

DEVELOPMENT CONTROL COMMITTEE

Wednesday, 31st May, 2017
6.30 pm





DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Wednesday, 31st May, 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/meetings.

A G E N D A

1. Apologies

To receive any apologies for absence.

2. Minutes

5 - 12

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

13 - 14

To consider reports on planning applications for development permission:

- | | | |
|----|------------------------------------------------------------------------|---------|
| a) | APP/2017/0155 - Widow Hill Court, Widow Hill Road, Burnley | 15 - 32 |
| b) | APP/2017/0015 Former Helm Mill, Ightenhill Street, Padiham | 33 - 44 |
| c) | APP/2017/0129 Land at Burleigh Street, Burnley | 45 - 54 |
| d) | APP/2017/0191 Towneley Golf Club House, Todmorden Road, Burnley | 55 - 62 |

7. Decisions taken under the Scheme of Delegation

63 - 70

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

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

Monday, 22 May 2017

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DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 27th April, 2017 at 6.30 pm

PRESENT

MEMBERS

Councillors A Khan (Chair), F Cant (Vice-Chair), C Briggs, M Brindle, T Ellis, S Graham, J Harbour, L Khan, M Payne and A Raja

OFFICERS

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

70. Apologies

Apologies for absence were received from Councillor Tony Harrison, Marcus Johnstone, Neil Mottershead and Tom Porter.

71. Minutes

The Minutes of the last meeting held on 23rd March 2017 were approved as a correct record and signed by the Chair.

72. Declaration of Interest

Councillor Charlie Briggs declare a personal (other) interest in application APP/2017/0103 – 7 Stanworth Street, Worsthorne. He remained in the room but did not vote on the matter.

73. 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:

Michelle Cocker – App/2017/0103 – 7 Stanworth Street Worsthorne

RESOLVED

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

74. APP/2016/0569 - 9 Jib Hill Cottages, Marsden Road, Burnley

APP/2016/0569 - Full Planning Application

Change of use from tarmac surface to enclosed cottage garden, together with retention of 2.2m high fence; and, erection of climbing support/trellis 3.65 metres in height, to rear of garden.

9 JIB HILL COTTAGES MARSDEN ROAD 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 change of use shall relate only to the area edged in blue on the submitted application plan
3. Pedestrian access shall be kept available at all times across the land to which this application relates to the rear of the terrace of dwelling houses attached to No9 Jib Hill Cottages. Such access shall be sufficient to enable reasonable access for movement of refuse/recycling storage containers.
4. The fence enclosing the application site shall be painted green in colour within 3 months of the date of this permission.

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 ensure proper access is retained to dwelling houses in accordance with Policy GP3 of the Burnley Local Plan, Second Review, currently saved.
4. In the interests of the character and appearance of the Jib Hill Conservation Area and the visual amenities of the streetscene generally, in accordance with Policies E12 and GP3 of the Burnley Local Plan, Second Review, currently saved.

APP/2017/0140 - Full Planning Application

**Proposed change of use and conversion of former hotel/public house into retail units at ground floor and 8no. self-contained flats on upper floors
FORMER DUKE OF YORK PUBLIC HOUSE 129 COLNE ROAD BURNLEY**

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

1. The development must be begun within 3 years of the date of this decision
2. The development shall be carried out in accordance with the application plans – Drawing Nos. 1703-PL01- 1703-PL04; 1703-PL05 (existing and proposed Briercliffe Road elevation); 1703-L05 (existing and proposed Colne Road elevation); 1703-PL10; 1703-PL11A; 1703-PL12A; 1703-PL13; 1703-PL31; 1703-PL32 - 703-PL35 received 20 February 2017.
3. The bin storage arrangements shown on drawing no. 1703-PL10 received 15 March 2017 shall be provided before the start of any of the uses hereby approved and thereafter permanently retained for the use of the occupants of the apartments and the operators of the retail units.
4. No further conversion works to the building shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and approved in writing by the Local Planning Authority.
5. Precise specifications of all proposed changes to the windows on the building shall be submitted to and approved in writing by the local planning authority before any alterations are carried out. No changes other than those approved by the Local Planning Authority shall be carried out.
6. Precise details of the rooflights to be retained on the building shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved is implemented.
7. Notwithstanding the details of the works specified on the Schedule of Works submitted with the application, all existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise approved in writing by the Local Planning Authority. Precise specifications of any alterations which affect original features shall be submitted to and approved in writing by the local planning authority before any changes to the features are carried out.

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 compliance with the Development Plan and to avoid ambiguity.
 3. To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality, having regard to Policy H15 of the Burnley Local Plan Second Review.
 4. To ensure and safeguard the recording and inspection of matters of archaeological / historical importance associated with the building / site having regard to Policy E19 of the Burnley Local Plan Second Review.
- 5/7. To ensure the satisfactory preservation of this listed building and to comply with policy E10 of the Burnley Local Plan Second Review.

APP/2017/0141 - Listed Building Application

**Proposed change of use and conversion of former hotel/public house into retail units at ground floor and 8no. self-contained flats on upper floors
FORMER DUKE OF YORK PUBLIC HOUSE 129 COLNE ROAD BURNLEY**

Decision: That Listed Building Consent be granted subject to the following conditions

Conditions:

1. The works shall start within three years from the date of this consent.
2. The development shall be carried out in accordance with the application plans – Drawing Nos. 1703-PL01- 1703-PL04; 1703-PL05 (existing and proposed Briercliffe Road elevation); 1703-L05 (existing and proposed Colne Road elevation); 1703-PL10; 1703-PL11A; 1703-PL12A; 1703-PL13; 1703-PL31; 1703-PL32 - 703-PL35 received 20 February 2017.
3. No further conversion works to the building shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.
3. Precise specifications of all proposed changes to the windows on the building shall be submitted to and approved in writing by the local planning authority before any alterations are carried out. No changes other than those approved by the Local Planning Authority shall be carried out.
4. Precise details of the rooflights to be retained on the building shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved is implemented.

5. Notwithstanding the details of the works specified on the Schedule of Works submitted with the application, all existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise approved in writing by the Local Planning Authority. Precise specifications of any alterations which affect original features shall be submitted to and approved in writing by the local planning authority before any changes to the features are carried out.

Reasons:

1. Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To ensure compliance with the Development Plan and to avoid ambiguity.
3. To ensure and safeguard the recording and inspection of matters of archaeological / historical importance associated with the building / site.
- 4/5 To ensure the satisfactory preservation of this listed building and to comply with policy E10 of the Burnley Local Plan Second Review.

76. APP/2016/0506 - 1 Meadowside, Worsthorne

APP/2016/0506 - Full Planning Application

**Proposed detached house - change of previously approved house type to plot 1.
1 MEADOWSIDE WORSTHORNE-WITH-HURSTWOOD**

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: location plan; drawings number 15/070/1a and 15/070/2; Proposed Basement Plan; Proposed Ground Floor Plan; Proposed First Floor Plan; Proposed North East Elevation; Proposed South East Elevation; received 10 November 2016.
3. The 3 car parking spaces to be provided in accordance with the drawings identified in Condition 2 shall each have a minimum length of 6 metres.

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. In the interests of highway safety.

77. APP/2017/0069 - 8 Lower Mead Drive, Burnley

APP/2017/0069 - Full Planning Application

**Proposed change of use of amenity green space to form extension to residential curtilage. Erection of two/three storey side and rear extensions and erection of a detached double garage, including soft and hard landscaped, terraced areas.
8 LOWER MEAD DRIVE 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: Drawing nos: (LMD) (20) - BUR-03, (LMD) (20) - BUR-04, received 24 January 2017. Drawing nos: (LMD) (SUR)-01-01 & received 02 February 2017. Drawing No. (LMD) (SL)-01-02 A, (LMD) (20) - BUR-05B & (LMD) (20) -BUR-06B received 6 April 2017. Drawing No. (LMD) (20) -L-01 A (location plan) received 7 April 2017.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no building, engineering, mining or other operations shall be carried out in, on, over or under the land relating to the extended curtilage, other than:
 - (a) development in accordance with the application form and details shown on the approved plans, or on any subsequently approved amended plans; and
 - (b) the painting of the exterior woodwork of any building.

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 enable the local planning authority to consider future development having regard to all relevant material considerations.

78. APP/2017/0103 - 7 Stanworth Street, Worsthorne

APP/2017/0103 - Full Planning Application

**Proposed single storey extension
7 STANWORTH STREET WORSTHORNE 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 Drawing No, SS7/2 (location plan), SS7/3 & SS7/4 received 17 February 2017. Drawing nos: SS7/1 received 17 February 2017 as amended 5 April 2017 to provide for amended roofing materials.
3. The extension shall be constructed with a natural stone front elevation which matches in colour, coursing size and texture the stone work of the existing dwelling, together with a natural blue slate roof, unless otherwise approved in writing by the local planning authority.
4. The proposed rooflights indicated on drawing no. S.S7/1 received 17 February 2017 (as amended 5 April 17), shall be of the 'conservation' type.

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.
- 3/4 To ensure the development is sympathetic to the character and appearance of the Conservation Area, having regard to policy E12 of the Burnley Local Plan Second Review.

79. APP/2017/0060 - 193 Casterton Avenue, Burnley

APP/2017/0060 - Full Planning Application

Proposed first floor rear extension, alterations to the existing roof, erection of porch to the front and formation of driveway access to front.

193 CASTERTON 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 hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos: 0517/002/A2 and location plan received 30/01/2017 and 0517/003/A1/Rev F received 20th March 2017.
3. The off-street parking space which is to be created at the front of the property shall be surfaced in a permeable material and shall be completed within 3 months of the development being brought into use.

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. In order to prevent water run-off onto the highway and in the interests of highway safety / in accordance with policy TM15 of the Burnley Local Plan Second Review.

80. Decisions taken under the Scheme of Delegation

Members received for information a revised list of decisions taken under delegation for the period 6th March to 2nd April 2017.

BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for
Committee consideration

31st May 2017

Housing and Development

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Housing & Development
9 Parker Lane

Ref.

APP/2017/0155

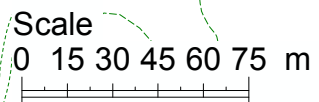
Paul Gatrell Head of Housing and Development

Location:



Widow Hill Court, Widow Hill Road, Burnley

1:2500



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Full Planning application
Proposed erection of industrial units (B2) (re-submission of planning application APP/2014/0209)
WIDOW HILL COURT WIDOW HILL ROAD BRIERCLIFFE

Background:

The application seeks planning permission for the erection of four industrial units, comprising a total floorspace of 2422.9 sq. metres for general industrial uses (Use Class B2)

The application is being reported to Committee because it has been called in for a decision by three Ward members.

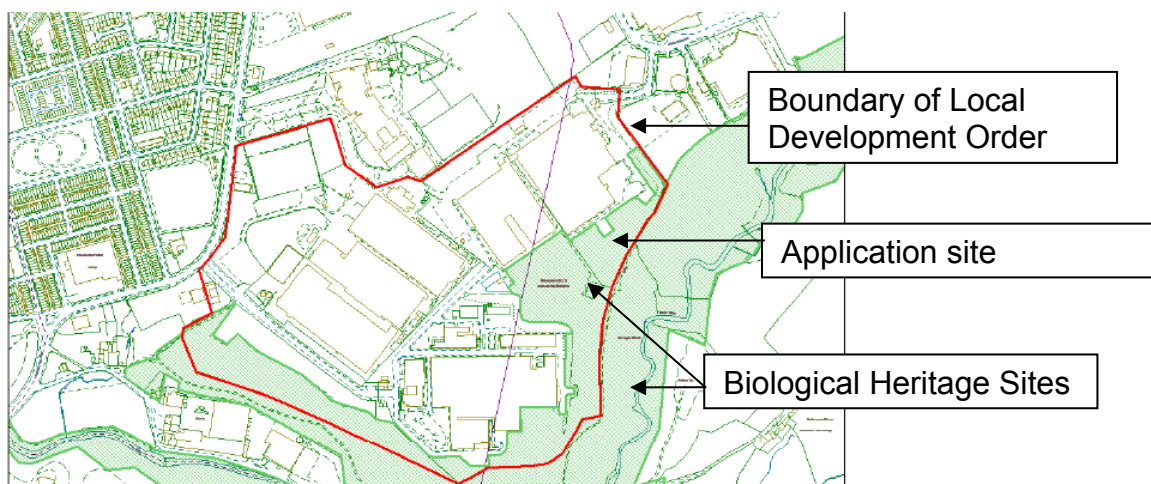
The application site, of 0.94 hectares, is located within Heasandford Industrial Estate which includes a number of businesses operating within the advance engineering and manufacturing sector.

The site is triangular in shape and the development comprises four industrial units with the larger unit of approximately 1246 sq.metres at right angles to the three smaller units (2 units at approximately 238 sq. metres and one at 693 sq.metres).

There would be four units of approximately 1246 sq. metres, 693 sq. metres, 235 sq. metres and 238 sq. metres. They would be constructed in Staffordshire blue brickwork to the elevations at low level with blue / grey polycoated steel sheeting above and with a blue / grey polycoated steel sheet roof.

The applicant sets out that the development would provide for 50 full time and 6 part time jobs.

A Local Development Order (LDO) is in place which includes the site and, subject to conditions, this allows certain types of development to be undertaken without the need for a planning application.



Extent of Local Development Order.

However, Condition 11 of the LDO excludes development within the Biological Heritage Site (BHS) and as the application site forms part of a BHS a full planning permission is required for the proposed development.

The site forms part of the Michelin Factory and Smallshaw Industrial Estate Grounds BHS which is designated for habitats such as pond, swamp, grassland and scrub, and for its amphibians (including great crested newt) and invertebrates. Adjacent to the site is also River Don BHS, designated for its species rich grassland, flushes and broad leaved (some ancient semi natural) woodland.

Extensive discussions have previously taken place in respect of the ecology aspects of the application having regard to the site's designation as a BHS and that a medium population of Great Crested Newts is known to be present on the site.

Objections have been received to the application in respect of the ecology issues.

Relevant Policies:

Burnley Local Plan Second Review

E2 - Nature conservation locally important sites

E3 - Wildlife links and corridors

E4 - Protection of other features of ecological value

E5 - Species protection

E6 - Trees, hedgerows and woodlands

EW1 - Land for Business (B1) and Industrial (B2) and Warehousing (B8) Development

EW5 - Development and Improvement of Major Industrial Estates

GP1 - Development within the Urban Boundary

GP3 – Design and quality

GP7 - New Development and the Control of Pollution

TM2 - Transport Assessments

TM3 – Travel Plans

TM15 – Car parking Standards

National Planning Policy Framework (NPPF)

Wildlife and Countryside Act 1981

Site History:

APP/2001/0036 – Outline application. Erection of buildings and use of land for metal recycling facility – withdrawn

APP/2008/0461 – Erection of 8 Class B2 units within 2 blocks – invalid application

APP/2014/0209 - Proposed erection of industrial units to support high-tech engineering uses - refused

Consultation Responses:

1. Lancashire County Council (Highway Authority) comments that the development is unlikely to generate any adverse highway conditions and no objections are raised to the application subject to conditions requiring:

- a construction method statement to be submitted to cover the construction period
- The car park to be surfaced and marked out before the use starts
- The provision of cycle facilities
- The provision of motor cycle facilities
- The submission of a Travel Plan

(Conditions are recommended to be imposed on any consent granted)

2. United Utilities – comments as follows:

Drainage comments: In accordance with the NPPF and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The developer should consider the following drainage options in order of priority

1. In the ground (infiltration)
2. To a surface water body
3. To a surface water sewer, highway drain or other drainage system
4. To a combined sewer.

Drainage Conditions: UU raise no objection to the development providing the following conditions are attached to any approval:

Condition 1: Foul and surface water shall be drained on separate systems

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Condition 2: Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development secure proper drainage and to manage the risk of flooding and pollution and flooding. This condition is imposed in light of policies with the NPPF and NPPG.

Water Comments: Further information will be required in respect of the supply of water for industrial purposes. The water mains will need extending to serve the development. This would be the subject of a private arrangement.

(Conditions are recommended to be imposed on any consent granted)

3. Natural England:

- The proposal is unlikely to affect any statutorily protected sites or landscapes.
- The NE Standing Advice should be applied in respect of protected species and the advice would be a material planning consideration
- The LPA should ensure that it has sufficient information to fully understand the impact of the proposal on a local site before the application is determined.
- The authority should consider measures to enhance the biodiversity of the site, in accordance with para 118 of the NPPF.

4. Lancashire Wildlife Trust object to the application on the following grounds:

- The application is not compliant with the paragraph/requirement 165 of the National Planning Policy Framework (NPPF), i.e. Planning decisions “*should include an assessment of existing and potential components of ecological networks*”. Lancashire environment Record Network (LeRN) has produced ecological network habitat maps for Lancashire and these are available at the Borough and other levels. The planning application does not take account of potential impacts on the network, discuss the conservation of the components and/or identify opportunities for restoration and enhancement of the ecological network(s) and their functionality. Approval of the application as it stands would be contrary to the requirements of the NPPF.
- It is acknowledged that the application would result in the destruction of approx. 0.59ha of the Biological Heritage Site (BHS) known as ‘*Michelin Factory and Smallshaw Estate Grounds*’ (BHS ref: 83SE02). However, an area of the BHS (approx. 0.17ha) to the northeast of the development site would become isolated from the rest of the BHS and the ecological information supplied by Bowland Ecology suggests that this area (polygon T) would not meet the guidelines for site selection in its own right and would most likely be removed from the BHS. Hence the development would probably result in a reduction of the area of the BHS from 5.1ha to 4.3ha, a loss of 0.76ha or 14.9%.
- The application does not deliver a net gain in nature as required by paragraphs 9 and 109 of the NPPF. The application will result in a net loss in biodiversity in terms of the site’s status (BHS) and area of Habitats of Principal Importance, as listed under Section 41 of the Natural Environment

and Rural Communities Act (NERC 2006). Approval of the application as it stands would be contrary to the requirements of the NPPF.

- In order to be compliant with the requirement of the NPPF to deliver a net gain in nature, the applicant needs to provide at least 0.76ha of OFF-SITE compensatory habitat outside of the BHS that is capable of supporting Great Crested Newts. The land would have to be adjacent to the development boundary and within the tenure and/or control of the applicant. Note that in order to satisfy Biodiversity Offsetting guidance, a significantly larger area of land than that lost to development would need to be provided.
- The Management Schedules years 1-5 and 5-15 for Objectives A-D and Monitoring in Appendix 1 of the Habitat Management Plan are not costed. If the Council was minded to approve the application, the actions for years 1-5 and 5-15 should be costed up in full – including provision for increases in costs and/or inflation – and the applicant required to dedicate a commuted sum, e.g. through a Section 106 agreement, in order to deliver the Habitat Management Plan.

If approved as it stands, the application would be an example of unsustainable development and should be refused.

8. Burnley Wildlife Conservation Forum - object to the application for the following reasons:

- The land forms a significant part of the BHS which is designated for its important populations of amphibians, dragonflies and damselflies. It supports five amphibian species – frog, toad, smooth newt, palate newt and great crested newt. It is one of the borough's most important sites because it contains the Borough's only significant population of great crested newts and a wide range of dragonflies and damselflies including the emerald damselfly which is very rare in east Lancashire.
- The land forms part of the Burnley Aerospace Supplier Park Local Development Order where condition 11 states that no development is permitted within the boundary of the BHS. The LDO clearly acknowledges and accepts the importance and the integrity of the BHS.
- The proposed landscaping scheme submitted with the application is for the most part identical to the one submitted with the previously refused application. The only landscaping alteration is that a very small proposed pond has been moved a short distance to the south. The only other alteration are minor changes to the car parking layout. These alterations constitute minor insignificant changes and do not add any new wildlife mitigation features to those proposed on the refused application.

- The proposed landscaping scheme shows newt exclusion fencing to be installed along all the boundaries between the development and proposed landscaping. Newt exclusion fencing, even when regularly inspected and maintained in good condition is often less than 100 % effective because newts and other amphibians especially small juveniles can easily flatten themselves to crawl under the smallest gaps. The present newt exclusion fencing has been very poorly maintained with some sections having fallen down. They serve no useful purpose and the proposed newt exclusion fencing will be ineffective as a newt protection measure.

9. Environment Protection Team raise no objections subject to the following:

- There is potential for noise nuisance to nearby residents during the construction phase, and therefore I would recommend a condition relating to hours of construction.
- Similarly, if any operations may present a noise or light nuisance, particularly outside the hours of 8am and 6pm, I would recommend a condition addressing the potential for nuisance.

(Conditions are recommended to be imposed on any consent granted)

10. The Business Support Officer of the Regeneration & Planning Policy Team supports the application. Heasandford is close to full capacity with the last available plots of land on the estate now either developed or under offer. The redevelopment of the Michelin site has been very successful with all plots developed and occupied or under offer. Additional industrial space on the site will no doubt be popular with similar users and will provide welcomed increases in employment numbers. In terms of the wider Borough property market demand still remains high for quality industrial space and is currently outstripping supply. Any additional accommodation would help to alleviate some of the built up demand.

11. Greater Manchester Ecology Unit (GMEU) is the Council's consultant on Ecology matters. Following site visits and assessment of the ecology information submitted by the application it is recommended that the proposal will result in the loss of an area of BHS and will also isolate a further area of BHS in the north east. There would be a net loss of approximately 18% of the BHS area. The site still contains the ecological interest that it was designated for and it is not 'poor quality habitat' as put forward by the applicant.

The small compensation area suggested is not adequate to compensate for the impacts of the development and the proposal offers no net gain in biodiversity.

It is recommended that the application is refused on these grounds.

(The comments are set out in more detail in the planning and environmental considerations below.)

Planning and Environmental Considerations:

The application site forms part of the former Michelin factory curtilage. However, it appears to have remained largely unused since the factory closed down. There is some evidence that, in the past, part of the site has been excavated and levelled with hardcore in preparation for future expansion, but no planning permissions have been granted on this area and no building work has taken place. Some tree planting took place on the site around 20 years ago and grass cover has established over the years. The land has recolonised to a natural state.

The policy basis against which this scheme should be appraised is set out in the context of national and local development plan policies. At a national level the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development. For decision-taking this means 'approving development proposals that accord with the development plan without delay.' The NPPF advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

There are three dimensions to sustainable development – economic, social and environmental and the NPPF sets out that these roles should not be taken in isolation because they are mutually dependent. To achieve sustainable development economic, social and environmental gains should be sought jointly through the planning system.

The NPPF does not change the statutory status of the Local Plan as the starting point for decision making. Development which accords with an up to date development plan should be approved without delay.

The main issues for consideration of the application relate to the economic benefits of the scheme; the highway implications of the proposal; the layout and design of the site and buildings; the principle of development on the site which lies within the Biological Heritage Site; and whether or not the BHS and known protected species on the site can be satisfactorily mitigated or compensated for.

The Economic Benefits of the Scheme

The site falls within the Heasandford Industrial site where Policy EW5 of the Local Plan sets out that the expansion and improvement of the estate will be permitted subject to a range of criteria including provision of landscaping and screening; accessibility by a choice of transport modes including a Travel Plan where necessary; and retention and enhancement of any built and natural features/ areas that contribute to the amenity or biodiversity of the area.

A Local Development Order is in place which covers the site and adjacent buildings and the purpose of the LDO is to accelerate development at the Burnley Aerospace Supplier Park site through simplifying the planning permission requirements. The LDO specifically sets out that no development is permitted within the boundary of the BHS, so the LDO provisions do not apply to this site.

The applicant puts forward that the proposal will complement the current offer allowing businesses to grow and expand leading to additional jobs and bring economic wealth and prosperity to Burnley.

It has not been put forward that end-users have been identified and it appears that this is a speculative development

The NPPF sets out that significant weight should be placed on the need to support economic growth and Council's should plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.

The development has the potential to support the aerospace and advanced manufacturing uses in the area and provide jobs in the town and in principle would deliver economic benefits to the town's economy.

The Highway Implications of the Proposal

The access to the site is via a private internal road leading from Widow Hill Court which leads from Widow Hill Road.

A Transport Statement has been submitted by the applicant in support of the planning application which sets out the anticipated traffic movements associated with the site in order to assess the cumulative impact on the junctions in the vicinity of the site. The statement indicates that the development will operate within the capacity of the junctions and the Highway Authority accept the conclusions and consider that there will be no adverse highway impacts, subject to a number of conditions.

A Construction Method Statement will be required by planning condition which provides for the parking of the vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development, the erection and maintenance of security hoarding; wheel washing facilities; measures to control the emission of dirt and dust during construction; details of working hours, etc. to ensure that the site operates without detriment to highway safety during the construction period.

A total of 60 on-site parking spaces will be provided together with turning and manoeuvring areas, which is acceptable in terms of the car parking standards set out in the Local Plan. A condition requiring these spaces to be surfaced and marked out would be appropriate before the use starts. Motor cycle and cycle provision would be required by planning condition to ensure that there is a choice of modes of transport, complementing the bus service which runs along Eastern Avenue.

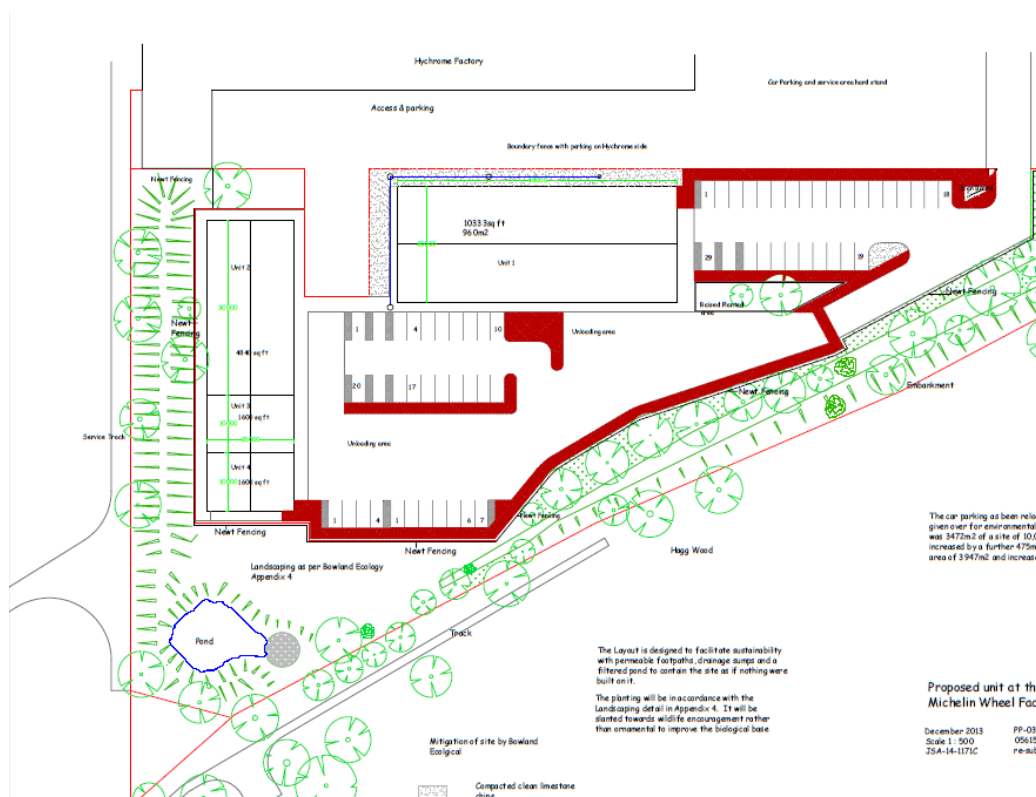
It would also be appropriate to require a Green Travel Plan by planning condition, in line with Policy TM2, which sets out targets and mechanisms for achieving reductions in car use, especially single occupant journeys; management of parking; targets and mechanisms for increased use of walking, cycling and public transport; management and delivery of freight movements; and provision for effective monitoring and regular review.

On this basis, the proposal should not have an adverse impact on the highway network.

Layout and Design of the site and buildings

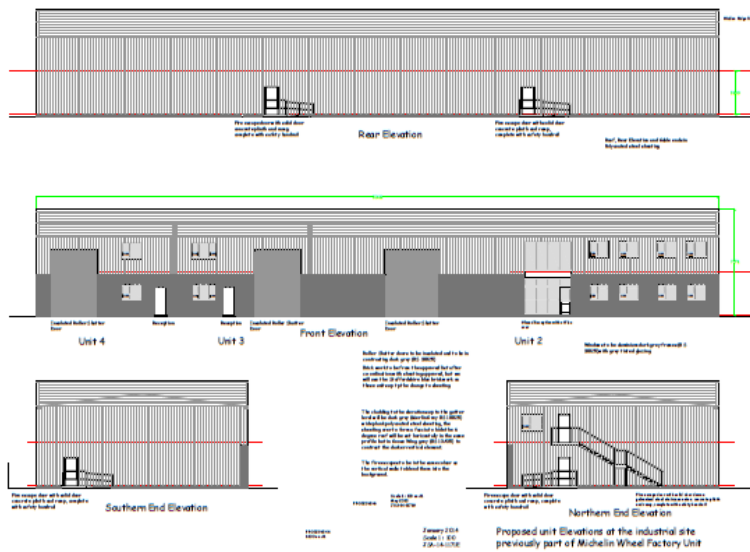
The layout of the site is acceptable and provides for the larger unit set at right angles to the three smaller units to take account of the triangular nature of the land. The car park would be split into 3 car parking areas and the manoeuvring and turning facilities broken up into three areas with areas of landscaping.

The measures suggested in respect of the ecology mitigation inform the landscaping requirements to some extent. The layout includes allocated space to incorporate an ecological enhancement / compensation area around the southern and western boundary. A new pond will be created to the western end of this retained area. A new fence is proposed to separate the development area from the remaining Biological Heritage site. (the ecology issues are considered later in this report).



Layout of the buildings on the site.

The buildings and proposed materials are typical of the design of other buildings within Heasandford Industrial Estate and are acceptable.



Typical elevations

The materials for the buildings would match those specified in the LDO for the buildings which are permitted by the Order and would comprise Staffordshire blue brickwork to the buildings at low level with blue / grey polycoated steel sheets with a grey steel sheet roof.

The materials are acceptable and would harmonise with the surrounding buildings on the estate.

Impact of the Proposal on the Biological Heritage Site (BHS) and the protected species on the site



Typical views of site

The site forms part of the Michelin Factory and Smallshaw Industrial Estate Grounds BHS which comprises an area of land to the east of the Michelin Tyre Factory and adjacent industrial units. Of particular interest is a pond with a seasonally fluctuating water level and associated areas of swamp, grassland and scrub.

The amphibians present include breeding great crested newts with smooth newts and common toad. The pond supports an assemblage of breeding dragonflies and damselflies - the regionally scarce emerald damselfly as well as common hawkers and common darter dragonflies and azure, blue-tailed and large red damselflies.

The open water has abundant bog pondweed and common duckweed, occasional broad-leaved pondweed and commonstonewort. The swampy areas beside the pond and elsewhere on the site are dominated by bulrush and common spike-rush with hard rush around the margins. Other frequent species include jointed rush, toad rush, greater bird's-foot-trefoil, tufted forget-me-not, lesser spearwort, cuckoo-flower, glaucous sedge, marsh willowherb, common marsh-bedstraw and occasional sneezewort, common yellow sedge, great willowherb, hoary willowherb, branched bur-reed, bog mosses (*Sphagnum*) and narrow buckler-fern, an uncommon plant in East Lancashire.

The grasslands and disturbed ground around the pond and swampy areas includes species such as tufted hair-grass, Timothy, Yorkshire fog, yarrow, common spotted-orchid, common knapweed, creeping thistle, curled dock, creeping buttercup, field horsetail, white clover and zig-zag clover.

The adjacent scrub consists of self-sown grey willow, goat willow and silver birch with planted sycamore, grey alder, ash, crack willow and white willow.

Butterfly species include green-veined white, small heath, meadow brown, small copper, large skipper and small skipper.

A significant consideration for the application is whether the development will have an adverse impact on this designation and the species contained within the BHS.

Policy E2 of the Local Plan sets out that development likely to have an adverse impact on Biological Heritage Sites will not be permitted.

Policy E5 sets out that development on site supporting a protected species will not be permitted unless adequate provision is made to avoid disturbance to the species or habitat, or, adequate provision is made to facilitate the survival of the species, reduce the disturbance to a minimum, and provide adequate alternative habitats to sustain the viability of the local population of the species.

Policy EW5 of the Local Plan includes within the criteria for the development and improvement of major industrial estates that applications are required to demonstrate that development retains and enhances any built and natural features / areas that contribute to the amenity or biodiversity of the area.

In addition, Paragraph 9 of the NPPF sets out that pursuing sustainable development involves seeking positive improvements including 'moving from a net loss of biodiversity to achieving net gains for nature'

Paragraph 109 sets out that the planning system should contribute to and enhance the local environment, including 'minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.

Paragraph 118 of the NPPF sets out that when determining planning applications, lpa's should aim to conserve and enhance biodiversity by applying a set of principles, including that if significant harm resulting from a development cannot be avoided (through locating to an alternative site with less harmful impacts), adequately

mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Ecology Assessments and a Habitat Management Plan have been submitted as part of the application and these set out the views of the applicant's ecologist as follows:

The submitted Ecology Assessment acknowledges that the area of the development site is approximately 0.94 Ha, located within the Smallshaw Estate Grounds and Michelin Factory BHS and that the BHS encompasses approximately 4.98 Ha in total. As a result of the development approximately 0.45 Ha of plantation and 0.14 Ha of semi-improved grassland within the BHS will be lost. Approximately 0.35 Ha is to be retained as landscaping / habitat creation area. The development will lead to a net loss of 0.59 Ha from the BHS.

The majority of the habitat lost would be woodland plantation of low ecological value in terms of its floral composition. A smaller area of more florally significant grassland habitat will also be lost. The area to be lost also provides terrestrial habitat for great crested newts.

Areas making up 1.16 Ha in total, that could be brought into positive management to help to mitigate this loss have been identified within the development site. In addition the creation of new breeding habitat for great crested newts, bat roosting habitat and bird nesting habitat will also assist in off-setting ecological impacts.

The assessment comments that the BHS is designated on the basis of the presence of breeding great crested newts and dragonfly/ damselfly populations. The habitat lost will not affect either of these populations

Opportunities for mitigation, compensation and enhancement of the development site and the wider BHS have been identified which inform the production of a detailed management plan. This along with mitigation required in terms of newt licencing, it is considered that there will be no residual impact from the development with regard to the BHS or great crested newts.

Advice from the Council's Ecology consultant

The submitted reports and the ecological aspects of the development have been fully assessed by the Council's qualified ecology consultant (Greater Manchester Ecology Unit) and are set out in summary in the 'Consultation Responses'.

Based on the ecological consultant's figures, overall the development site represents some 21% of the entire remaining area of the BHS. Within the development footprint, it is claimed that some 0.35ha will be retained. However, from the newt fencing shown on the landscape plan the proposals will also isolate 0.16ha of the BHS in the north east. Overall this means that the proposals would result in a net loss of some 18% of the BHS area. Based on figures from the Lancashire Wildlife Trust, previous development has already resulted in a loss of some 8% of the original BHS.

Following site visits It is considered that the BHS within the application site still retains the ecological interest for which it is selected and is not considered to be "poor quality habitat" as stated in the Design and Access Statement. The BHS is primarily designated for its amphibian interest, including the specially protected species great

crested newt. Amphibians spend most of their time on land; the grassland, scrub and developing woodland on the application site supports excellent terrestrial habitat for amphibians.

Policy E2 of Burnley's adopted Local Plan states that "Development likely to have an adverse effect on the Biological Heritage Sites....will not be permitted." Direct loss of some 18% of the BHS area supporting good quality habitat is clearly an adverse effect. To compensate for this direct loss, the applicant is proposing some habitat enhancement and management within 0.35ha of the application site, although see above. We do not consider such a small compensation area adequate for the impacts of the development and on its own this proposal offers no net gain for biodiversity, as required by the National Planning Policy Framework.

A management plan has been submitted for the wider BHS area outside of the application site. It is proposed that qualitative improvements to the remaining area of the BHS will compensate for quantitative losses. This is questionable, given the extent of the potential loss. In addition the majority of this land appears to be outside of the ownership or control of the applicant.

No information has been provided on the available mechanisms for the implementation of the management plan, including appropriate permission, funding and responsible parties. The management plan is fundamentally the same plan that was submitted for the previous application and still covers 15 years rather than the lifetime of the development or in perpetuity.

The applicants have not demonstrated that there will not be an adverse effect on the BHS and the proposal would be contrary to Policy E2.

As set out above, paragraph 118 of the NPPF sets out that when determining planning applications, lpa's should aim to conserve and enhance biodiversity by applying a set of principles, including that if significant harm resulting from a development cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused

On balance it is advised that the development would result in significant harm to biodiversity for which insufficient avoidance, mitigation or compensation has been included within the proposals put forward.

Planning Balance and Conclusions

The Highway Authority is satisfied that there will be no significant impact on the highway network resulting from the development. The design and materials of the development are acceptable.

The issue for consideration is whether the economic case for the development would be outweighed by the potential harm which would be caused to biodiversity.

The NPPF says that the purpose of the planning system is to contribute to the achievement of sustainable development and sets out the three dimensions of sustainable development to be:

Economic – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and co-ordinating development requirements, including the provision of infrastructure.

Social – supporting strong, vibrant and healthy communities by providing a supply of housing required to meet the needs of the present and future generations and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Environmental – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving a to low carbon economy.

The NPPF advises that these roles should not be undertaken in isolation because they are mutually dependent and to achieve sustainable development, economic, social and environmental gains should be sought jointly through the planning system. The development raises conflicting issues in respect of the economic aspects of the development and the environmental roles.

As set out above, the development could satisfy the aims of Policy EW5 of the Local Plan providing it retains and enhances any built and natural features/areas that contribute to the amenity or biodiversity of the area. It is situated within an existing Industrial Estate and would provide a development which could complement the existing aerospace and advanced manufacturing uses in the locality. In economic terms it would potentially bring benefits to the economic prosperity of the town by providing employment opportunities and supporting the existing business in the area. However, it does not retain and enhance areas which contribute to biodiversity and as such it is contrary to the economic policies of the Local Plan.

The Council's ecological consultant has advised that the development would result in significant harm to biodiversity for the reasons set out in the report. It would lead to the destruction of an area of the BHS and destroy great crested newt sheltering habitat and insufficient avoidance, mitigation or compensation has been included within the proposals.

It is not proposed to provide any additional compensatory land to mitigate for the area which will be lost. The proposal provides only for the improvement of the existing habitat.

On balance it is considered that the harm caused to biodiversity would outweigh the economic benefits which may be achieved by the development. Furthermore, the arguments put forward by the applicant are not likely to be sufficient to form the basis of a successful application for a Derogation Licence to Natural England.

There is a presumption in favour of sustainable development and for decision making this means approving development proposals that accord with the development plan without delay.

The development is not in accordance with the policies of the adopted Burnley Local Plan and it would not represent sustainable development when taking the policies of the NPPF as a whole.

For these reasons the development should be refused.

Recommendation:

That planning permission is 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.

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Housing & Development
9 Parker Lane

Ref.

APP/2017/0015

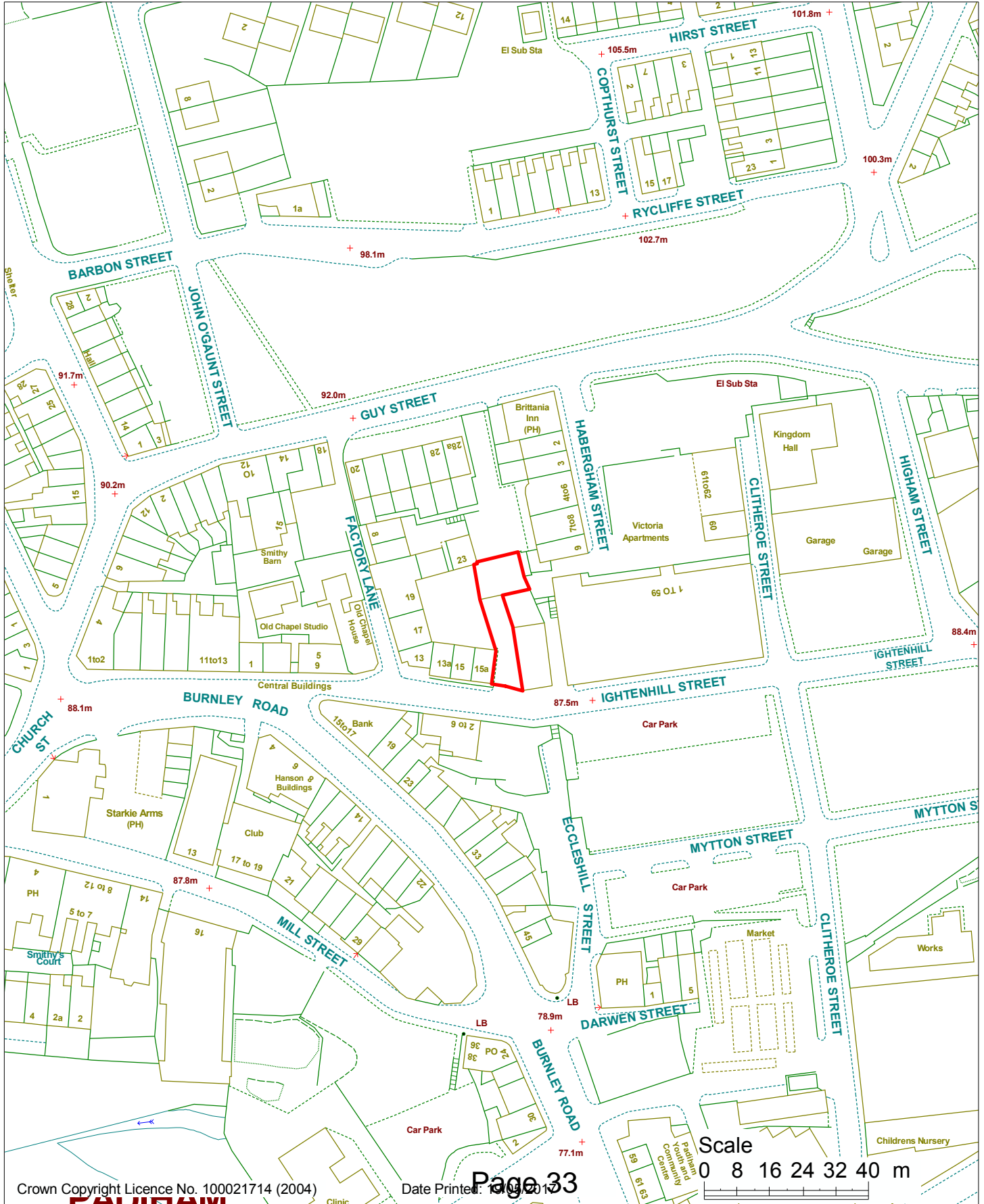
Paul Gatrell Head of Housing and Development

Location:



Former Helm Mill, Ightnehill Street, Padiham

1:1250



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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

Background:

The proposal relates to a disused part stone and part rendered shed that previously formed part of Helm Mill to the north side of Ightenhill Street within the Padiham Conservation Area. The principal building at Helm Mill is a Grade II listed building and has been converted to residential use. The application building is not listed.

The building sits within the north east corner of the developed courtyard of the former Helm Mill, accessed from a long shared drive from Ightenhill Street. Houses and converted mill premises occupy three sides of the courtyard and share a central car park. Part of the land adjoining the front of the application building is used as a secure compound for the business premises (an electrician's depot) on its south side fronting Ightenhill Street. Also adjoining the application site on its south eastern side is the former Victoria Mill which is occupied as apartments. The rear elevation of the application building bounds a private car park associated with the cottages on Habergham Street and Guy Street to the north of the site.

View from Ightenhill Street



The application building consists a large pitched roof shed with corrugated roof and a mono-pitch single storey addition to the front.

The building is tightly bound by houses within the courtyard, Victorian Mill apartments, cottages to its side/rear and a business compound.

Front/side of building



Front of buildings adjoins compound

Victoria apartments



Surrounding three sides of courtyard

Helm Mill



Rear of building bounding separate car park off Guy Street



The proposal is to convert and extend the disused building to form a single dwelling on two floors, with garaging, refuse bins and multi-purpose ancillary space on the ground floor and living accommodation, including an enclosed garden terrace on the first floor.

The scheme has been amended since first submitted in order to improve its appearance within the courtyard. The amended scheme involves a minor lowering of the main roof and a first floor extension over the existing mono-pitched roof to continue the roofline and shape of the main roof. The new roof would be constructed in blue slate. New render to replace the existing render would be used on the walls to the front, east side elevation and rear whilst the stone to the west side elevation (facing into the car park) would be retained. The proposal relies wholly upon the ground floor for car parking and bin storage; the application site has no curtilage beyond the footprint of the building.

IC3 – Car parking standards

The National Planning Policy Framework

Site History:

APP/2004/0481 - Proposed erection of 3 townhouses including details of means of access (Outline application with all other matters reserved for future approval). Approved August 2004.

APP/2004/0482 - Proposed demolition of Phoenix Buildings and adjacent storage building (Conservation area consent). Approved August 2004.

APP/2004/1178 - Proposed conversion of building to 9 flats and one dwelling. Approved January 2005.

APP/2004/1179 - Proposed conversion of building into 9 flats and one dwelling including provision of new windows/doors, 4 conservation rooflights and formation of new window openings (Listed building consent). Approved December 2004.

Consultation Responses:

LCC Highways

No objection.

Environmental Health Officer

Recommend a condition to restrict construction working hours.

Publicity

One letter has been received from the 'Concerned Residents' of Helm Mill. Their concerns are summarised below:-

- Will restrict access and parking on residential car park during construction
- Car parking is already difficult due to the number of residential flats/houses and should not be parked on by builders
- Lack of space for refuse bins – these are normally placed in front of the premises

Planning and Environmental Considerations:

Principle of proposal

The property is a disused former storage building that is likely to have been associated with Helm Mill but is itself not of significant historic or architectural interest. It sits within a primarily residential area within walking distance of Padiham town centre and is therefore a sustainable location for a new dwelling. Policy GP1 of the Burnley Local Plan, Second Review (2006) permits in principle the re-use of buildings within the main urban boundary subject to meeting other requirements of the policy in relation to matters such as residential amenity and transport considerations and other policies in the Plan. The proposal would therefore be acceptable in principle subject to detailed considerations as listed below.

Impact on residential amenities

Policy GP1 states that new development should not have a detrimental effect on residential amenity by reason of noise or other nuisance. A core principle of the National Planning Policy Framework (NPPF) is to seek a good standard of amenity for

all existing and future occupants of land and buildings. The use of the building as a single dwelling is likely to cause a lower level of activity than as a commercial building in use. The building falls within the outlook of properties that closely surround it. The building would as a whole be slightly reduced in height (by 0.6m) but the first floor extension to the front would add some massing to part of the building. The building sits at a lower level to the nearest property at Habergham Street where rear first floor window is already directly opposite the side of the building which compromises its outlook. The re-opening of three small windows in this elevation would be obscure glazed to protect privacy. The proposed first floor extension would be viewed at an oblique angle from the window and as such would have some effect on outlook and sunlight, but this would not significantly alter the current conditions. The nearest part of the proposed first floor extension to the Victoria apartments would be approximately 6m. The proposed extension would increase the height of the roof by up to 2m to the ridge at a distance of up to 10.5m from the apartments. Daylight would not be significantly affected and there would only be a limited impact on sunlight provision at the north west corner of the building in the late evening. The limited impact would not be so severe as to justify refusing planning permission. The main windows to the living accommodation in the proposed dwelling would be to the front which would protect the privacy of the surrounding properties. The proposal would therefore have an acceptable impact on the living conditions of the occupants of existing properties.

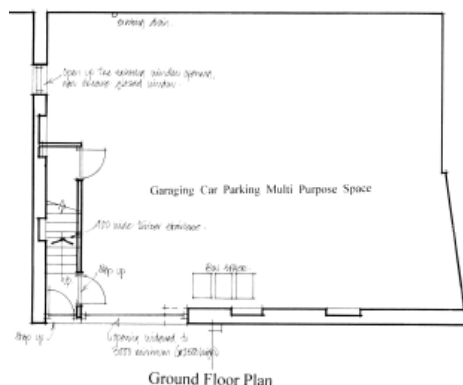
The site adjoins the compound used by electricians that operate on Ightenhill Street. The compound is only used for storage of vehicles and already operates alongside residential uses and hence is unlikely to cause a nuisance to the future occupiers of the application premises. The fenced off compound would restrict access to the front of the proposed dwelling and any access required for maintenance purposes would need to be agreed privately.

In conclusion, the proposal would sufficiently safeguard the residential occupants of existing and future occupants. Conditions are recommended to ensure the use and retention of obscure glazing to the windows to each side of the building and to restrict construction working hours.

Impact on access and parking

Policy GP1 also requires development to be accessible by walking, cycle and public transport and to safeguard transport and road infrastructure. Car parking standards are set out in Appendix C of the Local Plan and require one car parking space for a one bedroom unit. The site is accessible to the town centre, amenities and public transport and provides a large ground floor car park that would accommodate 3+ cars which would exceed policy requirements.

Proposed ground floor parking



The ground floor would also be used for refuse storage and other domestic uses; a condition is therefore recommended to require the provision and retention of a minimum of one car parking space at all times. With this provision, the proposal would provide sufficient car parking. Concerns have been raised by residents of Helm Mill, stating that the construction period may lead to parking of construction vehicles in the already congested car park. It is likely that the development would lead to some disruption to parking arrangements but this would be a temporary disruption for a limited period only and would not be a sufficient reason to refuse planning permission. A condition is recommended to require the submission and approval of a Construction Management Statement to set out and agree the arrangements for parking of vehicles and storage of equipment, plant and building materials in order to minimise disruption to residents.

Impact on heritage assets

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confer upon local planning authorities a duty to have special regard to the desirability of preserving the interest of a listed building or its setting and the desirability of preserving or enhancing the character or appearance of a conservation area, respectively. Policy E10 seeks to protect the setting of listed buildings whilst Policy E12 seeks to preserve and enhance the character of the Padiham Conservation Area.

The former storage building may have had some historic association with the Grade II listed Helm Mill but the association does not appear to be functionally or visually significant to its setting. The existing building has a poor appearance that looks at odds with the quality of the surrounding mill buildings. The proposed alterations would simplify the building's roofline and provide a tidier appearance when viewed from Ightenhill Street and within the courtyard and setting of the listed building. The elevations of the building that are currently rendered would be re-rendered in a through colour render. A condition is recommended to agree the details of the materials, finishes and to require the use of timber doors and windows. With these provisions, the proposal would not significantly affect the setting of Helm Mill and would preserve the special character of the conservation area.

Other issues

The concerns raised by residents of Helm Mill also refer to the displacement of refuse bins that are currently placed in front of the application building. The proposed dwelling makes provision internally within the ground floor for the storage of bins and a condition is recommended to ensure that this provision is made and retained at all times. Bins for other properties would be best managed by screened enclosures within the car park but this is a matter for the occupants and owners of the properties and car park rather than for the applicant of this application.

Summary

The proposal would re-use an existing building at a sustainable location close to Padiham town centre and would introduce a residential use that would be consistent with the primary use of its surroundings. Its close proximity to other dwellings and flats would lead to some minor impact on residential amenities but this would not be so severe as to refuse planning permission. Consideration has been given to the impact of the proposed development on the setting of the Grade II listed Helm Mill and on the character and appearance of Padiham Conservation Area. In each case, the proposal would not have a significant impact and is likely to improve the appearance

of the building and its immediate surroundings. No other issues have been identified that would indicate that planning permission should not be granted.

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: 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.

JF
19/5/17

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Part One Plan

Housing & Development
9 Parker Lane

Agenda Item 6c

Ref.

APP/2017/0129

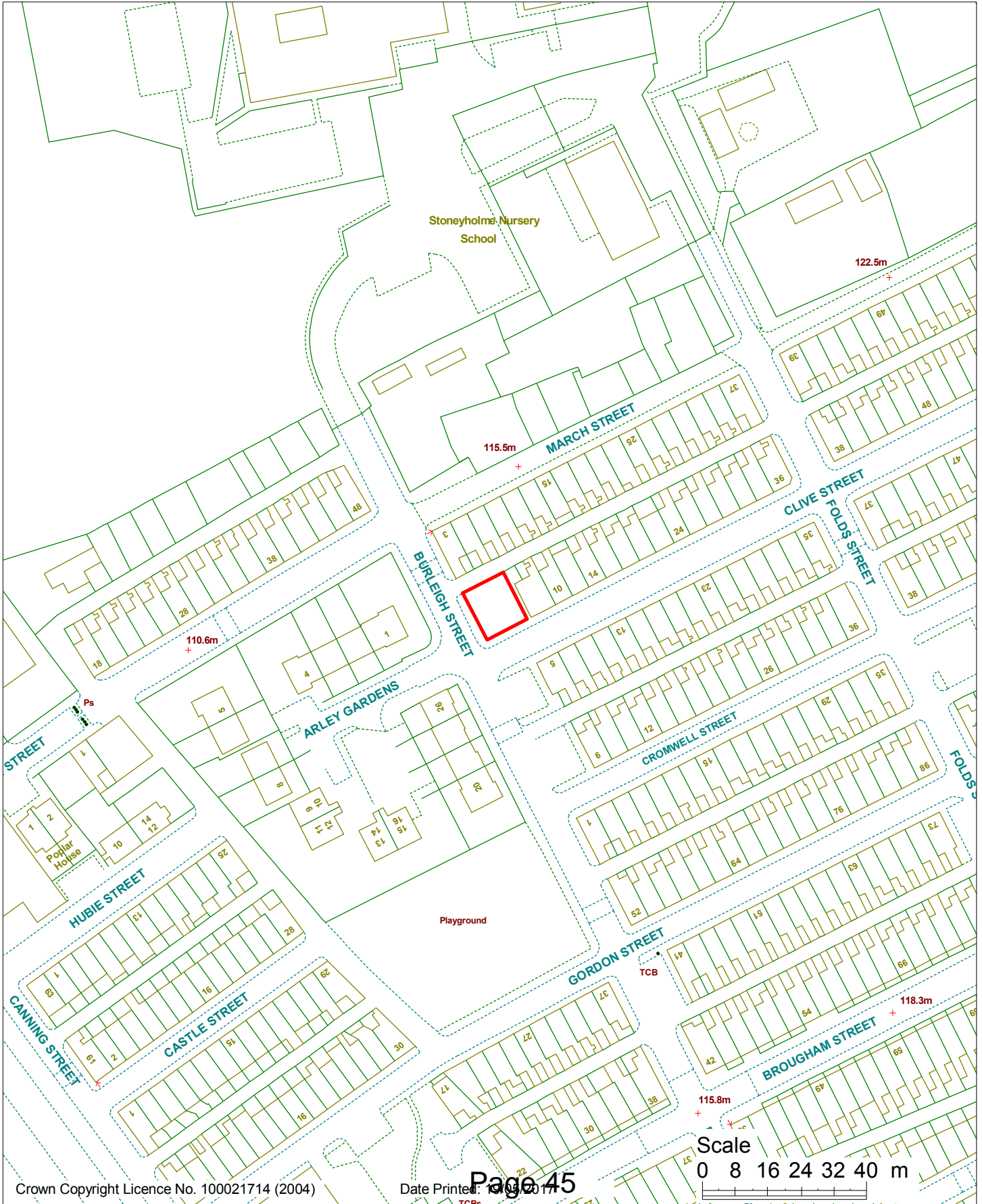
Paul Gattrell Head of Housing and Development

Location:



Land at Burleigh Street, Burnley

1:1250



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Application Recommended for Delegation

Daneshouse with Stoneyholme Ward

Full Planning Application

Proposed double storey dwelling (re-submission of APP/2016/0387).

LAND AT BURLEIGH STREET, BURNLEY

Background:

A previous proposal to build a large 3-storey dwelling (APP/2016/0387) with underground parking on the land was refused in October 2016. The land previously had terraced dwellings on which were demolished some time ago.

An objection letter has been received.

Relevant Policies:

Burnley Local Plan Second Review

E16 - Areas of traditional construction

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

GP5 - Access for All

H1 - Land for new housing development

H2 - The sequential release of further housing land for development

H3 - Quality and design in new housing development

TM15 - Car parking standards

Site History:

APP/2016/0387 – erection of three storey dwelling - refused

Consultation Responses:

Highway Authority – The proposal raises no highway concerns and I would therefore raise no objection to the proposal on highway grounds.

Environmental Health – Suggests conditions are attached if approved in respect of construction hours and burning of waste.

The Coal Authority – The site falls within the defined Development High Risk Area. 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 that 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.

The Coal Authority recommends that the LPA impose a planning condition should planning permission be granted requiring further investigation works prior to commencement of development.

In the event that the site investigations confirm the need for remedial works to treat any areas of shallow mine workings to ensure the safety and stability of the proposed development, these should also be conditioned to be undertaken prior to commencement of the development.

United Utilities – The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Neighbour (5 March Street) – Objects to the proposals for the following reasons:

- The dwelling will hinder both daylight entering my house, and interfere with the views that I and my children have been living with for years.
- It will also generate more road traffic, where parking issues and general traffic is beyond acceptable levels, hence making it unsafe for the areas children population.
- Should the dwelling had been suited in this land they would have not been removed in the first place.

Planning and Environmental Considerations:

The proposal involves the erection of a 2-storey dwelling on a plot of land bounded by Burleigh Street, Clive Street and the back street to March Street properties. The terraced row of houses on Clive Street originally continued on this cleared grassed site.

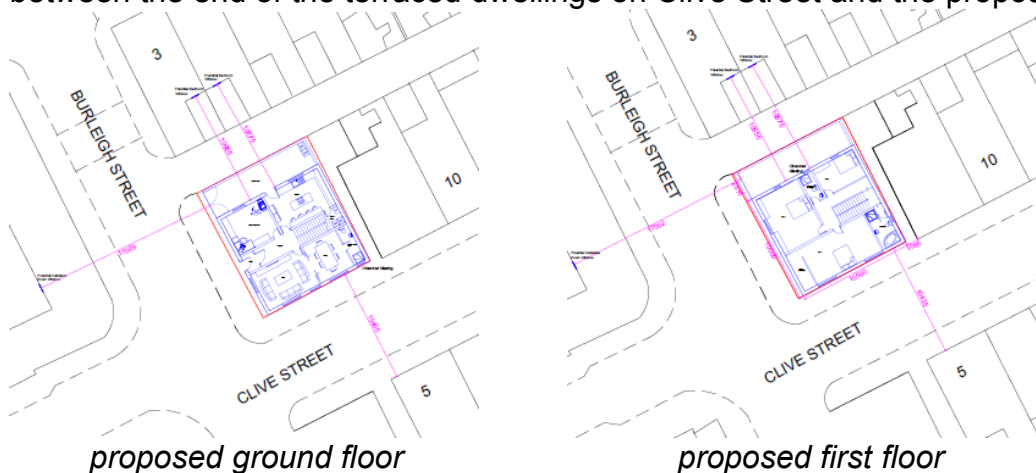
The ground floor accommodation would consist of a kitchen, utility room, living room, an office/play room and a WC/ shower room. The first floor would consist of three bedrooms, a bathroom and a shower room.

The main considerations are design/materials, privacy/outlook/daylight issues, highway issues and refuse storage.

Design/materials

The area where the site is located is a traditional area where dwellings are mainly 2-storey terraced properties with ridged roofs of Welsh slate. There are some more modern properties on the opposite side of Burleigh Street.

The applicant wishes to erect a two storey dwelling with parking at the rear; the dwelling would cover the majority of the site. There would be a gap (1m approx.) between the end of the terraced dwellings on Clive Street and the proposed dwelling.

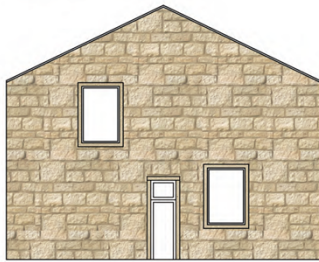


The dwelling would extend slightly further back than the adjacent terraced row and be on line with the front elevation of the terrace. The roofline would be set slightly lower than the adjacent terrace (which is on a slope). The appearance of the frontage would emulate the terraced frontage with two windows on the first floor, two windows below on the ground floor and an additional 2 windows on the ground floor replicating the pattern of the doorways in the adjacent terraced row. On the rear elevation there are three windows proposed at first floor level, two at ground floor level and a central doorway. On the gable elevation facing Burleigh Street there is a window at first floor level and a window and the main entrance door at ground floor level; there is a small window on the gable elevation at first floor level facing the terraced gable on Clive Street.

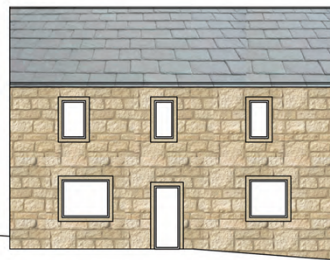
proposed Clive Street elevation



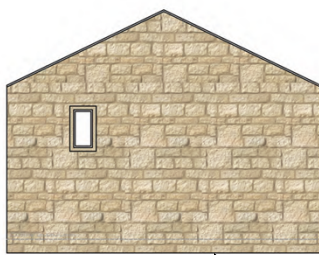
Front Elevation
Clive Street
Easier construction of level roof plane,
windows and doors on same level; pattern still replicates street scene.



proposed Burleigh Street elevation



proposed rear elevation



Side Elevation
Facing Gable end of Clive Street

proposed gable elevation facing end of terrace gable.



There are no chimneys proposed on the dwelling; from a visual point of view it would be beneficial to have one or more chimney(s) on the property to emulate the adjacent terrace, but not essential.

The proposed materials are sandstone for the elevations and slate for the roof to match the surrounding dwellings in the area. The proposed materials are considered to be acceptable.



the site viewed from Burleigh Street



looking towards Clive Street



looking towards rear of March St houses

Privacy/outlook/daylight

The terraced row on Clive Street previously extended down as far as Burleigh Street; the end dwellings were demolished some time ago and the area is currently grassed over.

Consideration needs to be given to whether there are any privacy, outlook or daylight issues with regard to the surrounding properties.

On the opposite side of Clive Street there is a cleared site, however, no.5 Clive Street does mainly face the site and has windows on the front elevation. The distance between the front elevations of the proposed dwelling and 5 Clive Street is 10.43m which is below the usual privacy distance that is required, however the windows will not directly face each other and given that there were previously dwellings on this site opposite no.5 March Street it would be unreasonable to ask for the dwelling to be set further back on the site.

On the Burleigh Street frontage the dwelling would be 17m from properties on the opposite side of Burleigh Street; there are no windows directly facing.



looking towards Burleigh Street



side/ rear of 8 Clive Street

The gable elevation facing the gable of the Clive Street terrace extends further back by approx. 1m extending back in front of the kitchen extension to no.8 Clive Street; the dwelling would not however extend in front of the kitchen window and privacy/outlook/daylight would not be significantly affected for no.8.

Consideration needs to be given to the windows at the rear of March Street dwellings. The elevation facing the back street is opposite the rear of dwellings on March Street. There are bedroom windows at first floor level facing the proposed dwelling; these windows are approx. 10.6m away from the rear of the rear elevation of the proposed dwelling. There are two bedroom windows and a bathroom window on the elevation of the dwelling which faces the rear of the March Street terrace.

The rear elevation of the proposed dwelling extends back further towards the back street by approx. 1m more than the 2-storey rear elevations of the rest of the properties on Clive Street. The bathroom window on the elevation facing the backs of March Street houses is not a habitable room and would be obscurely glazed. There are two bedroom windows which are proposed on the rear elevation opposite the March Street dwellings; one of these is a secondary window (main window on Burleigh Street) and could be moved further towards the Burleigh Street frontage so that it is not directly opposite the rear windows at 3 March Street (or obscurely glazed). The other proposed bedroom window would be opposite the rear of no.5 March Street and would need to be obscurely glazed.

The applicant has been asked to reduce the depth of the dwelling so that the rear elevation is more on line with the rear elevation of the adjacent terrace; also to move one of the bedroom windows on the rear elevation nearer the Burleigh Street elevation and change the other rear bedroom window to obscure glazing (as mentioned above).

This has been agreed but at the time of the reports submission, the amended plans have not yet been received.

Refuse storage

There is adequate space available within the large rear yard area adjacent to the back street for refuse storage.

Highway issues

It was intended to have off-street car parking within the yard area adjacent to the back street, the Highway Authority however stated that the preference would be for no onsite parking as the parking proposed was adjacent to the back street and may have caused issues. There is adequate on street parking available and the Highway Authority have no highway concerns and raise no objection to the proposal on highway grounds.

Conclusion

Small changes are required to the proposals as mentioned above to make the proposals more acceptable in terms of privacy and outlook.

Recommendation:

Unless suitable plans are received before the 31st May, the final decision shall be delegated to the Head of Housing and Development Control, to approve, if appropriate, and subject to the conditions below and any other conditions deemed appropriate.

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:
.....
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.

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.

LAB

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Housing & Development
9 Parker Lane

Ref.

APP/2017/0191

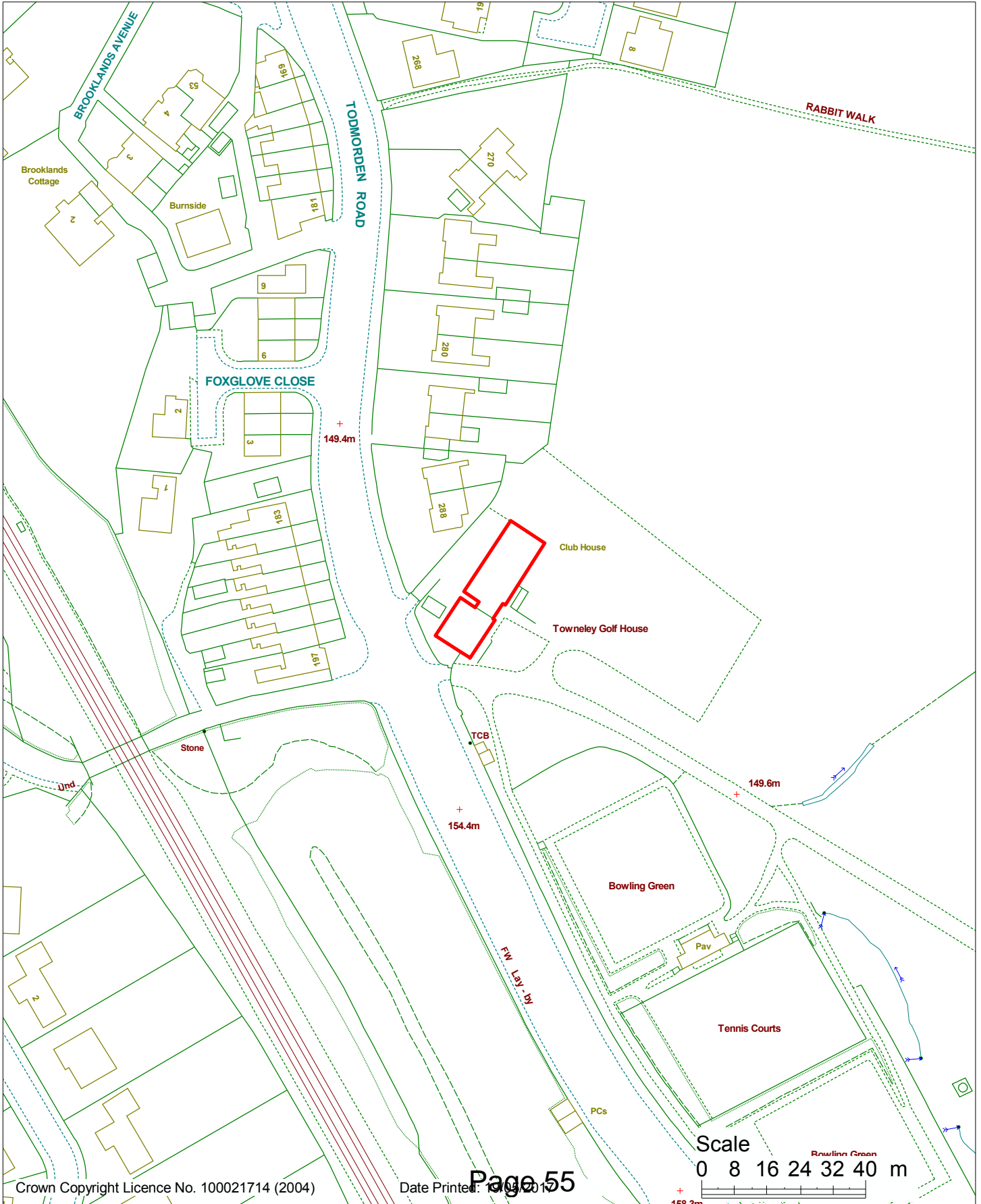
Paul Gatrell Head of Housing and Development

Location:



Towneley Golf Club House, Todmorden Road, Burnley

1:1250



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Application Recommended for Approval

Rosehill / Burnley Wood Ward

APP/2017/0191

Listed Building Application

Alterations to existing golf shop/foyer area

TOWNELEY GOLF CLUB HOUSE TODMORDEN ROAD BURNLEY



Background:

The building subject to this application is the Grade II Listed, Towneley Golf Clubhouse. It was listed in 1997. The building was originally a farmhouse with attached barn, and was constructed in the mid to late 18th century. The building is located in the upper part of Towneley Park (a Historic Park and Garden) which is the largest (440 acres) and most popular park in Burnley. Towneley Hall is located at the southern end of the park, with the golf courses occupying the north end of the park. Towneley Golf Club was established in the early 1930s and have utilised these buildings in connection with the club since their inception. The park also includes 24 acres of broadleaved woodland, school, working farm and a garden centre. The park is owned and managed by Burnley Borough Council. Burnley Leisure has recently taken over the management of Towneley's 3 golf courses including this building, and this is the reason why the application is presented to members.

The building has undergone a series of alterations and conversion throughout the years including the creation of the club house (to which this application relates) within the original barn to the farmhouse. This was subject to a planning application in the early 1980s, and was followed by other applications in the late 1980s for further extensions and adaptations. The current layout of the club house accommodates a games room, offices, bar store, shop and foyer area located on the ground floor, with the first floor accommodating the main bar and function room.

The new management arrangements are seeking a more focused approach to operating and developing the golf courses whilst creating other opportunities to tie in

with other leisure facilities across the borough. The works proposed are part of a range of improvements planned to include not only the clubhouse experience, but also the courses.

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

GP5 - Access for All

CF3 - Protection of existing public parks, informal recreation areas, major open areas, play areas and other areas of open space

CF9 - Golf related development

E10 - Alterations, extensions, change of use and development affecting listed buildings

E16 - Areas of traditional construction

E17 - Historic parks and gardens

Emerging Local Plan Policies

SP4 –Development Strategy

SP5 – Development Quality and Sustainability

HE2 – Conservation and Enhancement of Designated Heritage Assets and Their Settings.

National Planning Policy Framework

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Site History:

APP/1992/0785 –Proposed change of use of part of ground floor area of barn from storage to club shop and extension to form showroom and alterations to fire escape and balcony – Granted.

APP/1992/0244 –Proposed change of use of part of ground floor area of barn from storage to club shop and extension to form showroom and alterations to fire escape and balcony – Withdrawn.

APP/1988/0620 –Proposed storage building – Granted.

APP/1985/0401 – Erection of extensions to form toilets and alterations – Granted.

APP/1984/0503 – Change of use from storage to form extension to existing golf club house, including new external stairs and formation of new window – Granted.

APP/1981/0572 – Proposed change of use from barn adjoining golf professionals shop to lounge, kitchen and bar for golfers – Granted.

Consultation Responses:

No responses have been received.

Planning and Environmental Considerations:

The proposed application seeks to make the following internal and external alterations to the building,

- Remove the existing internal partition walls to the office located to the rear of the existing sales shop / counter area and install a new set of double doors (in

oak with glazing panels) which will be located adjacent to the foyer / existing door into the clubhouse, to create a new entrance into the shop.

- Alterations to the layout of the shop area, including relocation of the counter, a rise in floor levels to create a level access, plaster repairs and the installation of a suspended ceiling.
- A stepped floor well will be incorporated at the new fire exit (which is currently the main entrance to the shop for customers).
- A new sliding door set will be provided at the entrance to the foyer area, which will also be the new entrance to the shop. This will be in aluminium but powder coated brown to match the existing timber windows.

The key consideration in regards to this type of proposal is to balance the requirements of the business and its patrons against the impact of the work on the historical or architectural significance of the building and its setting.

In terms of National Guidance, paragraph 129 of the National Planning Policy Framework (NPPF) advises that local planning authorities should identify and assess the significance of heritage assets that may be affected by a proposal and take this assessment into account when considering the impact on the heritage asset, to avoid conflict between its conservation and any aspect of the proposal.

The significance of this listed building, when reading the list description, lies with the Farmhouse element and its detail (materials, design, fenestration, etc.). The proposed alterations lie within the former barn which was significantly altered prior to its listing in 1997. Very few of the openings let alone windows are original features, so we must assess whether or not the proposed alterations will have an acceptable impact on the heritage asset and its setting, in particular the new external door proposed. The internal works, whilst requiring Listed Building Consent, are all being carried out within an existing internal shell within the clubhouse so there are no objections to these elements as they have no impacts on the listed building itself.

Paragraph 131 of the NPPF advises that 'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states that 'great weight should be given to the asset's conservation' and that any harm or loss should require clear and convincing justification.

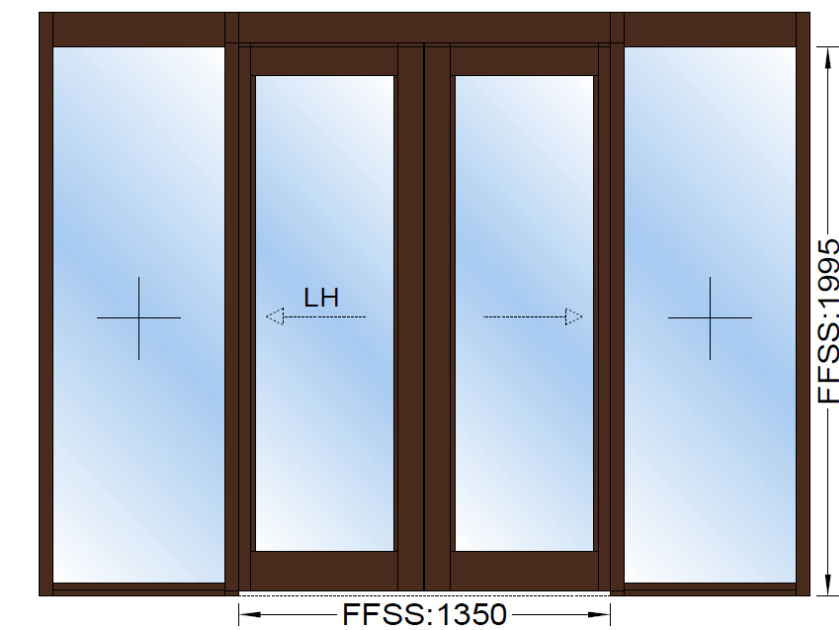
Paragraph 134 of the NPPF advises that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

When considering the scale of the development, namely the replacement of non-original timber doors with a powder coated aluminium door of a similar proportion, when assessed against the NPPF the harm caused is considered to be less than

substantial harm. Therefore this harm must be weighed against securing the sites optimum viable use alongside the public benefits of the scheme.



Existing doorway



Proposed new doorway set
Page 60

The proposed refurbishments to the building are proposed to improve the facilities, improve accessibility, improve energy performance, improve usability and also promote and improve the golf shop to/for visitors and members. The existing timber entrance doorway is single glazed, tired and draughty. The proposed replacement doorway will be in aluminium, powder coated brown to match the existing timber windows above, and automatic to allow access to all users. The doorway will be set back within the doorway (as it is now) and will be of similar frame proportions as the existing, and will match the open fenestration of the windows above (see photograph above). Whilst being of a more modern material, the key consideration is whether the proposed door set will have an acceptable visual impact on the listed building and its setting.

The NPPF defines the setting of a heritage asset as ‘the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

The wider setting of this Listed building has been retained and maintained over the years, as has the character and appearance of the building itself, by the occupier which has maintained the farmhouses strong architectural presence; a key factor for its listing. The doorway will be set back within the doorway (as it is now) and will be of similar frame proportions as the existing. Whilst being of a more modern material, the proposed door set will have an acceptable visual impact on the listed building and its setting. The proposal will also provide a safe and accessible route into the building for all visitors, and the benefits of this will maximise the prospect of securing the long term use of this building into the future, and ensure that this facility will continue to serve its users. The more productive use of the site is likely to retain existing employment at this site and potentially lead to further use and economic growth for the Club and the applicant; key aspects in ensuring the longevity of this facility and sustaining a viable use within this heritage asset.

The requirement of section 16 of the Planning (Listed Building and Conservation Area) Act 1990 places a duty on local authorities that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This has been considered by the LPA as part of this process, and we are satisfied that all avenues to preserve the building, and sequentially the character and appearance of the area, have been explored.

PLANNING BALANCE AND CONCLUSION

The harm caused to the significance of the heritage asset is considered to be less than substantial. Paragraph 134 of the NPPF states that where the harm is less than substantial, it should be weighed against the public benefits of the proposal. In this case, the proposed materials cause no visual harm to the setting or character of the Listed Building, and the public benefits of the proposals are considered to outweigh any minor harm. The scheme has been considered against the relevant existing and

emerging Local Plan Policies and is considered to be in compliance. As such, the application is recommended accordingly.

Recommendation:

That Listed Building Consent 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: 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.

GDT
18/05/2017

BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

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

31st May 2017

Housing and Development

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Delegated Decisions from 03/04/17 to 14/05/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
Express Consent to Display an Advertisement		
Advert Consent Granted		
APP/2017/0087	42 THE MALL/33 ST JAMES STREET BURNLEY BB11 1BA	Display of various illuminated and non-illuminated signage
APP/2017/0097	11 CROFT STREET BURNLEY	Application for consent to display an advertisement an ATM fascia
APP/2017/0121	BURNLEY HIGH SCHOOL BYRON STREET PADIHAM BB12 6NX	Display of various non-illuminated signage
APP/2017/0137	62 ST JAMESS STREET BURNLEY BB11 1NH	Application for consent to display advertisements 1 internally illuminated fascia sign and 1 internally illuminated projecting sign

Compliance with conditions

Conditions discharged

APP/2016/0587	LAND AT RECTORY ROAD, HOLME ROAD GROSVENOR STREET BURNLEY	Approval of details reserved by condition on planning permission APP/2011/0346: Condition 10d (Remediation Strategy).
APP/2017/0085	MOORFELL FARM COTTAGE HURSTWOOD VILLAGE BURNLEY BB10 3LQ	Approval of details reserved by condition on listed building consent APP/2016/0419: Condition 3 (method and details of the application of render).
APP/2017/0138	ASHWORTH HOUSE MANCHESTER ROAD BURNLEY BB11 1HJ	Approval of details reserved by condition on Prior Approval - Offices to Residential NOT/2016/0581: Condition 4 (Noise impact assessment)

Conditions partially discharged

APP/2016/0549	MITRE STREET BURNLEY	Application for approval of details reserved by conditions 1, 3, 6, 7, 8, 9, 11, 13, 15, 16 and 17 of planning permission APP/2016/0229
APP/2017/0117	MAGNESIUM WAY HAPTON BB12 7EJ	Application for approval of details reserved by condition 7 of planning permission APP/2016/0199 (external lighting details)

Full Planning Application

Full Planning Permission Granted

Delegated Decisions from 03/04/17 to 14/05/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
APP/2016/0552	112 WHEATSHEAF INN COLNE ROAD BURNLEY BB10 1LP	Retention of existing class A4 use (noting that this may include any change to Classes A3, A2 and A1 permitted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended), and, use as Hot Food Shop (A5), on ground floor, together with alterations to provide new shop fronts and rear access; 5no self contained studio flats on upper floors, with access via proposed rear stairway. Detached double garage
APP/2017/0063	30 ACREFIELD PADIHAM BB12 8HN	
APP/2017/0074	88 PRINTERS FOLD BURNLEY BB12 6PG	Proposed two storey extension to side of the house
APP/2017/0075	115 IGHTEEN ROAD BURNLEY BB12 0LJ	Proposed two storey extension & balcony
APP/2017/0076	HONEYHOLME FARM HONEYHOLME LANE CLIVIGER BB10 4SR	Proposed roof lift on existing garage to provide first floor workshop area
APP/2017/0077	17 LOUGHRIGG CLOSE BURNLEY BB12 8AS	Proposed erection of single storey side extension, erection of front porch and erection of brick chimney stack to side
APP/2017/0095	11 CROFT STREET BURNLEY	Proposed retention of an ATM
APP/2017/0098	151 COLNE ROAD BURNLEY	Variation of condition 10 of planning permission APP/2007/0458
APP/2017/0100	8 DICKSON STREET BURNLEY BB12 6QQ	Proposed division of 1 dwelling into 2
APP/2017/0102	30 MOSEDALE DRIVE BURNLEY BB12 8UJ	Proposed single storey rear extension
APP/2017/0110	397 BURNLEY ROAD CLIVIGER BURNLEY	Proposed alterations to boundary fencing
APP/2017/0112	83 HAROLD AVENUE BURNLEY BB11 5LJ	Proposed single storey rear extension
APP/2017/0114	1 THE PADDOCK HIGHFIELD AVENUE BURNLEY BB10 2PS	Change of use from home for the elderly (Class C2) to dwelling (Class C3)
APP/2017/0115	45 Brownside Road WORSTHORNE-WITH-HURSTWOOD BB10 4RA	Erection of canopy above wheelchair access ramp on front elevation.

Delegated Decisions from 03/04/17 to 14/05/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
APP/2017/0119	6 CURZON STREET BURNLEY	External alteration to shop front and new entrance door.
APP/2017/0120	BURNLEY GENERAL HOSPITAL CASTERTON AVENUE BURNLEY BB10 2PQ	New link corridor between 2 existing buildings (re-submission of APP/2016/0290), including alterations to elevation of existing building.
APP/2017/0130	37 ELM STREET BURNLEY BB10 1PG	Proposed single storey rear extension
APP/2017/0133	423 MANCHESTER ROAD BURNLEY BB11 5NH	Proposed two car detached garage
APP/2017/0135	42 THE MALL/ 33 ST JAMES'S STREET BURNLEY BB11 1BA	Proposed removal of existing shutters, replace shutters over door and replace existing shop fronts and doors.
APP/2017/0136	62 ST JAMESS STREET BURNLEY BB11 1NH	Proposed change of use from A1 retail to A3 restaurant; external alteration to front elevation to include new ground floor shop front, stall risers and entrance door; replacement first floor windows.
APP/2017/0147	5 OLDE BACK LANE BURNLEY BB11 5BH	Proposed attic conversion and new external staircase to provide fire escape and juliet balcony.
APP/2017/0152	UNIT 6 BURNHAM CLOSE BURNLEY BB11 4AJ	Variation of condition 3 on planning permission APP/2017/0009 to read: The use hereby approved shall not operate outside the hours of 07.00 to 20.00 Monday to Saturday (including Bank Holidays) and 09.00 to 17.00 Sundays
APP/2017/0163	27 LABURNUM CLOSE BURNLEY BB11 4DJ	Replacement domestic garage at rear of dwelling

Withdrawn

APP/2017/0072	26 HIGHFIELD AVENUE BURNLEY BB10 2PR	Demolish existing single storey attached garage and construct two storey side extension with front porch
APP/2017/0089	54 BURNLEY ROAD BRIERCLIFFE BB10 2JF	Proposed two storey extension, single storey extension and porch
APP/2017/0105	246 BARDEN LANE BURNLEY BB10 1HY	Proposed 2 storey side extension
APP/2017/0118	180-182 MANCHESTER ROAD BURNLEY BB11 4HH	Proposed retention of valeting canopy and lighting
APP/2017/0144	25 FAIRWAYS DRIVE BURNLEY BB11 3QF	Proposed erection of 2 storey extensions to front and side elevations of dwelling.

Delegated Decisions from 03/04/17 to 14/05/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
APP/2017/0084	32 COLNE ROAD BURNLEY BB10 1LG	Application to carry out work to 2 trees covered by the Burnley (32 Colne Road) TPO 2003
APP/2017/0113	384 ROWLEY LODGE BRUNSHAW ROAD BURNLEY	Application to prune T7 and T8 Lime Trees covered by the Burnley (Ivy Bank, Brunshaw Road) Tree Preservation Order 1984.
APP/2017/0134	14 LYNDALE ROAD HAPTON BURNLEY	Application to prune two Sycamore trees at the crown, trees covered by the Burnley (Lyndale Road, Hapton, Burnley) Tree Preservation Order 1988.
APP/2017/0143	3 PALACE GARDENS PADIHAM ROAD BURNLEY BB12 6TD	Application to prune Silver Birch tree (T47) covered by the Burnley ('Westwood', 464 Padiham Road) TPO 1985
APP/2017/0159	ST JOHNS COURT WORDSWORTH STREET BURNLEY BB12 6QE	Application to fell 1 tree and carry out work to trees covered by the Burnley (St John The Baptist, Gannow Lane, Burnley) TPO 1981