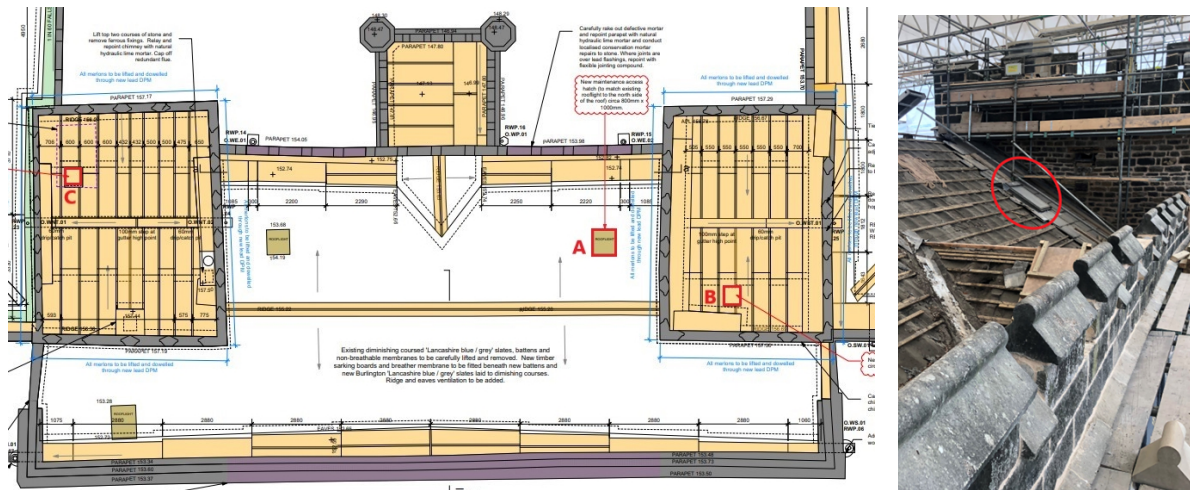


West Elevation of West Wing



Images showing extent of timber decay at cills, glazing bar joints and jambs

2.3 Access improvements are also proposed, the purpose of which is to allow proactive management and maintenance by the Council. This includes the insertion of an aluminium framed egress rooflight, measuring 800mm by 1000mm, to the north elevation of the West Wing roof to allow inspection and access to the south side of the gutter. There is an existing rooflight to the north side of the gutter which it is proposed to match, both of which are positioned such that they are hidden from view behind the parapet. A steel maintenance access hatch, measuring 600mm by 600mm, is also proposed to each tower to allow for routine inspections and to provide access for clearing blockages and other small maintenance tasks.



Proposed rooflight (A) and inspection hatches (B and C)

Existing Rooflight

- 2.4 The purpose of the proposed works is to facilitate ease of inspection and improve maintenance access to difficult to reach roofs; and to protect the historic fabric from water ingress and decay. The proposal has been informed by the findings and recommendations of expert heritage advisors, following detailed survey and options analysis, and has been developed in consultation with the Council's heritage planner.
- 2.5 The application is supported by a Heritage Statement which clearly explains the background, requirements and benefits of the works; and sets out in detail the justification for the works and the impact on the special interest (significance) of the listed building.
- 2.6 This application is presented to Committee as the applicant is Burnley Borough Council.

3.0 Relevant Policies:

- 3.1 Burnley's Local Plan (July 2018): Policy HE2 (Designated Heritage Assets) outlines the key requirement for proposals to have regard to the desirability of sustaining and enhancing the significance of listed buildings and, where appropriate, securing a viable use most consistent with their conservation. All levels of harm should be avoided. The policy adopts the NPPF's categories of 'substantial' and 'less than substantial' harm and the corresponding policy tests (as set out in NPPF 195 and 196). In summary, these tests provide an opportunity for an applicant to demonstrate that there would be public benefits arising from a proposal which may outweigh heritage harm.
- 3.2 The National Planning Policy Framework (NPPF): It is the conservation of heritage assets in a manner appropriate to their 'significance' which is the focus of the NPPF. In particular Paragraph 199 advises that when considering the impact of a proposed development on the significance of a designated heritage asset (ie listed building), great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance. Paragraph 200 sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 202 explains that where a development

proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

3.3 Planning (Listed Buildings and Conservation Areas) Act 1990: As set out below.

4.0 Relevant National Guidance:

4.1 Traditional Windows: Their Care, Repair and Upgrading (Historic England): This guidance advises that historic windows and windows whose design follows historic patterns make a positive contribution to the significance of a listed building and should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies. Their replacements should be single glazed, in order to replicate authentically the detailing of the original windows and avoid reflective double images that would unacceptably harm character and appearance.

5.0 Relevant Recent Site History:

5.1 The site has an extensive planning history which mainly relates to internal and external works to maintain the upkeep and safeguard the viability of the building, the most relevant recent applications being LBC/2021/0651 for repairs and conservation works to the roof, stonework, rainwater goods, windows and internal plasterwork.

6.0 Consultation Responses:

6.1 Historic England: Provide no comment on this application.

6.2 Publicity: No comments received.

7.0 Principal Issues:

7.1 The main issue for consideration is the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16(2) and 66 confer upon local planning authorities a duty to have special regard to the desirability of preserving the special interest of a listed building, its setting or any features of special architectural or historic interest that it possesses. With regard to the NPPF and Local Plan Policy HE2 this can be defined as the impact of the proposal on the significance (special interest) of the Listed Building affected with 'preservation' in this context meaning doing no harm to the significance as opposed to keeping it utterly unchanged and considerable weight should be given to any harm found to arise.

7.2 The NPPF and Local Plan Policy HE2 sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification, including whether there are any suitable alternative solutions which cause less or no harm. In cases where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7.3 Having regard to the relevant policy and legislation, as set out above, the determining issue is whether the proposal would preserve (not cause harm to) the special interest (significance) of the Grade I Listed Building.

8.0 Impact on the special interest (significance) of the Listed Building:

8.1 The application is supported by a heritage assessment prepared by Knox McConnell Architecture. This document has been assessed by the Council's Heritage Planner who advises that the proposed works are informed by a sound understanding of the significance of the heritage asset, the buildings construction and the likely causes and extend of the defects. The options available have been fully considered and the proposal is robustly

justified. The proposed approach and methodology for undertaking the works is considered appropriate and sympathetic to the historic fabric and significance of the building, only removing fabric where necessary and reinstating with materials and techniques that match and are appropriate to the existing.

8.2 Having regard to the submitted heritage assessment, the impact and acceptability of the individual elements of the proposal have been assessed as follows.

9.0 Proposed Replacement Windows:

- 9.1 With respect to fenestration, the long-term heritage objectives to “preserve” the special interest of listed buildings should be to replace windows of historic or architectural interest only where they have clearly deteriorated beyond practical repair. Where replacement windows can be justified, these should be designed to replicate the originals in respect of their style, detail, construction and materials with particular regard to accurately reproducing traditional joinery profiles and mouldings such as glazing bars. Where historic windows have been replaced with ones whose design does not follow historic patterns, their replacement with authentically detailed designs provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.
- 9.2 The Heritage Assessment finds that the existing C20 windows have little historic interest and detract from the symmetry of the elevation as they have casements in different positions and larger (non-traditional) glazing bars when compared to the ground floor windows. Moreover, it has been demonstrated that they are significantly decayed such that they are beyond practical repair. The condition has been verified by a site visit. The replacement of the windows in their entirety is therefore justified and is accepted in this particular case subject to their reproduction with an authentically detailed design.
- 9.3 The proposed replacement frames will replicate the general form and proportions of the windows in terms of the width of the jambs and the glazing arrangement such that they are a very close match to the existing. They will differ from the existing in that the glazing bars will be slimmer in profile and hold machine drawn glass to will match those on the ground floor and they will be constructed from oak for enhanced durability. The key variation being the loss of the casement opener in favour of a fixed window to limit the number of joints and therefore potential for water damage to the Great Hall Ceiling below. As such the proposal is considered to be minor in scale in that it is simply seeking to replace something which currently exists. The main effects therefore relate to the change in materials, glazing bar dimensions and method of opening.
- 9.4 The submitted drawings demonstrate that the variations in design and materials do not prejudice the overall appearance of the windows which are considered an enhancement in terms of authenticity. In terms of the loss of the casement openers, it is not considered that would cause any easily apparent visual impact within mid-to-long range views. On close inspection the visual differences may be discernible however it is considered that the impact would be considerably mitigated by the enhancements in design and construction.
- 9.5 The proposal would result in the loss C20 fabric which, although not historically authentic, contributes to the architectural interest in that they provide a consistent and suitably historic appearance across the elevation of the building. Accordingly, their loss would cause a minor adverse impact on significance (at the lower end of the ‘less than substantial’ scale of harm). In this case, the replacement windows are considered to be clearly necessary due to their condition. The harm arising is considered to be both justified, and outweighed, by the heritage benefits of arresting deterioration of the building, therefore ensuring its proper preservation, and introducing a more authentic frame in terms of design and construction therefore meeting the requirements of Policy HE2, the NPPF and the duty assigned by the LBCA Act.

10.0 Proposed Inspection and Access Hatches:

- 10.1 The proposed new access rooflight to the West Wing roof and new maintenance access hatches to the tower roofs are considered fundamental to ensuring the increased frequency of visual inspections and ease of routine maintenance to these difficult to reach locations in order to ensure the effective functioning of the roof and rainwater disposal thus ensuring that the building and its valuable contents would be protected from water ingress.
- 10.2 Alternative means of accessing the roof have been assessed and ruled out as being less effective or involving visually intrusive additions at roof level.
- 10.3 The West Wing roof and towers are highly significant however their coverings, which will be the main areas affected, are not historic having been renewed in the C20 and as part of the current works permitted under LBC/2021/065. Nonetheless the new openings constitute an alteration to the original design and therefore are considered to cause a minor adverse impact on significance (at the lower end of the 'less than substantial' scale of harm) when having regard to the contribution of the affected roof structures to the special interest of the listed building as a whole.
- 10.4 The proposed interventions, which are sensitively specified, are found to be necessary to allow an increase in the frequency of inspection and provide for easier maintenance access to difficult to reach roofs ensuring that the lifespan of the fabric would be extended in support of the long term conservation of the building and its valuable contents. This would constitute a very desirable public benefit and as such are sufficient to outweigh the identified less than substantial harm to significance in accordance with Policy HE2, the NPPF and the duty assigned by the LBCA Act.

11.0 Recommendation: Approve with Conditions

- 11.1 In giving considerable importance and weight to the duties at Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in consideration to NPPF Section 16 and Policy HE2 of Burnley's Local Plan I would recommend that listed building consent be granted subject to conditions.

12.0 Conditions and Reasons:

1. The development must be begun within three years of the date of this decision.

Reason: 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. The development hereby permitted shall not be carried out other than to the approved drawings and specification of works noted thereon except where modified by the conditions of this consent. The approved drawings are Drawing Numbers: BTH07/P014 (Third Floor Plan Proposed Repairs at 1:100 Scale); BTH07 P105 (Proposed West Wing Roof Plan at 1:50 Scale); and BTH07-SK004B (Proposed Window Details at 1:20 and 1:5 Scale) received 12 May 2023.

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity; and to preserve the character and special interest of the building in accordance with Policy HE2 of Burnley's Local Plan (July 2018).

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: To ensure that the development will be of a satisfactory appearance in accordance with Policies HE2 of Burnley's Local Plan (July 2018).

4. Any works of making good to the retained fabric, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile, except where indicated otherwise on the drawings hereby approved

Reason: In order to safeguard the special architectural and historic interest of the listed building and to comply with Policy HE2 of Burnley's Local Plan (July 2018).

EEP (Principal Planner) 23 August 2023

Background Papers:

<https://publicaccess.burnley.gov.uk/online-applications/applicationDetails.do?keyVal=RUK18UDTMI700&activeTab=summary>

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BURNLEY BOROUGH COUNCIL DEVELOPMENT CONTROL COMMITTEE

REPORTS ON PLANNING APPLICATIONS



Photograph McCoy Wynne

Part II: Decisions taken under the scheme of delegation.
For Information

7th September 2023

Housing and Development

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List of Delegated Decisions

Application Number	Applicant	Location	Proposal	Decision	Decision Date
FUL/2022/0705	Mr Chaudrey	Old Hall Farm Oswald Street Burnley BB12 0BX	Conversion of farmhouse & former barn to six dwellings (Use Class C3) with associated parking and landscaping	Approve with Conditions	22nd August 2023
REM/2022/0683	Mr Alex Kenwright	Accrington Road Burnley BB11 5QJ	Application for Approval of Reserved Matters for the Layout, Appearance, Scale and Landscaping for Class B2 Industrial building/Class B8 Storage and Distribution (Unit 2) (15,345sqm GIA) and associated service apron and parking (Pursuant to outline planning permission OUT/2020/0366).	Approve with Conditions	27th July 2023
VAR/2022/0717	Mr Aslam	Stanley Mill Shackleton Street Burnley Lancashire	Variation of conditions 4 and 5 from Planning Application: APP/2019/0007 Condition 4 - One way system Condition 5 - Opening hours	Refuse	27th July 2023
FUL/2023/0049	Mr Dean Hussain	25 - 27 Cobden Street Burnley Lancashire BB10 3BB	Change of use from B1 to house in multiple occupation (Sui Generis).	Refuse	18th August 2023

Application Number	Applicant	Location	Proposal	Decision	Decision Date
FUL/2022/0692	Ms Sandra Halstead	St John's Barn Off Green Lane Off Burnley Road Cliviger Holme Chapel BB10 4SU	Barn conversion to C3 dwelling with rear extension and associated groundworks.	Approve with Conditions	9th August 2023
CND/2023/0093	.	Adlington House Adlington Street Burnley BB11 2SQ	Discharge of Condition 3 (Drainage Scheme) of FUL/2022/0524.	Conditions part discharged	9th August 2023
CND/2023/0165	.	Newtown Mill Queen's Lancashire Way Burnley BB11 1LY	Application to discharge condition 4 (Windows), condition 11 (Final Surface Water Sustainable Drainage Strategy), condition 13 (Construction Surface Water Management Plan) and condition 14 (Ground Condition/Land Remediation) of planning permission FUL/2022/0260.	Conditions part discharged	22nd August 2023
CND/2023/0247	Ms Christelle Lightfoot	Land South Of Rossendale Road Burnley Burnley	Proposed Discharge of Condition 37 (Play area details) of planning permission FUL/2021/0273 for residential development.	Conditions discharged	9th August 2023
TPO/2023/0298	Leroy Bowtell	Rosehill Baptist Church Healey Grange Rosehill Road Burnley Lancashire BB11 2JS	Application to fell 19 trees and various saplings and the pruning of other trees all within W1 of the Burnley (Healey Grange, Rosehill Road, No.1) Tree Preservation Order 1996.	Approve with Conditions	9th August 2023

Application Number	Applicant	Location	Proposal	Decision	Decision Date
CND/2023/0324	Mr Laurie Bradley	Kgb Properties Ltd Unit 20 Bridgewater Close Hapton Lancashire BB11 5TE	Discharge of Condition No. 5 of VAR/2023/0088	Conditions part discharged	27th July 2023
FUL/2023/0327	Mr C.M Hoyle	Cold Soil Ruins Kebs Road Off Long Causeway Todmorden OL14 8SD	Retention of building for use as holiday let including car parking, landscaping and ancillary works (proposal affects Public Footpath No. 81).	Refuse	12th August 2023
HOU/2023/0328	Mr Andrew Butler	42 The Meadows Burnley Lancashire BB12 0PA	Proposed single storey side and rear extension.	Approve with Conditions	9th August 2023
CND/2023/0340	Mr David Devine	Land West Of Smithyfield Avenue Burnley Brownside	Application to discharge Condition 19 (Full Site and Plot drainage details) relating to FUL/2021/0274	Conditions part discharged	21st August 2023
FUL/2023/0263	Mrs Jo Kemp	Rossendale House 63 Rossendale Avenue Burnley Lancashire BB11 5HF	Erection of a battery energy storage system (to enable energy generated from existing PV panels to be stored on site), additional landscaping and amendments to cycle store and bin store.	Approve with Conditions	31st July 2023

Application Number	Applicant	Location	Proposal	Decision	Decision Date
HOU/2023/0273	Mrs Nichola Ashworth	30 Hall Park Avenue Cliviger Lancashire BB10 4JJ	Front and rear dormers with single storey rear extension.	Approve with Conditions	9th August 2023
PAH/2023/0357	Miss Etrat Fatima Shah	65 Williams Road Burnley Lancashire BB10 3BZ	Proposed rear extension to extend 5.08 metres beyond rear wall; 3.97 metres maximum height; 2.84 metres height to the eaves.	Prior Approval not required accept	28th July 2023
TPO/2023/0353	Mrs Velda Hope	333A Brunshaw Road Burnley Lancashire BB10 3HU	Application to crown reduce and crown lift T6 (Oak) protected by the Burnley (Ivy Bank, Brunshaw Road) Tree Preservation Order 1984.	Approve with Conditions	11th August 2023
TPO/2023/0354	Mr Gareth Hills	5 Whiteacres Close Burnley Lancashire BB11 2JQ	Application to prune 6 trees located within G2 of the Burnley (Whiteacres, Lansdown Close) TPO 2001.	Approve with Conditions	11th August 2023
ADV/2023/0317	See agent	Advertising Adjacent To Keirby Hotel Kierby Walk Burnley BB11 2DH	Application for advert consent for installation of digital screen.	Approve with Conditions	10th August 2023
FUL/2023/0362	Mr Alex Williams	The Village Hall Burnley Road Cliviger Lancashire BB10 4SU	Erection of 3 new lamp posts and lamps to car park (retrospective application).	Approve with Conditions	27th July 2023

Application Number	Applicant	Location	Proposal	Decision	Decision Date
HOU/2023/0350	Ms Crossley	465 Padiham Road Burnley Lancashire BB12 6TE	Removal of garage and erection of single storey extension to side elevation.	Approve with Conditions	10th August 2023
HOU/2023/0348	Mrs Derbyshire	120 Richmond Avenue Cliviger Lancashire BB10 4JL	Proposed single storey front, side and rear extensions.	Approve with Conditions	18th August 2023
HOU/2023/0366	Mr Robert Burton	4 Scott Park Road Burnley Lancashire BB11 4JN	Removal of existing outbuilding and the erection of gable extension and front and rear dormer extensions. Increase in height of existing boundary wall at front and side to 1500mm.	Approve with Conditions	23rd August 2023
HOU/2023/0365	Mr IDRIS AHMED	140 Casterton Avenue Burnley Lancashire BB10 2PE	Proposed double storey side and rear extension with single storey element.	Approve with Conditions	24th August 2023
CND/2023/0377	Board of Governors	Basnett Street Nursery School Basnett Street Burnley Lancashire BB10 3ES	Application to discharge condition no.3 (Construction Management Plan (CMP)) of planning permission FUL/2023/0047.	Conditions part discharged	28th July 2023
VAR/2023/0388	Board of Governors	Basnett Street Nursery School Basnett Street Burnley Lancashire BB10 3ES	Application to vary condition no.4 (construction deliveries outside peak traffic) of planning permission FUL/2023/0047.	Approve with Conditions	1st August 2023

Application Number	Applicant	Location	Proposal	Decision	Decision Date
FUL/2023/0391	Mr A Singh Sidhu	113 Lyndhurst Road Burnley Lancashire BB10 4DR	Change of use and conversion of commercial property, ground floor into a dwelling with one bedroom, kitchen/dining area lounge and bathroom - resubmission of FUL/2023/0256.	Approve with Conditions	11th August 2023
HOU/2023/0410	Miss Tracy Healey	18 Water Street Hapton Lancashire BB12 7LQ	Proposed single storey side extension and proposed driveway.	Approve with Conditions	16th August 2023
PAH/2023/0418	Mr Dominic Stuart	5 Mersey Street Burnley Lancashire BB12 6HR	Proposed kitchen extension to the rear which will extend: 4.55 metres beyond rear wall of dwelling; 3.98 metres maximum height; 2.17 metres height at the eaves.	Prior Approval refused	24th August 2023
CEU/2023/0417	Mr Saghir Munir	Baptist Church Colne Road Burnley Lancashire BB10 1LA	Confirmation of lawful existing use of building.	Lawful Dev Cert not issued	16th August 2023
CEA/2023/0422	Mr Zawar Chowdhary	347 Briercliffe Road Burnley Lancashire BB10 1TX	Certificate of Lawfulness of Proposed Use for the use of an existing residential property (Class C3(a)) as a children's home for two children under Class C2 of the Use Classes Order 1987 (as amended).	Lawful Dev Cert issued	11th August 2023

Application Number	Applicant	Location	Proposal	Decision	Decision Date
VAR/2023/0431	Ziafat Ali	Rowley Top House Rowley Lane Burnley Lancashire BB10 3LE	Proposed change of use C3 to C2. Application under s.73 to vary condition no. 2 (alteration to approved proposed floor plan) and condition no. 3 (vary wording to include: the provision of care for a mother and baby family services unit for no more than 5 mother and their babies as well as to permit the previously approved use for no more than 6 children) of planning permission FUL/2023/0226.	Approve with Conditions	24th August 2023
NMA/2023/0489	Mr Nik Puttnam	Former Reel Cinema Manchester Road Burnley BB11 2EG	Application for non-material amendment (Change the building's steel frame from that approved under the original submission) (COU/2021/0277).	Non-Material Minor Amendment Granted	16th August 2023
CND/2023/0479	Mr Mark Smedley	Cornfield Farm Fishery Cornfield Grove Burnley Lancashire BB12 8UB	Application for Approval of Details Reserved by Condition 2 (submission of full details including elevational treatment and proposed materials) from FUL/2023/0302.	Conditions discharged	24th August 2023

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