

DEVELOPMENT CONTROL COMMITTEE

Thursday, 28th September, 2017
6.30 pm





DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 28th September, 2017 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 the Chief Executive's Office by 5.00pm three days before the meeting. Forms can be obtained for this purpose from the reception desk at Burnley Town Hall or the Contact Centre, Parker Lane, Burnley. Forms are also available on the Council's website www.burnley.gov.uk

A G E N D A

1. Apologies

To receive any apologies for absence.

2. Minutes

5 - 16

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

17 - 18

To consider reports on planning applications for development permission:

a) **APP/2017/0301 - 137 Coal Clough Lane, Burnley**

19 - 26

b) **APP/2017/0378 - Junction Hotel, 63 Rosegrove Lane, Burnley**

27 - 36

c) **APP/2017/0310 - 118 Red Spar Road, Burnley**

37 - 44

7. Decisions taken under the Scheme of Delegation

45 - 50

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

8. Confirmation of a Tree Preservation Order

51 - 58

MEMBERSHIP OF COMMITTEE

Councillor Frank Cant (Chair)
Councillor Arif Khan (Vice-Chair)
Councillor Charlie Briggs
Councillor Margaret Brindle
Councillor Trish Ellis
Councillor Danny Fleming
Councillor Sue Graham
Councillor John Harbour

Councillor Tony Harrison
Councillor Marcus Johnstone
Councillor Lubna Khan
Councillor Neil Mottershead
Councillor Mark Payne
Councillor Tom Porter
Councillor Asif Raja
Councillor Cosima Towneley

PUBLISHED

Wednesday, 20 September 2017

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DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 24th August, 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 Harrison, M Johnstone, L Khan, T Porter and A Raja

Officers

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

27. Apologies

Apologies for absence were received from Councillors Neil Mottershead and Mark Payne.

28. Minutes

The Minutes of the last meeting held on 27th July 2017 were approved as a correct record and signed by the Chair.

29. Declaration of Interest

Councillor Arif Khan declare a disclosable pecuniary interest in item APP/2017/0273 – 16 Highfield Avenue, Burnley. He left the room and took no part in the debate or vote on the matter.

Councillor Asif Raja declared a prejudicial (other) interest in item APP/2017/0273 – 16 Highfield Avenue, Burnley. He left the room and took no part in the debate or vote on the matter.

30. 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 Ross Sheckleton – APP/2017/0155 – Land at Widow Hill Court, Widow Hill Road, Burnley

Mr Imran Khan – APP/2017/0164 – 66 Parliament Street, Burnley

Mr Richard Morris – APP/2017/0287 – 69 Red Lees Road, Cliviger

Mr Keith Watmuss – APP/2017/0333 – 488-490 Colne Road, Burnley

RESOLVED That the list of deposited plans be dealt with in the minutes below:

a. APP/2017/0155 Widow Hill Court, Widow Hill Road, Burnley

Full Planning application

Proposed erection of industrial units (B2) (re-submission of planning application APP/2014/0209)

WIDOW HILL COURT WIDOW HILL ROAD BRIERCLIFFE

Decision: That planning permission be refused for the following reason:

The development would result in significant harm to biodiversity in that it would lead to the destruction of an area of the Michelin Factory and Smallshaw Industrial Estate Grounds Biological Heritage Site and would potentially harm great crested newts and destroy great crested newt sheltering habitat. Insufficient avoidance, mitigation or compensation measures have been included within the application proposals.

The development would represent unsustainable development and would be contrary to Policies EW5; E2, and E5 of the Burnley Local Plan Second Review and contrary to Paragraphs 9, 109 and 118 of the National Planning Policy Framework.

b. APP /2017/0296 - 1 Park Avenue, Burnley

Full Planning Application

Proposed change of use from residential dwelling house (Use Class C3) to supported housing scheme and erection of single storey extension to the rear.

1 PARK AVENUE 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 shall be carried out in accordance with the application drawings, namely: 1:1250 location plan, plan drawings 3549-02, 3549-03 and 3549-SK06 received 13th June 2017.
3. The premises shall be used for supported housing (as described in Section 4, paragraphs 4.1 to 4.5, of the submitted Planning Statement) and for no other purpose including any purpose within Class C2 of the Schedule to the Town and

Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification, and otherwise the building shall revert to use as a single dwelling house.

4. There shall be no more than 6 service users/occupants (see paragraph 4.4 of the Planning Statement) residing at the property at any one time. For the avoidance of doubt this does not include staff members.
5. There shall be no arriving or departing of service users/occupants between the hours of 2200hrs and 0800hrs.
6. No construction work shall take place on the development hereby approved outside the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturday and not at any time on Sundays and Bank Holidays. Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to the Local Planning Authority.
7. Prior to the commencement of the use, the first floor, office window in the rear elevation of the property facing the rear of no's 281/283 Manchester Road shall be replaced with opaque glass, or another suitable alternative agreed with the Local Planning Authority. This shall be retained in this window at all times while the property is being used for the use proposed, unless otherwise agreed in writing with the Local Planning Authority.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development remains in accordance with the development plan.
3. To enable the local planning authority to consider any future change having regard to policy H12 of the Burnley Local Plan, Second Review and any other material considerations.
4. To prevent an intensification of the use hereby approved without proper due consideration by the Local Planning Authority, and to protect the amenities of nearby residents, in accordance with policies H3, H12 and H13 of the Burnley Local Plan, Second Review.
5. To protect the amenities of nearby residents, in accordance with policies H3, H12 and H13 of the Burnley Local Plan, Second Review.
6. To protect the amenities of nearby residents, in accordance with policies H3, H12 and H13 of the Burnley Local Plan, Second Review.
7. To protect the privacy of occupiers of the proposed dwellings adjacent, in accordance with policy H13 of the Burnley Local Plan, Second Review.

Minor material amendment following a grant of planning permission

Amendments to scheme for 2no. cottages including minor changes to design, boundary treatment, garden levels and retaining wall to front (variation of condition 2 on planning permission APP/2016/0209).

1 & 2 GORPLE COTTAGES WALLHURST CLOSE WORSTHORNE 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: 16/51/3A, 16/51/6 and 16/51/7, received on 4 July 2016; and, drawing number 16/51/8, received on 21 July 2016, as amended by drawing numbers 17/46/1, received on 1 June 2017 and, 16/51/12, received on 22 June 2017.
2. The windows and doors used in the development shall be of timber construction only and any replacement windows/doors in the future shall also be timber only.
3. The rainwater goods and downpipes to be used in the development shall be aluminium or timber and painted black and soil pipes shall be constructed internally only as indicated on the approved plans unless any variation to this is otherwise previously agreed in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no development shall be carried out on any part of the development within the terms of Classes A, B, C, D and E of Part 1 and Class A of Part 2 of Schedule 2 of the Order without the prior written permission of the Local Planning Authority.
5. The approved development shall be built in accordance with the details of levels as indicated on the approved plans and shall not be varied unless otherwise previously agreed in writing by the Local Planning Authority.
6. Neither dwelling shall be first occupied until its associated off-road car parking space has been constructed, hard surfaced and made available for use as indicated on the approved plans. The parking spaces shall thereafter be retained for the purposes of car parking at all times.
7. The approved scheme shall be carried out and completed in accordance with the details of foul and surface water drainage as indicated on drawing number 16/51/11, approved by the Local Planning Authority on 11 January 2017. The completed scheme shall thereafter be retained at all times.

8. Neither of the approved dwellings shall be first occupied until facilities for the storage of refuse and recycling waste have been installed at that dwelling in accordance with details as indicated on the approved plans. The approved facilities shall thereafter be retained at all times.
9. Neither of the approved dwellings shall be first occupied until the stone boundary wall to the front of the site has been constructed and completed using natural stone to match the approved dwellings.
10. During the construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place on Sundays and Bank/Public Holidays or outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays.
11. Neither dwelling shall be first occupied until its associated boundary treatment as indicated on the approved plans, has been constructed and completed in accordance with the approved plans, unless any variation to this is otherwise previously agreed in writing by the Local Planning Authority.
12. The obscure glazing to the first floor front bathroom windows to each approved dwelling shall be retained at all times and any replacement glazing to these windows shall be with glazing of an equivalent level of obscurity to that which has been first approved.
13. No dwelling shall be first occupied until the existing access points to the garages have, as appropriate, been physically and permanently closed and the existing verge/footway and kerbing reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads.
14. The retaining structure to be built along the boundary with the adjoining highway shall be constructed and maintained in perpetuity in accordance with the 'Retaining Wall Design' details (prepared by D.J. Lingard & Associates Ltd Consulting Civil & Structural Engineers, dated June 2017).
15. The chimney stacks shall be constructed and completed in accordance with the approved plans prior to each dwelling being first occupied. The approved chimney stacks shall thereafter be retained at all times.

Reasons:

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. To ensure the use of appropriate traditional materials that reflects the character and appearance of the Worsthorne Conservation Area, in accordance with Policy E12 of the Burnley Local Plan, Second Review (2006).
3. To ensure the use of appropriate traditional materials that reflects the character and appearance of the Worsthorne Conservation Area, in accordance with Policy E12 of the Burnley Local Plan, Second Review (2006).

4. In order that the Local Planning Authority can assess any future changes to the approved dwellings, having regard to the potential impacts on the residential amenities of neighbouring properties and the character of the area, in accordance with Policies H3 and E12 of the Burnley Local Plan, Second Review (2006).
5. To ensure the satisfactory implementation of the proposal in order to control the scale of the development and its impact on the outlook and amenities of neighbouring properties, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
6. To ensure adequate off-road parking for each of the approved dwellings, in the interests of highway safety and amenity, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
7. To ensure the satisfactory drainage of the site to prevent an increase in the risk of localised flooding, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006).
8. To ensure adequate provision for the appropriate storage of refuse and recycling storage facilities away from public views of the site, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy for Waste.
9. To ensure a satisfactory appearance to the development and the character and appearance of the Worsthorne Conservation Area, in accordance with Policies GP3, H3 and E12 of the Burnley Local Plan, Second Review (2006).
10. To protect the amenities of nearby residents, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
11. To provide adequate screening between gardens to protect the privacy of adjoining neighbours, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
12. To safeguard the privacy of facing properties, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
13. To ensure the satisfactory implementation of the proposal and to maintain the proper construction of the highway, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
14. To ensure and maintain the integrity of the adjoining highway, in accordance with Policy H3 of the Burnley Local Plan, Second Review (2006).
15. To ensure the satisfactory implementation of the development, having regard to the Worsthorne Conservation Area, in accordance with Policy E12 of the Burnley Local Plan, Second Review (2006).

d. APP/2017/0164 - 66 Parliament Street, Burnley

Full Planning Application

Proposed change of use of ground floor to A1 (off license)

66 PARLIAMENT STREET BURNLEY

Decision: That planning permission be granted subject to the following 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 plan: *Proposed Plan Rev A, received 13th June 2017.*
3. The proposed operating hours of the use hereby permitted shall be between the hours of 0700 and 2300 only.
4. The existing roller shutters shall all be removed within 3 months of the date of this decision.

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 occupiers of nearby properties, in accordance with Policy GP1 of the Burnley Local Plan Second Review.
4. In order to protect the appearance of the building and visual amenity, in accordance with Policy GP1 of the Burnley Local Plan Second Review

e. APP/2017/0273 - 16 Highfield Avenue, Burnley

Full Planning Application

Proposed extension to side of property to create a ground floor WC and shower area, existing utility area to be demolished and rebuilt.

16 HIGHFIELD AVENUE BURNLEY

Decision: That planning permission be granted subject to the following 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 drawings: 8005/30, 8005/10A, received 01 June 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.

f. APP/2017/0287 - 69 Red Lees Road, Cliviger
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Full Planning Application

Variation of condition 2 of planning permission APP/2016/0014. Proposed extension to the side and roof. Amendments to the external finishes - variation to facade materials

69 RED LEES ROAD, CLIVIGER

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

The development shall be carried out in accordance with the following drawings: 1520-PL12 C, 1520-PL13 D, received 08 June 2017. 1515-SP02, 1520-PL12 C & 1520-PI13 C received 30 May 2017.

Reason:

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

g. APP/2017/0323 - 1 Pennine Grove, Padiham
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Full Planning Application

Pitch roof and small side extension to double garage.

1 PENNINE GROVE, PADIHAM

Decision: That planning permission be granted subject to the following 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: Location plan and block plan received 23rd June 2017. Amended proposed and existing plan / elevations received 9th August 2017 (drawing number 1/OH/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.

h. APP/2017/0333 - 488-490 Colne Road, Burnley

Full Planning Application

Proposed alterations and 2 storey rear extension, re-submission of planning application APP/20170162

488-490 COLNE ROAD BURNLEY

Decision: That planning permission be refused for the following reason:

The proposed extension would have a dominating impact on the existing building and would not respect the architectural characteristics, scale and detailing of the building. This would be unsympathetic and incongruous with the design of the existing dwelling and the surrounding area and would be contrary to Policy H13 of the Burnley Local Plan Second Review and emerging policy HS5 of the Burnley Local Plan - Proposed Submission Document, July 2017.

i. APP/2017/0286 - 382 Padiham Road, Burnley

Full Planning Application

Proposed erection of extension to front of property.

382 PADIHAM ROAD BURNLEY

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

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

2. The development shall be carried out in accordance with the application drawings, namely: Location Plan and Drawings number 249/04 (Existing Plans and Elevations); 249/05 (Roof-Site Plans); 249/06 (Proposed Plans and Elevations) received 1 June 2017.

Reason

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development remains in accordance with the development plan.

Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation for the period 3rd July to 30th July 2017

Part III - Appeals and other decisions

Members received for information the outcome of an appeal in relation to:

APP/2017/0001 Appeal against the refusal of planning permission for the erection of an agricultural building at Deerplay Inn, Burnley Road, Clough Bottom, Cliviger

The Inspector identified the following as the main issues:-

1. whether the proposal is consistent with the objectives of local and national planning policies relating to development in rural areas, and;
2. the effect on the character and appearance of the area.

Appeal Decision – The Inspector **DISMISSED** the appeal.

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BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for
Committee consideration

28th September 2017

Housing and Development

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Part One Plan

Housing & Development
9 Parker Lane

Agenda Item 6a

Ref.

APP/2017/0301

Paul Gatrell Head of Housing and Development

Location:



137 Coal Clough Lane, Burnley

1:1000



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Full Planning Application

Installation of 2no. bollards in front of replacement ATM machine at the shopfront
137 COAL CLOUGH LANE BURNLEY

Background:

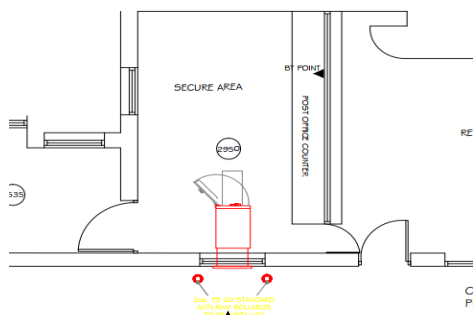
The proposal is to erect two bollards (approximately 1.0m in height) on the pavement to the front of a replacement ATM machine to the side of the Post Office on the corner of Coal Clough Lane and Netherby Street.

The proposed bollards are required to deter ram-raiding of an ATM which has previously led to the closure of the premises and the ATM. Following an incident in April this year, the damaged ATM was removed and the wall repaired with matching stone. This proposal involves inserting a replacement ATM in the same position of the wall and erecting two bollards either side of the machine close to the wall.

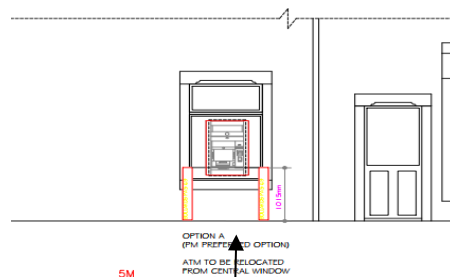
ATM prior to incident April 2017



Existing elevation infilled



2no. bollards



Bollards 1m high in front of ATM

Relevant Policies:

Burnley Local Plan Second Review

GP1 – Development within the urban boundary

GP9 – Security and planning out crime

Burnley's Local Plan – Submission Document, July 2017

SP5 – Development quality and sustainability

Site History:

APP/2003/0925 - Proposed installation of ATM machine. Approved July 2009.

APP/2013/0330 - Existing ATM to be relocated from its current location to the far side of gable elevation and installation of two bollards. Refused September 2013.

APP/2013/0332 - Display of internally, static and illuminated signage to automated teller machine and surround. Refused September 2013.

Consultation Responses:

LCC Highways

No objections to the installation of ram raid bollards as there is sufficient footway width without any adverse impact on pedestrians.

Designing Out Crime Officer (Lancashire Constabulary)

In the last 12 months there have been over 90 crimes recorded in and around this location, including burglary, assaults, theft from the person and criminal damage. There have also been a number of ATM related crimes recorded across Lancashire. Recommend the use of a digital colour CCTV, alarm system, low energy dusk to dawn lighting and the use of anti-ram raid bollards.

Publicity

Objections have been received from four properties on Netherby Street. Their objections relate to the proposed bollards and new cash machine and are summarised below:-

- Increase in traffic and air pollution
- Severe problems with parking for residents; cars park outside houses; they ignore the one way system and block traffic
- Area becomes congested, particularly on Friday and weekend nights
- Anti-social behaviour such as shouting, swearing, dog-fouling, littering, loud music and people using the cash machine as a gathering place and meeting point
- Loss of privacy
- Increase in crime
- Bollards will obstruct the pavement and are unsuitable for such a small street
- Bollards will look totally out of place
- There are already cash-withdrawing facilities in the Post Office

- There is already a 24 hour cash machine in the immediate area and three free cash machines operating 24 hours within a one mile radius

Planning and Environmental Considerations:

Principle of Proposal

Policy GP1 relates to development within the urban boundary and seeks to exploit existing services and facilities. The proposal for bollards and a replacement ATM are required to improve the facilities for customers at existing shop premises. The previous ATM and its window surround were so badly damaged that they had to be removed and the wall made good for security purposes. The proposed replacement ATM would be similar to the previously approved ATM but would be inserted in the wall rather than a window and would include increased security measures (the reason of the proposed bollards and an improved CCTV system that has been installed). There is therefore no objection in principle therefore to a facility that supports an existing use. The main considerations relate to highway safety and residential amenity.

Highway safety

Policy GP1 requires development to be accessible and to have an acceptable impact on existing transport and road infrastructure. The proposed replacement cash machine would lead to similar levels of traffic as the ATM that has recently been removed, in which circumstances have not significantly changed. Objections relate to parking and mis-use of the one-way system. There is however convenient and direct access to the site from Coal Clough Lane and a parking bay adjacent to the location of

Lay-by on Netherby Street



Access is from Coal Clough Lane only



the replacement ATM and new bollards. The proposal is unlikely therefore to encourage vehicles to cross 'No Entry' signs which would be a traffic offence. The site is also accessible for public transport users, cyclists and pedestrians. The installation of the proposed bollards at the back edge of the pavement close to the new ATM would have a negligible impact on the width and flow of pedestrian movements on the footway. In respect of the volume of traffic and parking issues stated in the neighbour objections, it is unlikely that a single cash machine would generate traffic and cars to cause parking congestion, particularly given the short nature of the trips and the availability of parking at the lay-by. LCC Highways confirm that they have no objections. The proposal is unlikely therefore to have a significant impact on pedestrian and highway safety.

Impact on residential amenities

Policy GP1 also requires proposals to ensure that they do not have a detrimental effect upon on residential amenity by reason of noise or other nuisance. A previous application to re-locate the ATM to the end window closer to no. 1 Netherby Street was refused in 2013 (APP/2013/0330) in order to protect residential amenity. The current proposal is to install a replacement ATM and bollards in the previously approved position of the recently removed ATM. At this position, it relates well to the shop entrance and is separated from the adjacent terraced street. These circumstances have not changed since the earlier approval. The objections refer to nuisance from anti-social behaviour particularly late at night from people gathering. An ATM would not normally be expected to give rise to these issues. The planning system is not intended to govern personal behaviour and responsibility. Other legislation is available to address the worst excesses and is not therefore a reason to refuse permission to replace the ATM or to erect bollards. The proposal would not therefore have a significant impact on residential amenity.

Other issues

The visual impact of the anti-ram raid bollards would be minimal, being positioned close to the building and approximately 1m in height. The insertion of a new ATM within the stonework of the gable elevation would have minimal impact on the appearance of the premises. An amended plan has been requested to show the new ATM set within the existing stonework rather than the window that was removed following the attack on the premises earlier this year.

Summary

The proposal only seeks to replace a previously approved ATM and to improve its security by the addition of two bollards positioned at the back of the footway. The proposed bollards would have a negligible impact on the width and movement of pedestrians on the public footway. Neighbours objections have been taken into account but the impacts of the proposal on parking, highway safety and residential amenities would not be so significant as to refuse planning permission. The proposal would also allow the continuation of a facility for Post Office customers that has been absent since April this year and would be beneficial in helping to sustain a local Post Office.

Recommendation: Approve with 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), FADno. 1664077 (1:500 block plan), FAD no. 1664077 (1:50 proposed plan) and FAD no. 1664077 (1:50 proposed elevation).

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.

JF
18/9/2017

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Part One Plan

Housing & Development
9 Parker Lane

Agenda Item 6b

Ref.

APP/2017/0378

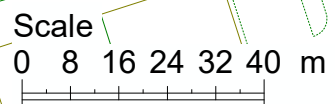
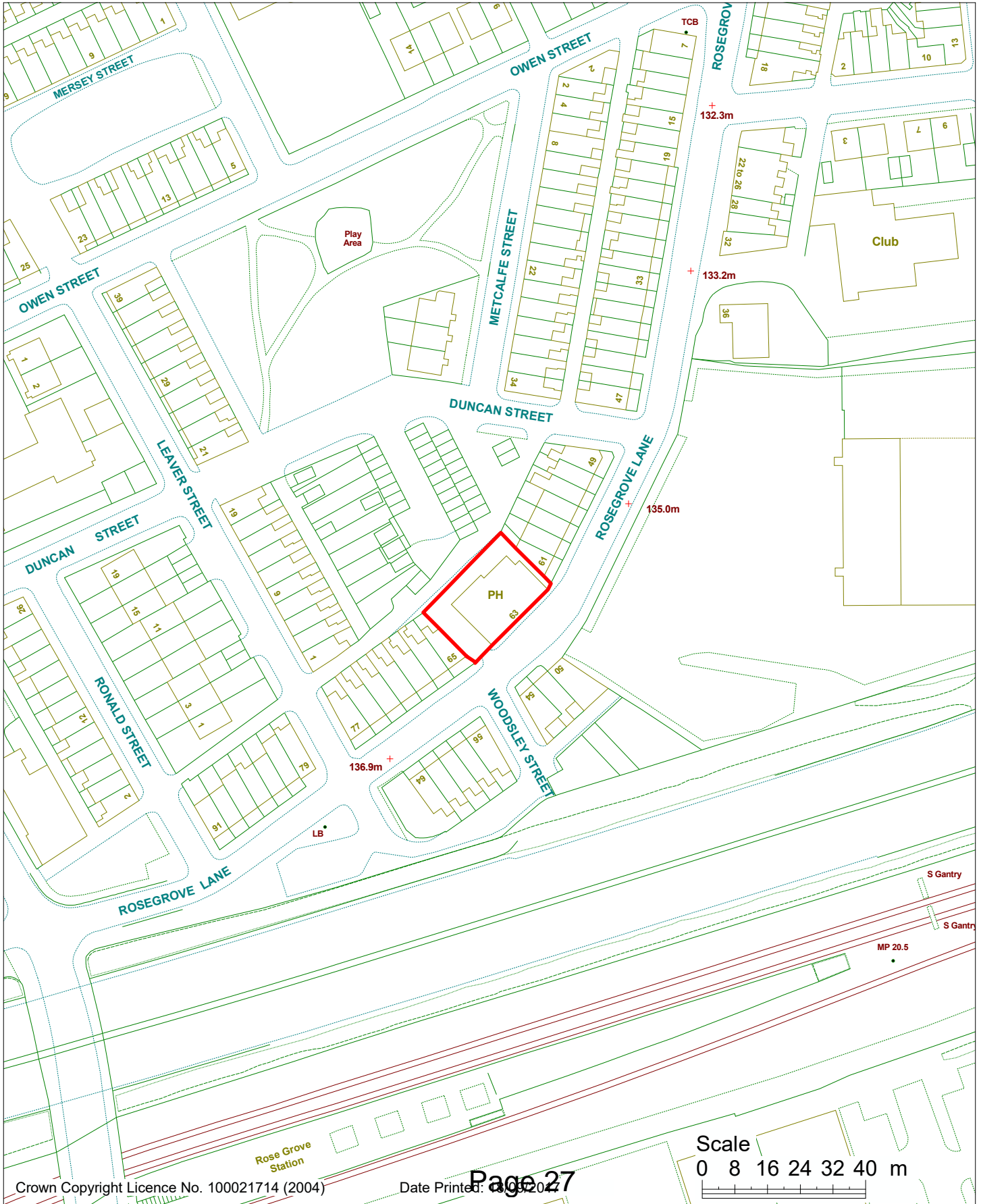
Paul Gatrell Head of Housing and Development

Location:



Junction Hotel, 63 Rosegrove Lane, Burnley

1:1250



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Full Planning Application
Proposed change of use to 4no. dwellings
63 JUNCTION HOTEL ROSEGROVE LANE BURNLEY

Background:



Existing Front Elevation facing Rosegrove Lane

The Junction public house has been vacant for approximately 2 years now since it ceased trading as a pub.

The building is basically sound, of stone construction of simple form with a pitched slate roof and traditional detailing to the window and door surrounds.

It is proposed to change the use of the building to 4 houses, three two bedroom units and one three-bedroom unit. Each property would have its own yard area and would be accessed independently.

Objections have been received to the application.

Relevant Policies:

Burnley Local Plan Submission Document July 2017

SP1 – Achieving Sustainable Development

SP2 – Housing Requirement 2012 - 2032

SP5 – Development Quality and Sustainability

HS1 – Housing Allocations

HS4 – Housing Developments

IC3 – Car Parking Standards

IC5 – Protection and Provision of Social and Community Infrastructure

Burnley Local Plan Second Review

GP1 – Development within the Urban Boundary

GP3 – Design and Quality

H12 – Non-residential uses in residential areas

H2 – The sequential release of further housing land for development

H3 – Quality and Design in new housing development

TM15 – Car parking standards

Site History:

12/78/0178 – Signage to pub – granted

12/83/0188 – Wallboard advertisement – granted

12/92/0584 – Illuminated signage – granted.

Consultation Responses:

1. Highway Authority – comments as follows:

‘With regard to the above planning application to convert the Junction Public House to four dwellings, three two bedroom units and one three bedroom, such a change, looking at parking standards, would indicate a need for eight parking places. At the very best it would seem that the site would only allow two off street parking bays, but in the area there is no residential off street parking. The property is in a sustainable site with a bus service and very close to a train station. An early morning site check indicated that, despite lengths of no waiting at any time restrictions, overnight parking was not a problem in the immediate area.

With regard site information provided, there is an un-adopted road to the rear of the properties but the plans do not indicate whether or not there will be access to this. The lack of information gives me concern regarding the storage and collection of household refuse. Without access at the back of each property to the un-adopted road, an agreement will need to be reached to allow all householders to be able to store bins to the rear of properties and to have these collected.

Subject to the above problem being resolved I would not raise an objection on highway grounds.’

(the applicant has agreed to provide a gate / opening in the rear yard wall to provide access to the back street and it is suggested that a condition requiring this before the properties are occupied is imposed)

2. Four comment forms from interested residents have been received objecting in respect of

- Lack of parking in the area / for the building.
- Loss of the public house

Planning and Environmental Considerations:

The main issues relate to housing land supply in respect of the four new dwellings; and the design of the new dwellings and impact of the alterations; the parking and highway implications of the proposal; and the loss of the existing community facility.

The proposal will be assessed having regard to the policies of the Burnley Local Plan Second Review. The emerging Local Plan Submission Document was submitted to the Secretary of State in July 2017. However there are outstanding material planning objections to the Submission Document policies relevant to this proposal and little weight may be attached to these policies at the present time.

Housing Land Supply

Policy H2 of the Local Plan sets out the Council's policy on releasing land and buildings for new housing. It aims to ensure that the majority of new housing is delivered by re-using existing buildings and previously developed land. Whilst the Council can demonstrate an adequate five year supply of housing land, there is some capacity for additional sites in appropriate locations to come forward. This proposal involves the change of use of an existing vacant building with a sustainable location, close to public transport links and a short distance from the Rosegrove district centre containing shops and services.

The proposal complies with Local Plan policy in respect of the provision of housing on the site.

Design Issues

The alterations to the building to facilitate the change of use to houses involves only minimal changes to the external appearance of the building.

One new doorway would be formed in the front elevation and a doorway which has in the past been changed to a window would be converted back to a door.

The building would be altered internally to separate the four dwellings, with each dwelling having a small rear yard area.

An old conservatory would be removed from the rear and the external fire escape on the west side elevation would be removed.

The windows openings on the east elevation would be blocked up and there would be no openings on this elevation. On the west elevation one of the doorways would be blocked up, the existing fire escape opening would be converted to a window and the double doors that serve the garage / store would be converted to a single door.



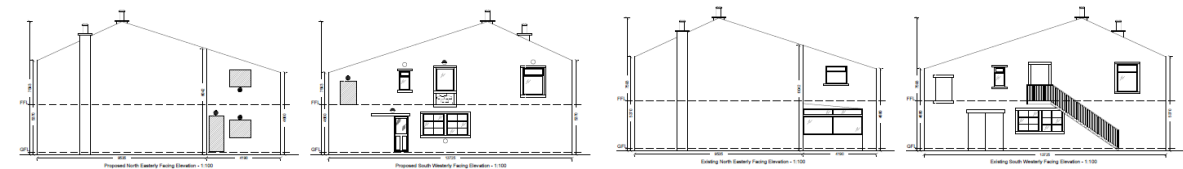
Proposed front elevation

Proposed rear elevation



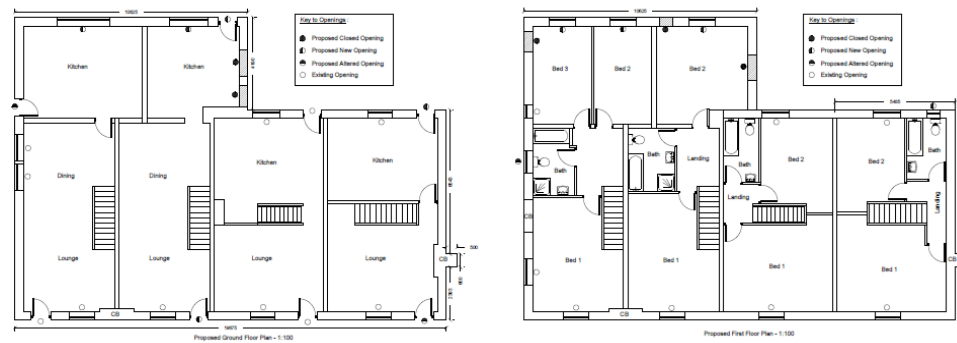
Existing front elevation

Existing rear elevation

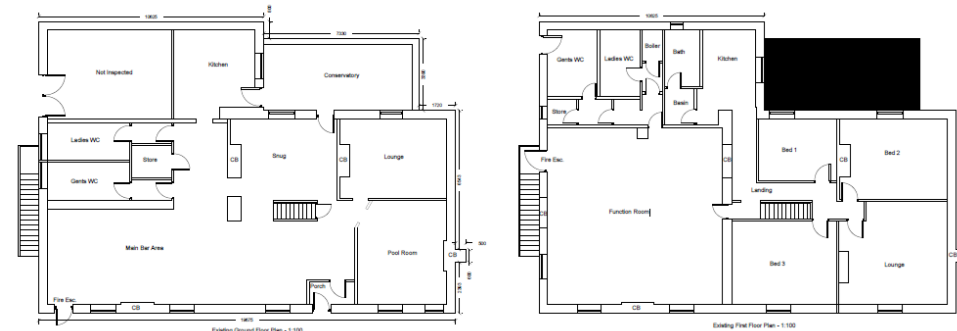


Proposed side elevations

Existing side elevations



Proposed layout of houses



Existing pub layout

The proposed changes will have a positive impact on the building and the surrounding area and would be in line with policy H3 of the Local Plan which expects housing development to be of good quality design. Conditions to ensure that any stonework involved in blocking up windows, etc and the detailing of the new door matches the existing as closely as possible would be appropriate.

There would be no significant impact on neighbouring dwellings in terms of overlooking or loss of privacy.



Rear of the property from the back street

Rear of the property from the back street

Each property would have provision in the rear yard for refuse storage and it is proposed to ensure that occupiers can gain access to the back street from the yard to allow bins to be placed for collection and Streetscene are happy with this arrangement. A condition is suggested to ensure this.

The design of the scheme is acceptable and in line with Local Plan policy.

Parking and Highway Implications of the Proposal

Policy TM15 of the Local Plan sets out that a standard of two spaces per dwelling, a total of 8 spaces, would be appropriate for new housing.

There is no off street parking provision for the property and occupiers would rely on on-street parking, as do the other existing occupiers in the area.

Visits to the area have confirmed that there does not appear to be a problem with on-street parking in the area, any greater than would be expected in a built up terraced area. It should also be borne in mind that parking in connection with a public house or any other commercial use has the potential to lead to a significant number of vehicles

parking on the street. The parking standard for a public house of this size would amount to approximately 20 spaces.

The Highway Authority raises no objection to the proposal and on balance the change of use to housing is unlikely to lead to a worsening of the existing parking situation in the area.

Loss of the Community Facility

Policy CF14 and the National Planning Policy Framework supports the retention of community facilities to enhance the sustainability of communities and residential environments.

However, the applicant advises that the pub has been vacant for approximately two years and it is not a viable proposition to bring it back into use as a public house. Whilst some residents would prefer to see it remain open, there are other such facilities within reasonable walking distances which could fulfil the role of a community facility. Whether or not planning permission is granted for the change of use, the decision as to whether or not to close the business ultimately belongs to the owner and it is beyond the scope of the planning system to ensure that the pub remains open.

It is notable that the residents who commented on the closure of the pub do not live in close proximity to it. None of the neighbouring residents objected to its closure.

Conclusions

The proposal is acceptable from a housing land supply point of view and the design of the scheme is acceptable.

The lack of parking provision would not lead to a significantly great impact on the highway than the existing situation.

The loss of the public house is regrettably but to a large extent is outside the control of the local planning authority. There are other establishments within reasonable walking distance to fulfil the role of the community facility.

The proposal will bring the vacant building back into good use and prevent its further deterioration which will ultimately become a problem building in the area.

The proposal is acceptable and would satisfy the policies of the Local Plan.

Recommendation:

That planning permission is 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. The new doorway to be formed on the front elevation of the building shall be constructed with detailing, including door surrounds, which matches the existing doorways on the building, 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.

CMR

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Part One Plan

Housing & Development
9 Parker Lane

Agenda Item 6c

Ref.

APP/2017/0310

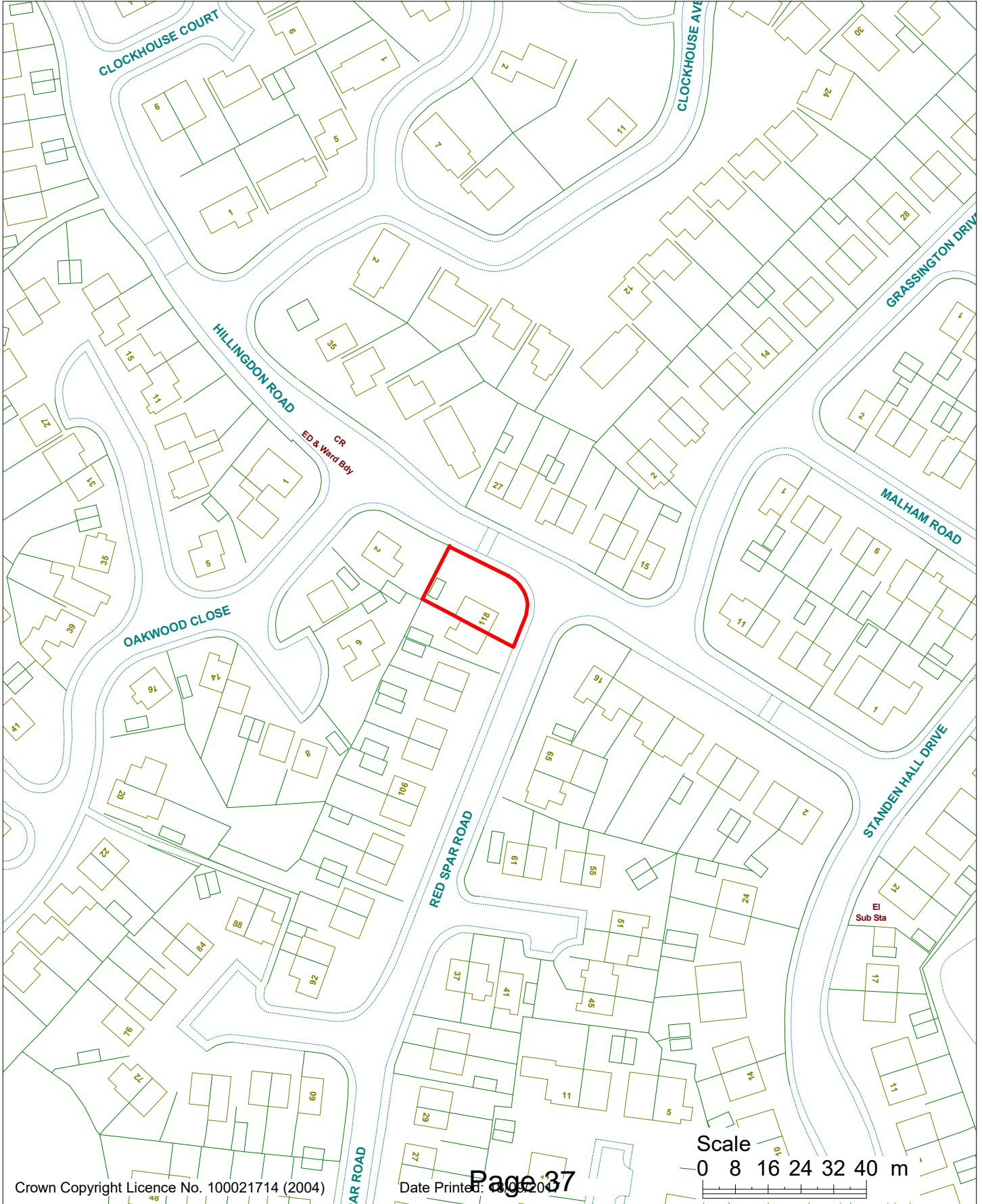
Paul Gatrell Head of Housing and Development

Location:



118 Red Spar Road, Burnley

1:1250



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Full Planning Application

Proposal to erect a 1.65m high fence adjacent to footpath on Hillington Road
118 RED SPAR ROAD BURNLEY



Background:

This application has been received following an Enforcement complaint relating to the unauthorised erection of a fence at this location.

The scheme submitted proposes alterations to the height of some sections of the fence in situ, as well as the repositioning and removal of other sections. The applicant has agreed to the removal of the unauthorised works within the timelines stipulated within the proposed conditions.

The fencing is sought in order to provide a level of privacy and security to the garden areas to the side and rear of the property in question, in order to ensure that they are more accessible and usable to the applicant. Due to the open nature of the garden prior to the fence being erected, the applicant had to contend with waste and dog faeces being discarded in the garden.

Objections have been received.

Relevant Policies:

Burnley Local Plan Second Review

Policy GP1 – Development within the urban boundary

Policy GP3 – Design and quality

Policy H13 – Extensions and conversions of existing single dwellings

SP4 Development Strategy
SP5 Development Quality and Sustainability
HS5 House Extensions and Alterations

Site History:

None relevant.

Consultation Responses:

LCC Highways

With regard to the above application, on inspecting the site I note that the fence is around the curtilage of the site that forms the junction of Red Spar Road with Hillingdon Road. The fence does obstruct some sightlines but as the roads are within a 20 mph limit complete with traffic calming there are still sufficient sightline distances to allow the junction to work.

As the sightlines remain sufficient for the junction within the 20mph limit, I will not be raising objections on highway grounds.

Neighbouring Residents

Five letters have been received in regards to this proposal, and the following points of objection have been received.

1. Because this is an open plan estate there should not be fences at the front of houses / detracts from the nature of the area,
2. Visibility is impaired when driving on to Hillingdon Road from Red Spar Road due to the location of the fencing (as existing),
3. Safety issues for pedestrians crossing,
4. Due to the height and construction of the fence, it is an eyesore more akin to a barricade, and
5. Detrimental to the visual amenity of the area.

Planning and Environmental Considerations:

The main considerations in regards to this proposal are the visual impact of the proposal, the impact on neighbouring properties and whether the scheme will have an acceptable impact on highway safety.

Visual impact on street scene

Policy GP3 requires amongst other things the use of good design and quality. The existing fence in its current position and height is unacceptable. The applicant has agreed to relocate the fence in line with the blue edge shown on the plan below as well as reducing the overall height of the fence to no more than 1.8m.



The fence will be set back so it runs horizontal with the front elevation of the property, not as it is currently positioned below.



The applicant is also proposing to stain the proposed fence in order that it blends in with/matches the fence to the edge of the garden area of no. 2 Oakwood Close (see below).

Fence view from highway.
Plan is to reduce height and stain to a similar colour in keeping with streetscene.



Subject to this being carried out in accordance with the submitted details, the finished appearance of the scheme would not appear jarring or out of keeping with the estate development.

Impact on neighbouring properties

Policy H13 seeks amongst other things to protect residential amenities. The proposed changes to the fence will greatly improve the visual impact of the fencing on the area, whilst at the same time offering an improved level of privacy and security to the garden areas to the side and rear of the property in question. Subject to this being carried out in accordance with the submitted details, the finished appearance of the scheme would not appear jarring or out of keeping with the estate development, and will have an acceptable impact on the residential amenity of the area.

Impact on highway safety

Policy H13 also requires proposals to have regard to highway safety by avoiding obstructions to visibility. The proposed fence will be set back further from the road junction and will also be reduced in size. The highway authority has raised no objections to this regularising application.

Summary

The proposed fence will have a much visual improved impact on the surrounding area compared to that currently erected, and will have an acceptable impact on highways safety. The works shall be carried out to remove the unauthorised elements within six months and as such the proposal therefore represents a satisfactory scheme.

Recommendation:

That planning permission is 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.

AA

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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

28th September 2017

Housing and Development

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Delegated Decisions from 31/07/17 to 27/08/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
Compliance with conditions		
Conditions discharged		
APP/2016/0261	318 PADIHAM ROAD BURNLEY BB12 6ST	Discharge of conditions 3 & 4 of planning application APP/2016/0007, relating to the change of use of ground floor to hot food take-away to include installation of new flue system
Conditions partially discharged		
APP/2017/0179	10 HIGHAM ROAD PADIHAM BB12 9AP	Approval of details reserved by conditions 3 (external materials), 4 (mining report), 5 (car parking spaces), 7 (tree protection) and 10 (construction method statement) of planning permission APP/2016/0426
Full Planning Application		
Full Planning Permission Granted		
APP/2017/0151	24 ORMEROD STREET WORSTHORNE-WITH-HURSTWOOD BB10 3NU	Proposed single storey side extension to create additional habitable space at ground floor level.
APP/2017/0172	4 PLANE TREE HOTEL WESTGATE BURNLEY BB11 1RT	Conversion of existing building into 6no. apartments.
APP/2017/0221	REEDLEY MARINA BARDEN LANE BRIERFIELD	Full erection of retractable roof structure and full-height vertical screens to enclose existing balcony
APP/2017/0255	8 THE LEES CLIVIGER BURNLEY BB10 4TB	Proposed dormers to front & rear and internal alterations
APP/2017/0267	121 MORSE STREET BURNLEY BB10 4LJ	Extension to a two bedroom semi detached house to form a third bedroom.
APP/2017/0283	8 FAIRBAIRN AVENUE BURNLEY BB12 0LW	Proposed extension to front with pitched roof. Proposed flat roof to existing single storey to side and rear.
APP/2017/0285	246 BARDEN LANE BURNLEY BB10 1HY	Single Storey Extension. (Re-submission APP/2017/0105)
APP/2017/0297	51 CROW WOOD AVENUE BURNLEY BB12 0JG	Dining/Kitchen extension to rear garden area
APP/2017/0305	84 APPLECROSS DRIVE BURNLEY BB10 4JR	Proposed single storey extension and internal alterations

Delegated Decisions from 31/07/17 to 27/08/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
APP/2017/0307	FIELD ADJACENT NUTSHAW KENNELS MANCHESTER ROAD DUNNOCKSHAW BURNLEY BB11	Retention of access track for agricultural purposes.
APP/2017/0309	AIRCELLE HUREL DUBOIS COMPOUND ENG BELLING WHOLE SITE BANCROFT ROAD	New access link road between Buildings B4 and B6 on existing Safran Nacelles Site, Bancroft Road.
APP/2017/0313	304 LOWERHOUSE LANE BURNLEY BB12 6LZ	Proposed erection of single storey kitchen extension to rear yard area and to take up stone flags to cellar area and lay new floor.
APP/2017/0322	48 OAKENEAVES AVENUE BURNLEY BB11 5HH	Proposed single storey extension and updated porch
APP/2017/0325	31 ACREFIELD PADIHAM BB12 8HN	Rear extension to existing dwelling.
APP/2017/0326	7 WOODLANDS GROVE PADIHAM BB12 8JT	Proposed extension to side and rear
APP/2017/0328	19 ESSEX AVENUE BURNLEY BB12 6DE	Proposed single storey rear extension
APP/2017/0331	13 HEATHER BANK BURNLEY BB11 5LA	Proposed bedroom/shower room extension.
APP/2017/0335	8 MAPLE BANK BURNLEY BB10 3FD	Proposed 1st floor extension to side of house over existing garage/utility room
APP/2017/0341	9-11 BROWN STREET BURNLEY	Proposed change of use of vacant premises from restaurant (Use Class A3) to four no. one bedroom flats (Use Class C3).

Full Planning Permission Refused

APP/2017/0236	16 PRAIRIE CRESCENT BURNLEY BB10 1EU	Proposed double storey extension to side and rear
APP/2017/0300	318 PADIHAM ROAD BURNLEY BB12 6ST	Variation of condition 6 (relating to operating hours of 9:30am to 7pm on any day) of planning permission APP/2016/0007, change of operating hours to 9:30am - 9pm Monday-Thursday, Sunday and bank holidays, Friday - Saturday 9:30 am - 10pm

Full Planning application

Full Planning Permission Granted

Delegated Decisions from 31/07/17 to 27/08/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
APP/2017/0315	BURNLEY GENERAL HOSPITAL CASTERTON AVENUE BURNLEY BB10 2PQ	Demolition of existing buildings to construct a new 3 storey healthcare facility. The proposal will consist of new Outpatients, Ophthalmology and Maxillofacial departments including 2No. new theatres.

Full Planning Permission Refused

APP/2017/0217	18 24 NICHOLAS STREET BURNLEY BB11 2AP	Change of use to 31no. apartments with external alterations
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Listed Building Application

Listed Building Consent Granted

APP/2017/0173	4 PLANE TREE HOTEL WESTGATE BURNLEY BB11 1RT	Conversion of existing building into 6no. apartments.
APP/2017/0314	304 LOWERHOUSE LANE BURNLEY BB12 6LZ	Proposed erection of single storey kitchen extension to rear yard area and take up stone flags to cellar area and lay new floor.

Listed Building Consent Refused

APP/2017/0218	18 24 NICHOLAS STREET BURNLEY BB11 2AP	Change of use to 31no. apartments with external alterations
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Work to trees covered by Tree Preservation Order

Tree Application not required

APP/2017/0056	ALL SAINTS HOUSE 483-485 PADIHAM ROAD BURNLEY BB12 6TE	Application to reduce one Horse Chestnut tree and canopy lift one Black Cherry tree covered by the Burnley (Land adjacent to 485 Padiham Road, Burnley) Tree Preservation Order 1984.
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BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

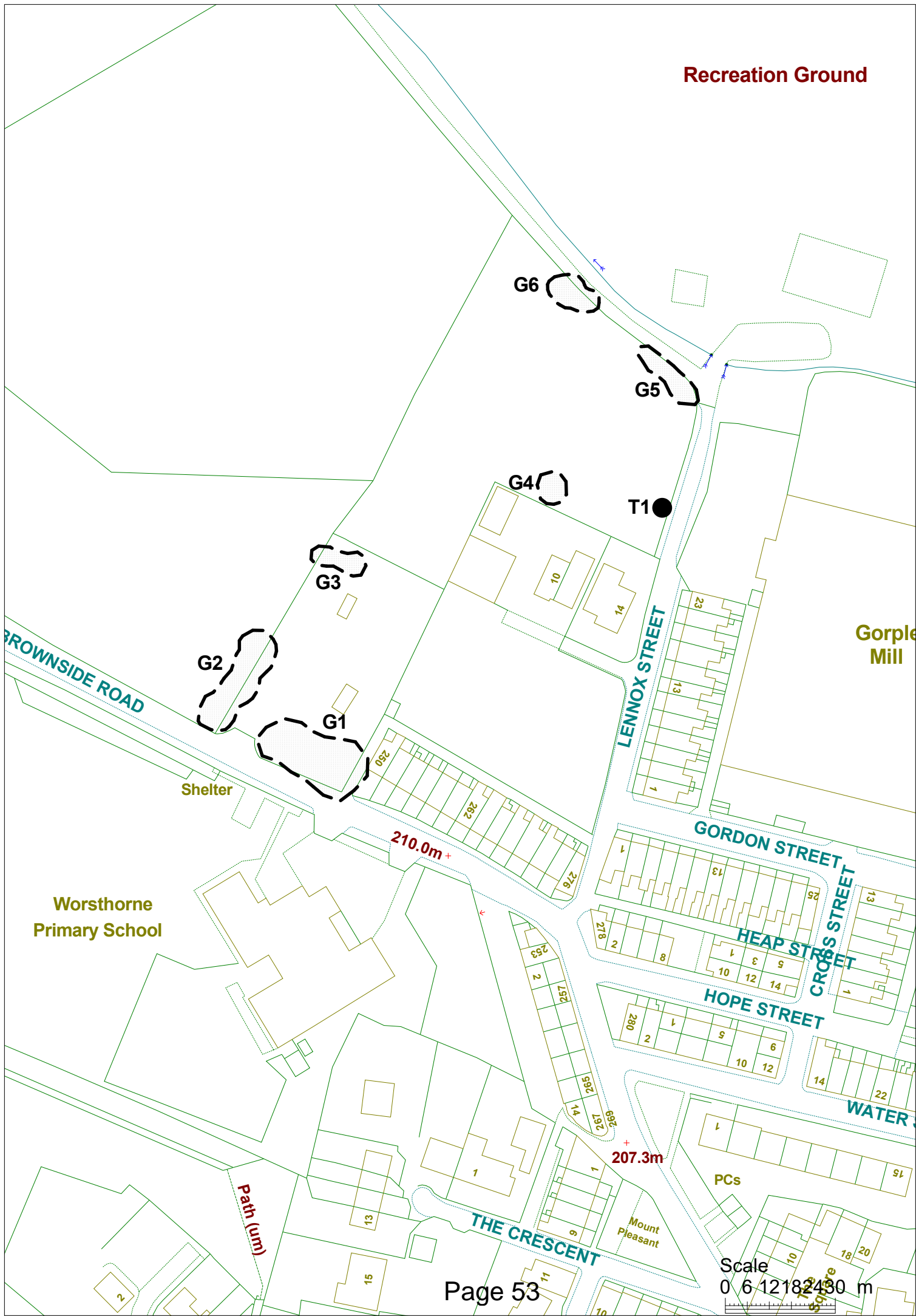
Part III: Appeal and other decisions
For Information

28th September 2017

Housing and Development

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Recreation Ground



Worsthorpe
Primary School

Gorple
Mill

Shelter

Path (m)

210.0m+

207.3m

Scale
0 6 12 18 24 30 m

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REPORT TO DEVELOPMENT CONTROL COMMITTEE



DATE	28th September 2017
PORTFOLIO	Environment
REPORT AUTHOR	JF
TEL NO	ext 3216
EMAIL	jfilbin@burnley.gov.uk

CONFIRMATION OF TREE PRESERVATION ORDER

PURPOSE

- To seek authority to confirm a Provisional Tree Preservation Order.

SUMMARY OF KEY POINTS

- A Provisional Tree Preservation Order was served on the 26th May 2017 in respect of the following trees at land at Brownside Road and Lennox Street:-
 - An Ash tree (T1) on a field boundary with Lennox Street (north of 10 Lennox Street);
 - A group of one Poplar, three Downy Birch, one Oak and one Beech (G1) on land adjacent to 250 Brownside Road;
 - A group of one Goat Willow, one Ash, one Common Lime and one Downy Birch (G2) on the boundary of allotment site with open field close to Brownside Road;
 - A group of two Ash and one Silver Birch (G3) located in the north west corner of allotment site, close to field boundary;
 - Two Ash (G4) on field boundary with 12 Lennox Street;
 - Two Ash (G5) at north east corner of field on boundary with Lennox Street; and,
 - Two Downy Birch (G6) on north boundary of field with Lennox Street

The Order was made on the basis that the identified trees contribute to the visual amenity of the area and are considered to be under threat of being felled and there appears to be no adequate justification for their removal. The threat of being felled relates to the potential development of the land affected by the Order for residential purposes. An application for outline planning permission for up to 24 dwellings which also sought approval for vehicular access from Brownside Road (APP/2017/0200) has been withdrawn and there is currently a further application (APP/2017/0397) for outline planning permission for up to 18 dwellings on a reduced site.

The Council has six months in which to confirm the Order, modify and confirm the Order, or let the Order lapse.

3. A letter of objection has been received to the making of the Order on behalf of Mr David Smith and Mrs Valerie Smith on whom formal notice of the Order has been served. The objection states that the site affected by the Order is an allocated housing site in the emerging Local Plan which makes no reference to the need to retain any existing trees on the site and that the retention of a number of the trees would prejudice the efficient use of the land. Representations are made in respect of G1, G2 and G3 as summarised below:-

G1 – 1 Poplar, 3 Downy Birch, 1 Oak and 1 Beech

The group is located adjacent to Brownside Road and may affect the ability to make footway improvements that would be necessary as part of the development of this land. The objection relates to all trees within this group with the exception of the large Poplar.

G2 – 1 Goat Willow, 1 Ash, 1 Common Lime and 1 Downy Birch

The group is located adjacent to Brownside Road where due to the narrow width of the road, branches have been removed by high sided vehicles and buses. The objection relates to the inclusion within the group of the 1 Goat Willow and 1 Ash tree on the basis that these may prejudice the provision of a footway across the site which would be necessary for the development of the land.

G3 – 2 Ash and 1 Silver Birch

Object to these on the basis that It would be preferable to replace these with a species more conducive to residential development, although also state that it would be possible to design a future development around the trees.

4. These objections have been considered. They relate principally to whether the trees may affect a future development of the land at Brownside Road for residential development. There is a current application (APP/2017/0397) that relates to the development of the land although it is not conclusive from the plans or information that has been submitted that this would necessitate the removal of the trees protected by the provisional order. This is a matter that can be considered separately as part of the planning application process and should not at this stage be an obstacle for not protecting trees which are in reasonable health and make a significant contribution to the public amenity of the area.
5. The trees are prominent at a gateway position to the village and the Worsthorne Conservation Area and contribute to the rural setting and character of the area. As such, the trees make a valuable contribution to the visual amenity of the vicinity and should be protected.

RECOMMENDATION

6. That the Tree Preservation Order be confirmed.

REASONS FOR RECOMMENDATION

7. In order to protect trees that contribute to the visual amenity of the area.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

8. None

POLICY IMPLICATIONS

9. None

DETAILS OF CONSULTATION

10. Amenities and Greenspaces – Roger Rawlinson
Governance Law and Regulation – Jackie Ridgeway

BACKGROUND PAPERS

11. File B1140(A)

The above papers are available for inspection at Housing and Development Control, Parker Lane Offices, Burnley (tel 01282 425011 ext. 3293).

FURTHER INFORMATION	Housing and Development Control
PLEASE CONTACT:	Janet Filbin extension 3216
ALSO:	

