



# DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 28th September, 2017 at 6.30 pm

## PRESENT

## MEMBERS

Councillors F Cant (Chair), A Khan (Vice-Chair), C Briggs, M Brindle, T Ellis, D Fleming, S Graham, J Harbour, T Porter, A Raja, A Tatchell and C Towneley

## OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Graeme Thorpe	– Planning Team Manager
Janet Filbin	– Senior Planner
David Talbot	– Senior Solicitor
Alison McEwan	– Democracy Officer

### 34. Apologies

Apologies for absence were received from Councillor Marcus Johnstone,

### 35. Minutes

The Minutes of the last meeting held on 24<sup>th</sup> August 2017 were approved as a correct record and signed by the Chair.

### 36. 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:

Mr Peter Harrison – APP2017/0301 137 Coal Clough Lane, Burnley

**RESOLVED** That the list of deposited plans be dealt with in the manner shown in the minutes below.

**37. APP/2017/0301 - 137 Coal Clough Lane, Burnley**

**Full Planning Application**

**Installation of 2no. bollards in front of replacement ATM machine at the shopfront**

**137 COAL CLOUGH LANE 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: FAD no. 1664077 (1:1250 location plan) and FADno. 1664077 (1:500 block plan), received on 13 June 2017; and, amended drawings, FAD no. 1664077 (1:50 proposed plan) and FAD no. 1664077 (1:50 proposed elevation), received on 20 September 2017.

**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.

**38. APP/2017/0378 - Junction Hotel, 63 Rosegrove Lane, Burnley**

**Full Planning Application**

**Proposed change of use to 4no. dwellings**

**63 JUNCTION HOTEL ROSEGROVE LANE 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: Drg. Nos. Qua/785/2333/02 and Qua/785/2333/01 received 2 August 2017.

3. Before any of the apartments are occupied, a suitable access gate or opening shall be provided in the rear yards areas of the apartments to provide access to the unadopted back street to enable refuse storage bins / containers to be placed ready for collection.

4. Any new stonework to be used in the blocking of openings or otherwise, shall match the existing stonework of the building in size, colour, coursing and texture to the satisfaction of the local planning authority.

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

### **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 ensure that appropriate provision is made for refuse storage facilities having regard to Policy H3 of the Burnley Local Plan Second Review.

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

<b>39. APP/2017/0310 - 118 Red Spar Road, Burnley</b>
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### **Full Planning Application**

### **Proposal to erect a 1.65m high fence adjacent to footpath on Hillingdon Road**

### **118 RED SPAR ROAD BURNLEY**

**Decision:** That planning permission be granted for the proposed scheme subject to the following conditions.

### **Conditions:**

1. The development hereby approved must be begun within three months of the date of this decision.

2. The development hereby approved shall be completed to the satisfaction of the Local Planning Authority within six months. For the avoidance of doubt, any fencing not approved by this permission shall be removed within six months of the date of this permission.

3. The development hereby permitted shall be carried out in accordance with the details contained within Document B, Document C and approved plan reference number RSR/01-FL received 20th June 2017. For the avoidance of doubt, the maximum height of the fence that sits parallel to Hillingdon Road shall be 1.65m in height, and the fence shall be stained brown in colour to match the adjacent fencing that surrounds no. 2 Oakwood Close.

**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. In order ensure works are carried out within a reasonable timeframe to the benefit of the amenity of the area.

3. To ensure the development is implemented in accordance with the approved plans, to avoid ambiguity and to ensure the correct development takes place.

**40. Decisions taken under the Scheme of Delegation**

Members received for information a list of decision taken under delegation for the period 31<sup>st</sup> July to 27<sup>th</sup> August 2017.

**41. Confirmation of a Tree Preservation Order**

Consideration was given to a provisional tree preservation order at land at Brownside Road and Lennox Street, Worsthorne.

**RESOLVED** That subject to an amendment to specify the Poplar in G1 as an individually referenced tree, the Burnley (Land at Brownside Road/Lennox Street) Tree Preservation Order (TPO) 2017, be confirmed.