



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Wednesday, 31st May, 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, N Mottershead, M Payne, T Porter, A Raja and C Towneley

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Alan Rogan	– Senior Planner
Cathy Ryder	– Senior Planner
Amanda Rumbelow	– Property Solicitor
Alison McEwan	– Democracy Officer
Imelda Grady	– Democracy Officer

1. Minutes

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

2. Declaration of Interest

Councillors Tony Harrison and Asif Raja declared a prejudicial (other) interest in item APP/2017/0191. They left the room and took no part in the debate or vote on the matter.

3. List of Deposited Plans and Applications

RESOLVED

That the list of deposited plans be dealt with in the manner shown in the Minutes below.

4. APP/2017/0155 - Widow Hill Court, Widow Hill Road, Burnley

APP/2017/0155 - Widow Hill Court, Widow Hill Road, Briercliffe, Burnley

This item was withdrawn from the agenda and deferred to a later Committee.

5. APP/2017/0015 Former Helm Mill, Ightenhill Street, Padiham

APP/2017/0015 - Full Planning Application

Proposed change of use to one dwelling, construct new roof and erect first floor extension to front

FORMER HELM MILL IGHTEHILL STREET PADIHAM 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: Block Plan (1:500), received on 15 January 2017; and, 16/95/6A, received on 12 April 2017.
3. Prior to the commencement of development, the precise details of the external materials of construction to be used in the development, including colour finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved materials.
4. 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.
5. 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 and C of Part 1 of Schedule 2 of the Order without the prior written permission of the Local Planning Authority.
6. The approved dwelling shall not be first occupied until a minimum of one car parking space has been provided at the ground floor of the premises and is available for use. A minimum of one car parking space shall thereafter be retained and remain available at all times for the parking of a car in perpetuity.
7. The approved dwelling shall not be first occupied until facilities for the storage of refuse and recycling waste have been installed on the ground floor of the premises as indicated on the approved plans. The approved facilities shall thereafter be retained within the ground floor of premises at all times in perpetuity.
8. 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.

9. The approved dwelling shall not be first occupied until the windows which are indicated on the approved plans to be fitted with obscure glazing have been fitted with obscure glazing of a type and level of obscurity which shall be previously submitted to and approved in writing by the Local Planning Authority. Any replacement glazing to these windows thereafter shall be with glazing of an equivalent level of obscurity to that first approved.
10. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding including decorative displays
 - v) measures to control the emission of dust and dirt during construction
 - vi) wheel washing facilities
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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 a satisfactory appearance to the development, having regard to the Padiham Conservation Area, in accordance with Policy E12 of the Burnley Local Plan, Second Review (2006). The details of materials are required prior to the commencement of development to ensure that only approved materials are used throughout the development process.
4. To ensure a satisfactory appearance to the development, having regard to the Padiham Conservation Area, in accordance with Policy E12 of the Burnley Local Plan, Second Review (2006).
5. In order that the Local Planning Authority can assess any future changes to the approved dwelling, having regard to the potential impacts on the residential amenities of neighbouring properties and the character of Padiham Conservation Area, in accordance with Policies GP1 and E12 of the Burnley Local Plan, Second Review (2006).
6. To ensure adequate off-street parking to cater for the needs of the development, in the interests of highway safety and amenity, in accordance with Policies GP1 and TM15 of the Burnley Local Plan, Second Review (2006).

7. To ensure adequate provision for the appropriate storage of refuse and recycling storage facilities away from public views of the site, in accordance with Policies GP1 and E12 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy for Waste.
8. To protect the amenities of nearby residents, in accordance with Policy GP1 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy Framework.
9. To safeguard the privacy of neighbouring properties, in accordance with Policy GP1 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy Framework.
10. To ensure that the safety and amenities of occupants of neighbouring properties in the vicinity of the construction works are satisfactorily protected, in accordance with Policy GP1 of the Burnley Local Plan, Second Review (2006). The Construction Method Statement is required prior to the commencement of development to ensure that provision can be made for its implementation at the appropriate stage of the development process.

6. APP/2017/0129 Land at Burleigh Street, Burnley
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**APP/2017/0129 - Full Planning Application
Proposed double storey dwelling (re-submission of APP/2016/0387).
LAND AT BURLEIGH STREET, 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: 1 x location plan received 8th March 2017; 1 x proposed elevations plan and 2 x detailed site layout plans received 22nd May 2017.
3. 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.
4. There shall be no burning of waste or other materials within the curtilage of the premises.
5. Prior to the commencement of development on site the following shall occur;

- 1 - Intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.
 - 2 - The undertaking of that scheme of appropriate intrusive site investigations and the submission of a report of findings arising from the intrusive site investigations;
 - 3 - The submission of a scheme of remedial works for approval; and
 - 4 - Implementation of those remedial works and confirmation that they have occurred.
6. The first floor windows on the elevation to the back street (rear of Clive Street) shall be obscurely glazed (unless otherwise agreed) prior to the first occupation of the dwelling and shall thereafter remain as such.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To protect the amenities of nearby residents.
4. In the interest of residential amenity and to prevent air pollution
5. The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report that coal mining legacy potentially poses a risk to the proposed development and this must be investigated prior to work commencing on site.
6. To prevent overlooking or loss of privacy to adjacent occupiers and in accordance with policy H13 of the Burnley Local Plan Second Review.

7. APP/2017/0191 Towneley Golf Club House, Todmorden Road, Burnley

**APP/2017/0191 - Listed Building Application
Alterations to existing golf shop/foyer area
TOWNELEY GOLF CLUB HOUSE TODMORDEN ROAD BURNLEY**

Decision: That Listed Building consent 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: TG2017 / 01v2, TG2017 / 02v2 and the supplementary plans for the new external sliding door (annotated POS. 001).

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.

8. Decisions taken under the Scheme of Delegation
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Members received for information a list of decision taken under delegation for the period 03/04/17 to 14/05/17.