

DEVELOPMENT CONTROL COMMITTEE

Thursday, 19th October, 2017
6.30 pm





DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 19th October, 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. You can register to speak via the online agenda, or 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

<http://burnley.moderngov.co.uk/documents/s3330/Request%20to%20Speak%20-%20Developemnt%20Control.pdf> .

A G E N D A

1. Apologies

To receive any apologies for absence.

2. Minutes

5 - 8

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

3. Additional Items of Business

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

4. Declaration of Interest

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

5. Exclusion of the Public

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

6. List of Deposited Plans and Applications

9 - 10

To consider reports on planning applications for development permission:

a) **APP/2017/0358 - Empire Business Park, Liverpool Road, Burnley**

11 - 26

b) **APP/2017/0412 - 9 Burnley Road, Padiham**

27 - 36

7. Decisions taken under the Scheme of Delegation

37 - 42

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 Marcus Johnstone
Councillor Lubna Khan
Councillor Neil Mottershead
Councillor Mark Payne
Councillor Tom Porter
Councillor Asif Raja
Councillor Andrew Tatchell
Councillor Cosima Towneley

PUBLISHED

Wednesday, 11 October 2017

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DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 28th September, 2017 at 6.30 pm

PRESENT

MEMBERS

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

OFFICERS

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

34. Apologies

Apologies for absence were received from Councillor Marcus Johnstone,

35. Minutes

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

36. List of Deposited Plans and Applications

The following members of the public attend the meeting and addressed the Committee under the Right to Speak Policy:

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

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

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

Full Planning Application

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

137 COAL CLOUGH LANE BURNLEY

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

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: FAD no. 1664077 (1:1250 location plan) and FADno. 1664077 (1:500 block plan), received on 13 June 2017; and, amended drawings, FAD no. 1664077 (1:50 proposed plan) and FAD no. 1664077 (1:50 proposed elevation), received on 20 September 2017.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

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

Full Planning Application

Proposed change of use to 4no. dwellings

63 JUNCTION HOTEL ROSEGROVE LANE BURNLEY

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

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drg. Nos. Qua/785/2333/02 and Qua/785/2333/01 received 2 August 2017.

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

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

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

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

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

39. APP/2017/0310 - 118 Red Spar Road, Burnley

Full Planning Application

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

118 RED SPAR ROAD BURNLEY

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

Conditions:

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

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

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

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

40. Decisions taken under the Scheme of Delegation

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

41. Confirmation of a Tree Preservation Order

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

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

BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for
Committee consideration

19th October 2017

Housing and Development

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Part One Plan

Housing & Development
9 Parker Lane

Ref.

APP/2017/0358

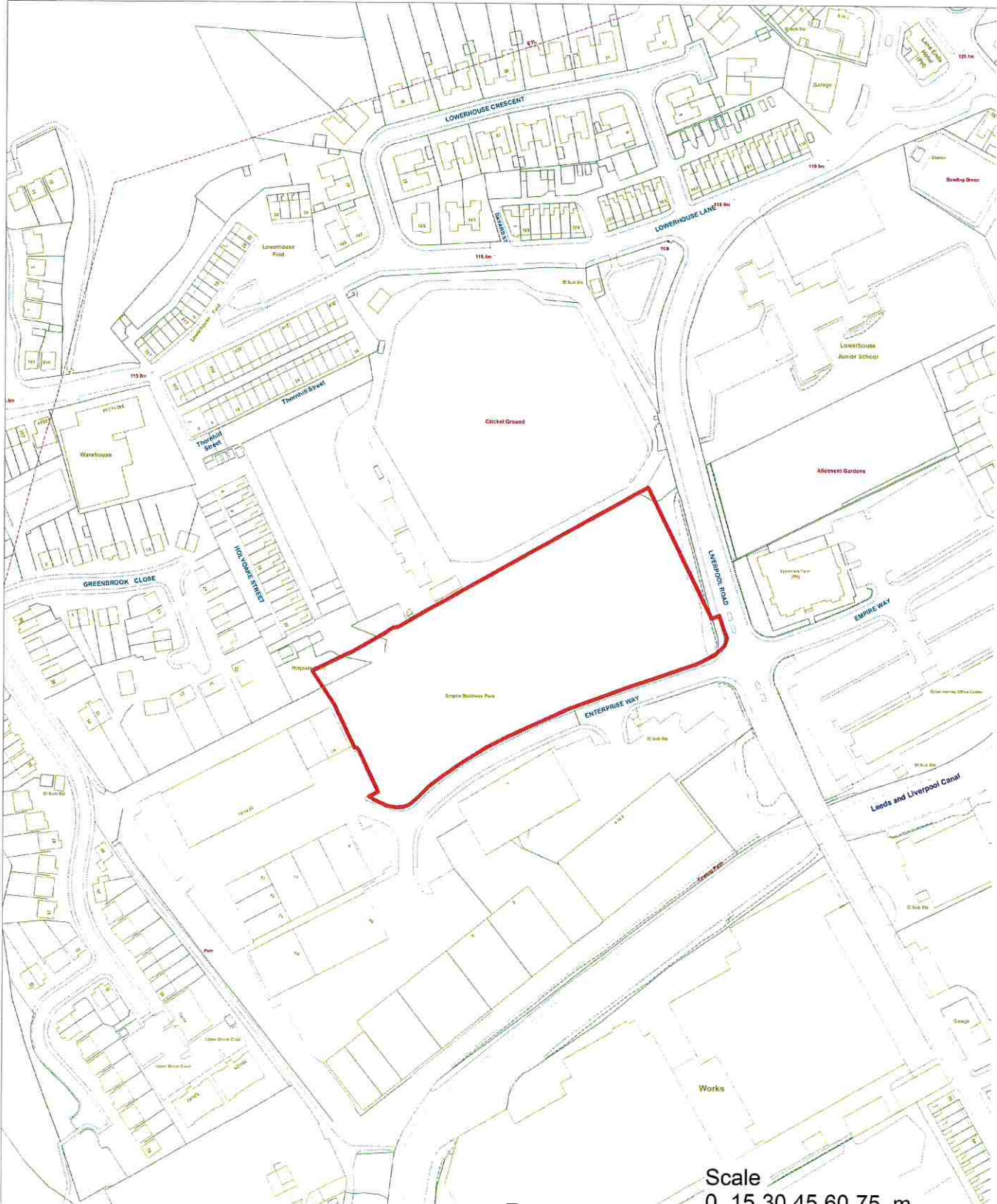
Paul Gatrell Head of Housing and Development

Location:



Empire Business Park, Liverpool Road, Burnley

1:2500



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Application Recommended for Delegation

APP/2017/0358

Rosegrove with Lowerhouse Ward

Full Planning application

Erection of building to use as builders merchants (sui generis) with associated external storage yard, landscaping, access and associated infrastructure and erection of an industrial building (Use Classes B1, B2 & B8)

EMPIRE BUSINESS PARK LIVERPOOL ROAD BURNLEY

Background:

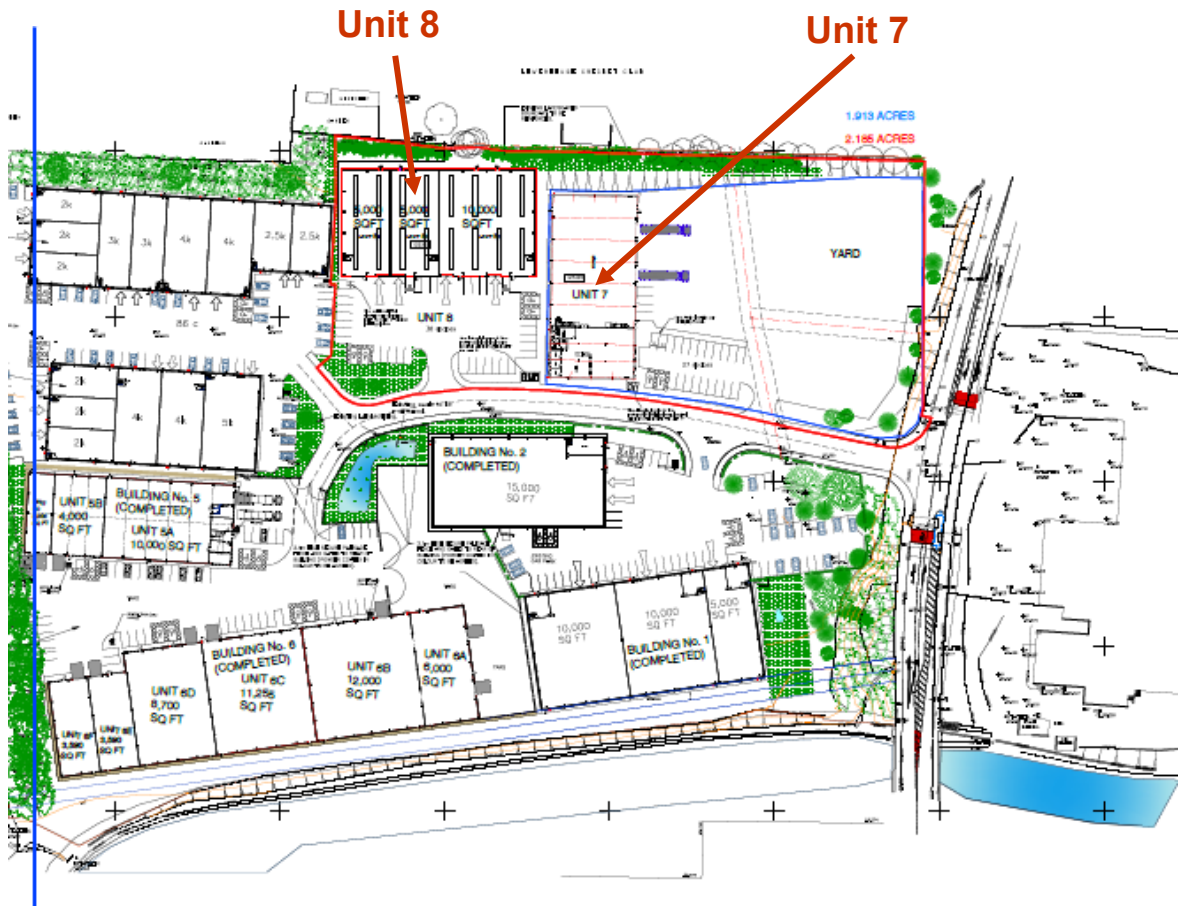
The proposal is to develop approximately 1.4 ha of open land at the Empire Business Park to the west side of the signalised junction at Liverpool Road with Enterprise Way and Empire Way. The site is rectangular in shape and bounds Liverpool Road to its eastern side, the Lowerhouse Cricket Ground and the gardens of houses on Holyoake Street to its northern side, and industrial/business units within the business park to its southern and western sides. The site is within the main urban boundary.



The application seeks to erect a builders merchants (sui generis use) on more than half of the site (Unit 7) and erect a further building (Unit 8) which would be divided into three units (two at 465sqm and one at 929sqm).

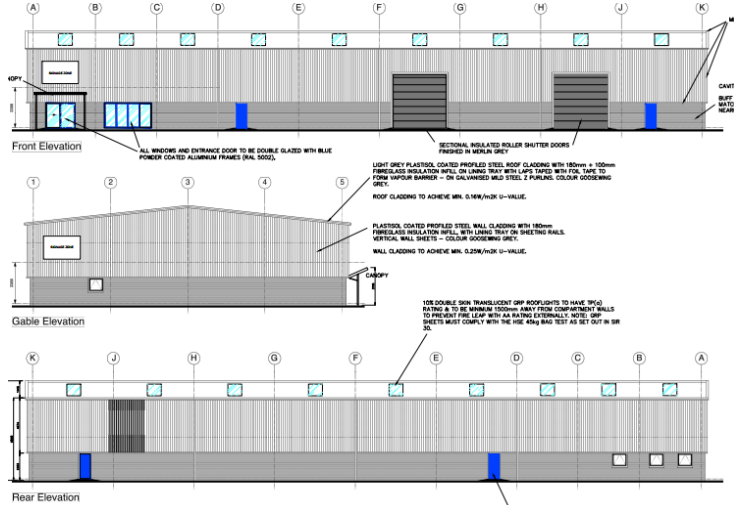
Unit 8 is proposed for either Class B1 (light industrial), Class B2 (general industrial) or Class B8 (storage and distribution) with the flexibility of being operated as either a single, two or three units. Unit 8 would be a builders merchants which is for sales of building products and materials to trade customers.

Site Plan

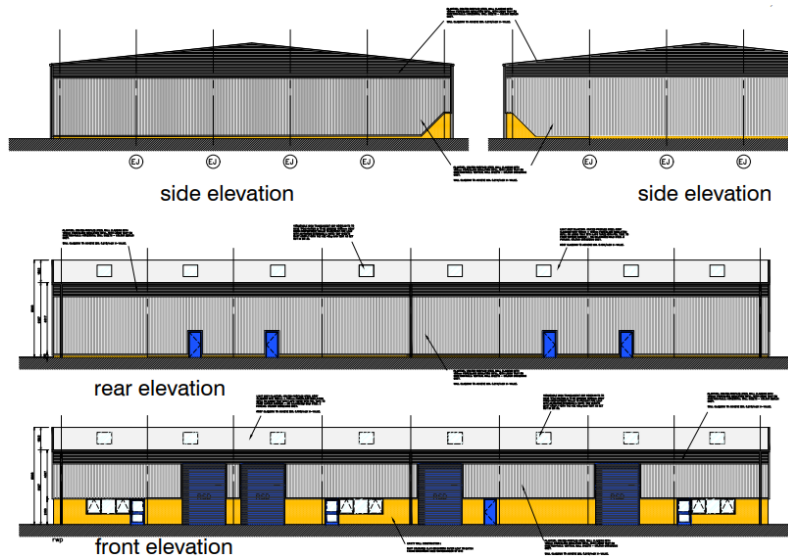


The proposed units would be constructed with buff brickwork to the lower walls and profiled steel cladding to the roof and walls in goosewing grey with darker grey trimming. Unit 7 would have a ridge height of 8.2m and Unit 7 which is sited in the north west corner of the site would have a ridge height of 8.0m. A partial mezzanine would be installed at Unit 7 to be used for additional storage.

Unit 7



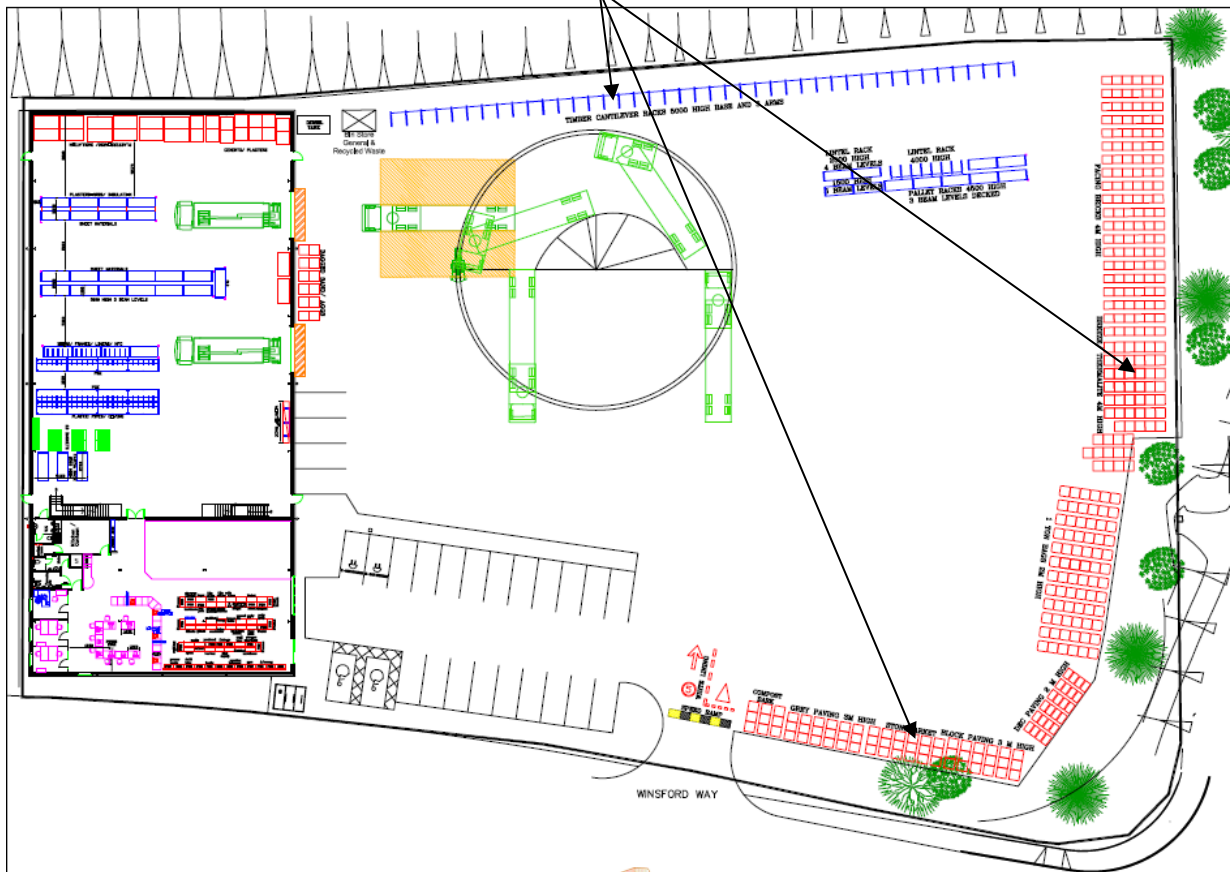
Unit 8



Unit 7 which would be used as a builders merchants would be set away from Liverpool Road by approximately 90m. The area between Unit 7 and the site's boundary with Liverpool Road would be a yard for delivery vehicles, car parking (27 spaces) and for the outside storage of materials. Racking systems would be used for timber products up to 5m high on the north side of the yard; bricks/blockwork would be piled up to 4m high on the east side of the yard; and paving would be stacked up to 3m high along the south side of the yard.

Unit 7

Outside storage of products



Relevant Policies:

Burnley Local Plan Second Review

GP1 – Development within the urban boundary
GP3 – Design and quality
GP7 – New development and the control of pollution
EW1 – Land for business (B1) and general industrial (B2) and warehousing (B8)
E5 – Species protection
E6 – Trees, hedgerows and woodlands
E8 – Development and flood risk
TM15 – Car parking standards

Burnley's Local Plan – Submission Document, July 2017

SP1 – Achieving sustainable development
SP4 – Development strategy
SP5 – Development quality and sustainability
CC4 – Development and flood risk
CC5 – Surface water management and sustainable drainage systems
EMP2 – Protected employment sites
IC1 – Sustainable travel
IC2 – Managing transport and travel impacts
IC3 – Car parking standards
NE5 – Environmental protection

Site History:

APP/2001/0538 – Outline application for industrial development of site for B1 (Light Industrial & Offices), B2 (General Industrial) and B8 (Wholesale warehousing and distribution) including details of means of access (all other matters reserved). Not determined.

APP/2002/0226 – Removal of B8 operator; construction of new cricket clubhouse and fitness suite; construction of 230 houses. Withdrawn.

APP/2005/0326 – Outline application: Formation of new controlled junction at Liverpool Road and Outline Application for B1, B2, B8 and residential use including details of siting and means of access (all other matters reserved for future approval) Refused March 2006.

APP/2006/0769 - Outline application for public house, B1 office development and B2 nursery units on Site B, B1 industrial units (buildings 3 & 4) with remainder of site a mixed use of B1, B2 & B8. Approved June 2007.

APP/2006/0775 - Proposed erection of two units for B1, B2 & B8 use and two units for B1 and B8 use at site A. Approved June 2007.

APP/2008/0721 – Erection of 4 industrial units (Classes B1 and B8). Approved April 2009.

APP/2013/0446 - Erection of three industrial units (Use Classes B1, B2, and B8). Approved December 2013.

APP/2014/0006 -Discharge of conditions 8 & 9 of planning application APP/2013/0446 relating to the erection of three industrial units (Use Classes B1, B2 and B8).
Conditions part discharged February 2014.

APP/2014/0511 - Variation of condition 2 on planning permission APP/2013/0446.
Minor material amendment application to facilitate proposed amendments to the layout and design of approved industrial building. Approved December 2014.

Consultation Responses:

LCC Highways

Accept that the car parking provision including the disabled parking bays is, in principle, sufficient. Request, however, the provision of covered cycle provision and, in preparation for new developments in vehicular technology, provision of facilities to allow electric cars to be charged. [These have now been provided on an amended plan]. Conditions are recommended to ensure the provision of covered cycle and motorcycle spaces; the provision of electric charging points at two places for Unit 7 and three places for Unit 8; the surfacing and laying out of the car park; the submission of a Construction Method Statement; and, facilities for the cleaning of wheels of vehicles and equipment and road sweeping during construction.

Lead Local Flood Authority (LLFA)

Object to the development on the basis of an inadequate Flood Risk Assessment (FRA). A new FRA has now been submitted and further comments have been sought from the LLFA which will be reported in late correspondence prior to the meeting.

Environment Agency

No objection in principle. The soil investigation report has been reviewed; the report and analysis of the deposited materials confirms that they are inert and that there is no contamination that might impact controlled waters.

United Utilities

No objection provided that conditions are imposed to ensure that foul and surface water is drained on separate systems; and, to require a surface water drainage scheme and a sustainable drainage management and maintenance plan for the lifetime of the development. The applicant is also advised that a public sewer crosses the site and United Utilities may not permit building over it and an access strip width of 6m (3m either side of the centre line of the sewer) is required.

The Canal and River Trust

No comment to make.

Environmental Health

Recommend conditions to require a Construction Method Statement prior to commencing development; a scheme of noise control; electric car charging points; and, the provision of cycle parking.

Publicity

Lowerhouse Cricket Club has objected on drainage grounds, referring to a partially blocked drain on Lowerhouse Lane in the main road, opposite the David Wren Way entrance which was discovered 12 months ago and was responsible for the most

damaging flood ever in Lowerhouse, flooding the streets and houses of Lowerhouse Fold, Lowerhouse Lane, Back Lowerhouse Lane and Back Thornhill Street, Thornhill Street and a third of the Lowerhouse Cricket Club. The blockage causes water to back up, blowing three manholes on the cricket club at the bottom of the ground and creating a pond measuring an acre or more. It then backs up in the drain under the playing surface and gushes out of a manhole about 100 yards higher up the ground within five yards of the planning application site which then flows down the ground to add to the above mentioned floodwater. The matter was investigated by the LCC flood team but the problems have still not been addressed and the cricket club is flooded on a monthly basis and the neighbouring properties are still therefore vulnerable to the next torrent. As the Barnfield site drains will empty into the above drainage system, the additional water will invariably lead to further flooding of the cricket ground and leave the neighbouring properties in an even more precarious position. This repair must be addressed immediately and prior to any more water being allowed to enter the system.

Ten letters of objection have been received from residents on Lowerhouse Lane, Thornhill Street, Lowerhouse Fold and Holyoake Street. One letter is written on behalf of the residents of Lowerhouse. A summary of the objections is provided below:-

Flooding/drainage

- A one hour period of rain on the 8 June 2016 led to cascading rainfall from the area planned for development onto the cricket ground and past Thornhill Street and eventually onto Lowerhouse Lane, causing extensive flooding
- Inadequate existing drainage
- The existing sub-standard pipework is to be used for this development
- Properties have suffered extensive damage from flooding
- Proposal will increase flood risk to neighbouring properties
- The field used to regularly flood but with more buildings, tarmac, climate change and heavier rainstorms, excess water now puts houses at risk of flooding
- Changes to the topography of the business park site has changed the natural run-off channels and gullies
- The Flood Risk Assessment is flawed as it fails to take into account actual flooding events
- There are no SUD tanks or ponds to collect rainwater
- There is no barrier between the Barnfield site and the cricket pitch
- Want appropriate defences and drainage mechanisms to prevent a repeat of flooding events

Traffic

- Development and builders merchants will increase the volume of traffic in the area, including large delivery wagons
- Site is close to and on route for parents and children to Lowerhouse Junior School, Rosegrove Infants School, St Augustines, Burnley High School and Shuttleworth College

Amenity

- Noise pollution from the volume of traffic visiting the site
- Noise from the nature of the business: movement of building materials and use of fork lift trucks and wood saws
- Night light pollution

- Building too close to the boundary hedge and lack of screening
- Early opening hours, starting at 7am. This is particularly early for a Saturday and object to opening on Sundays and Bank Holidays unless there is a guarantee of no noise

Trees

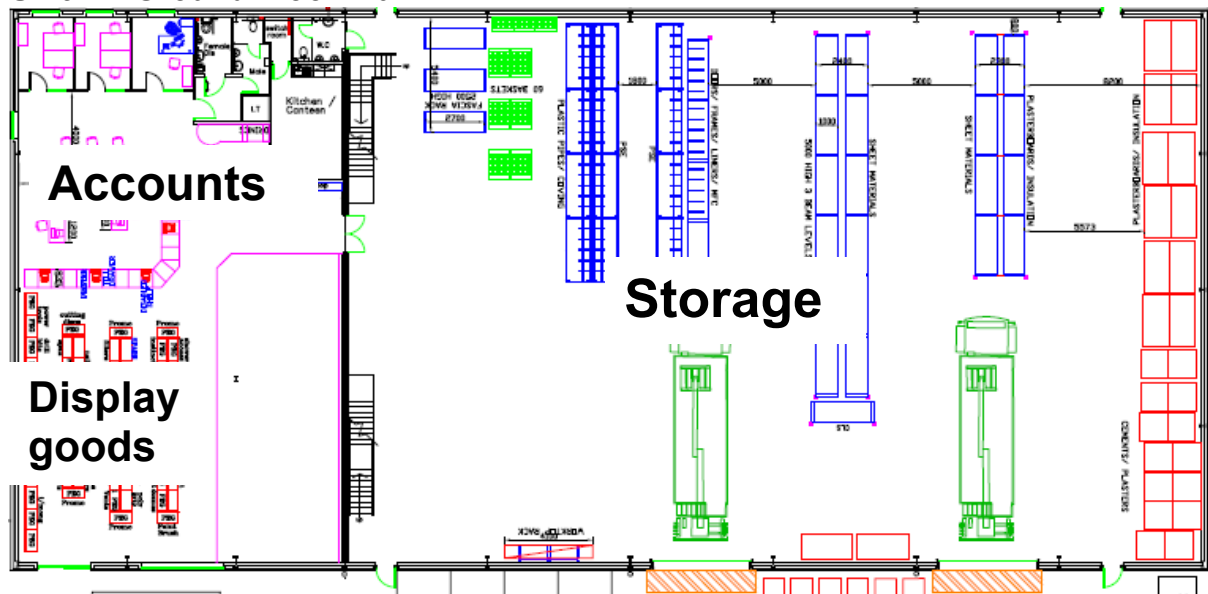
- Trees have already been lost when a protected hedgerow was destroyed during the building of the other units.

Planning and Environmental Considerations:

Principle of proposal

The site is within the main urban boundary where Policy GP1 seeks to focus development. This is the remaining part of the Empire Business Park to be developed and the proposal represents an alternative scheme to various previous approvals, the last being for three industrial units (APP/2013/0446) in 2013 which has now expired. The site is allocated as land for business (B1) and general industrial (B2) and warehousing (B8) under Policy EW1. Policy EMP2 of the Submission version of the emerging local plan similarly states that this site will be protected for B1b and c (light industry and research/development), B2 and B8 uses. The proposed Unit 8 would fall into these uses and would therefore comply with the local plan allocation. The proposed builders merchants is akin to a warehouse (Class B8) use but also has unique characteristics due to the type of goods it stocks and the level of outside storage which distinguishes it from other warehouses and makes it a 'sui generis' use. In this case, there is a potential user for the unit and it is anticipated that the site would generate 15-20 new full time jobs. It is accepted in this instance that the proposed sui generis use would fulfil the purpose of Policy EW1 in allocating land for employment purposes. Typically, builders merchants have a small element of selling to the public. The proposed floor plan shown below indicates a relatively small area for the display of small goods for sale (such as, fixings, nails, paint, tools etc). A retail use (Class A1)

Unit 7 – Ground Floor Plan



would not comply with the employment allocation and protection of the land and would also be contrary to the town centre first approach for main town centre uses as set out in the National Planning Policy Framework. A condition would therefore be necessary to restrict any sales to the public to be ancillary only to the main use which is sales to trade customers and to restrict the display of goods to the area as marked on the submitted plan (amounts to 85sqm). With this provision, the proposed uses would not

conflict with the objectives of Policy EW1 of the current local plan or Policy EMP2 of the emerging local plan.

Impact on flooding

Policy E8 states that development will not be permitted where it would increase the risk of flooding by, amongst other things, through the discharge of additional surface water. Policy CC4 of the emerging local plan states that the Council will seek to ensure that new development does not result in increased flood risk from any source or other drainage problems, either on the development site or elsewhere. The site falls within Flood Zone 1 which is where there is the lowest risk of flooding. There has, however, been a considerable number of neighbour objections, including the adjoining cricket club, to the proposal on the basis of the impact a development on this land would have on increasing run-off and leading to flooding elsewhere. Due to the size of the site, a Flood Risk Assessment (FRA) has been submitted with the application. The Lead Local Flood Authority has stated that the FRA does not meet the requirements as set out in the National Planning Practice Guidance and a more comprehensive FRA is required to include site drainage layout, a site investigation report to include results for Sustainable Drainage Systems, drawings and calculations and Sustainable drainage system flow calculations. An amended FRA has now been submitted and revised comments from the LLFA are awaited and will be reported at the meeting. The main conclusions from the revised FRA are that:-

- The site falls within a Flood Zone 1 area, indicating that flooding from rivers or streams is unlikely.
- Drainage proposals should be designed so that there is no flooding to property with a 1:100 year storm with a 20% increase for climate change.
- Ground investigations have been carried out and this has confirmed that the site is made up of clay which is not suitable for infiltration.
- An existing 300mm surface water sewer crosses the site. United Utilities has confirmed that a connection would be allowed into it to drain the site. Flows will be restricted to the pre-development greenfield run-off rate.
- Surface water run-off will be attenuated on site using a suitable underground cellular storage system such as Aqua Cell or Storm Bloc.
- The greenfield rate of run-off is calculated at 9.3l/s which proportionately gives a maximum of 6.2l/s for Unit 7 and 3.1l/s for Unit 8. From this a storage unit size is can be calculated for each site (based on a 100 year storm with the addition of 40% for climate change): 551 cubic metres for Unit 7 and 322 cubic metres for Unit 8.
- Run-off from both sites would be controlled by a Hydro-brake flow control device that would restrict flows to the levels stated above.

From these findings, it is apparent that Sustainable Urban Drainage systems (SUDs) are not suitable on a large scale due to soil conditions. It is not clear whether any other measures could be included such as permeable paving, landscaping, ponds etc but the principal way of dealing with run-off through restricting run-off to the existing greenfield rate would ensure that the development does not increase run-off and would not therefore lead to an increased risk of flooding elsewhere. Notably, the issues relating to the localised flooding of the Lowerhouse area appear to be due to the United Utilities sewer network from a blockage or collapsed pipe somewhere off-site from the cricket ground. This is a matter for United Utilities to deal with. Notably, United Utilities state that it has no objections in principle to the development subject to conditions subject to the submission and approval of a surface water drainage scheme.

Subject therefore to the LLFA removing its objection which is based on the initial FRA submitted with the application, the proposed development is capable of being satisfactorily drained to avoid an increase in the risk of flooding on the site or elsewhere.

Impact on traffic and parking

Policy GP1 permits development where it does not, amongst other things, have a detrimental effect on the safe and efficient operation of the of the existing transport and road infrastructure. Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The proposed three smaller units (Unit 8) are likely to involve light servicing from small vans and cars whilst the proposed builders merchants (Unit 7) will require larger delivery vehicles, some of which will park in the yard overnight. At Unit 8, there would be a total of 36 parking spaces within a shared forecourt. At Unit 7, the car parking area (27 spaces) for staff and customers (principally trade customers) is separate from the delivery yard. Unit 8 would also have parking for four cycles and two motorcycles and Unit 7 would have parking for three cycles and one motorcycle which have been included at the request of LCC Highways to encourage sustainable travel. A small number of electric charging points are also provided at each unit to allow for changes in technology. Access to the site is from the existing estate road at the traffic light junction with Liverpool Road which has been designed with capacity to serve the whole of the business park site. The traffic generated by the proposal can therefore be accommodated by the existing highway network.

LCC Highways is satisfied with the level of proposed car parking, servicing and impact of traffic on the capacity of the highway network. The proposal is therefore unlikely to have a significant impact on traffic or highway safety.

Impact on residential amenities

Policy GP1 permits development where it does not, amongst other things, have a detrimental effect on residential amenity by reason of noise or other nuisance. The nearest houses surrounding the site are on its north side at Holyoake Street, Thornhill Street, Lowerhouse Fold and Lowerhouse Lane. Holyoake Farmhouse is within approximately 15m of the nearest part of the development (Unit 8) and beyond that the nearest property is the end terrace at Holyoake Street. The fronts of the terrace at Thornhill Street also overlook the site across gardens and the cricket ground.

The proposed development could lead to an increase in background noise levels, particularly from potential Class B2 (general industrial) uses at Unit 8 and from delivery vehicles, fork lift trucks etc at Unit 7. The proposed opening hours for the whole development are 7am to 6pm Monday to Friday; 7am to 4pm on Saturdays; and, 9am to 4pm on Sundays. The design of the industrial units with openings facing southwards (Unit 8) and eastwards (Unit 7) would direct most of the internally generated noise away from the neighbouring properties. Operations in the yard area of the proposed builders merchants in particular are more likely to increase background noise levels. The Council's Environmental Health Officer recommends that a condition be imposed to require a scheme of noise control to deal with the potential noise. Notably, early morning opening is more a more sensitive time of day at weekends and it would be reasonable to require opening on Saturdays to start from

9am and on Sundays from 10am. A condition is recommended to deal with this. Subject to these provisions, the impacts of the development on the amenities of neighbouring properties can be adequately mitigated.

Impact on visual amenities

Policy GP3 requires development to be of good design and quality. The proposed industrial units would be constructed in materials and finishes similar to other industrial units on the business park site and would be appropriate for their proposed use. The external storage that is proposed within the yard of the proposed builders merchants would be visible from Liverpool Road and the site's surroundings, although would be less prominent due to the drop in levels between Liverpool Road and the site and the boundary landscaping. No trees would be removed as a result of the proposal and the proposed plans indicate that the existing landscaped boundary with the cricket field would be reinforced. A condition is recommended to require a landscaping scheme to be submitted, approved and carried out. With this provision, the proposed development would have a satisfactory impact on the visual amenities and appearance of the area.

Other issues

Reports on contamination, gas monitoring and soil investigation have been submitted with the application. The Environment Agency affirm that the site has been subject to a previous investigation and that there is no contamination from inert waste deposited on the site.

Conclusion

The proposed development would be beneficial in developing this undeveloped part of the Empire Business Park for Class B1/B2/B8 purposes and builders merchants that will also enhance employment opportunities in the local area. There have been some objections to the proposal, particularly in respect of the risk of increased flooding in the site's environs. The Flood Risk Assessment that has been submitted outlines how the site would be drained which would attenuate run-off flows to greenfield rates. Subject to conditions, therefore, to require a surface water drainage scheme and management plan, the development would not significantly affect the risk of flooding on-site or elsewhere. The proposed development would comply with the objectives of the development plan and there are no material considerations which would outweigh this finding.

Recommendation: Delegate authority to the Head of Housing and Development Control to approve the application following the receipt of confirmation from the Lead Local Flood Authority (LLFA) that they remove their objection to the application and subject to the following conditions and any further conditions or variation of conditions as recommended by the LLFA.

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: Loc1 (1:1250 location plan), 2017/27/PD01, 2017/27/PD02RevB, 2017/27/PD03RevA, 2017/27/PD04RevA, 2017/27/PD05

and 2017/27/PD06, received on 25 July 2017; 2017/27/PD07RevA, received on 25 September 2017; and, FIL1143/PT, received on 29 September 2017.

3. No development shall take place, including any works of demolition, 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 and facilities for public viewing where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for the recycling/disposing of waste arising from demolition and construction works.
4. Prior to the commencement of built development, a scheme for the control of noise from the approved units shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out and completed for each unit prior to it being first brought into use and shall be retained at all times thereafter.
5. The premises shall not be open for business and no machinery shall be operated nor any process carried out, no loading or unloading take place and no delivery vehicles be allowed to enter or leave at the approved units or any part of the site except between 07:00 and 18:00 hours Monday to Friday, 09:00 and 16:00 hours on Saturdays, and 10:00 and 16:00 hours on Sundays and Bank Holidays.
6. Unit 8 shall be used for purposes falling within Class B1(b), Class B1(c), Class B2 or Class B8 of the Town and Country Planning (Use Classes Order) 1987 only and shall not be used for Class B1(a) office use apart from where an office use is solely ancillary to main use of the unit for the above named approved uses.
7. Unit 7 shall be used as a builders merchants (sui generis) for trade customers and the display of related goods for sale shall be restricted to the area as marked on drawing number FIL1143/PT and any retail sales to the public shall be ancillary only to the use of the premises for trade sales.
8. Prior to any development being commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, as well as details of new planting along the southern edge of the site, providing details of species, planting numbers, heights on planting, cultivation, staking and maintenance.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of any part of the approved development or its completion, whichever

is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

10. No development shall be commenced until a scheme for the means of protecting trees and hedges which are to be retained within and immediately adjacent to the site, in accordance with BS 5837 (2012), including the protection of root structures from injury or damage prior to and during the development works, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall also provide for no excavation, site works, trenches or channels to be cut or laid or soil waste or other materials deposited so as to cause damage or injury to the root structure of the retained trees or hedges. The approved scheme of protection measures shall be implemented in its entirety before any works are carried out, including any site clearance work, and thereafter retained during building operations until the completion of the development.
11. There shall be no external lighting on any part of the development unless details of a scheme of lighting have been first submitted to and approved in writing by the Local Planning Authority. Only external lighting approved by the scheme shall thereafter be installed at the site.
12. The external materials of construction to be used on the walls and roof of the approved development shall be as described on the approved plans unless any variation to this is otherwise first approved in writing by the Local Planning Authority.
13. No unit hereby approved shall be first brought into use until the car parking spaces, covered cycle parking and motorcycle parking spaces, have been installed and marked out and are available for use, as indicated on the approved plan. The car parking, covered cycle and motorcycle parking spaces shall thereafter be retained and remain available for use at all times.
14. No unit hereby approved shall be first brought into use until electric vehicle charging points within its associated parking area have been installed with three-pin 13-amp electrical sockets in positions as indicated on the approved plans.
15. There shall be no outside storage of any goods, materials, products or equipment at any part of the application site except in the case of Unit 8 where outside storage is permitted only in the positions as indicated and at a height not exceeding those as stated on the approved plans.
16. No development shall be commenced until details of a surface water sustainable drainage scheme, based on sustainable drainage principles, and including details of water quality controls and a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the first occupation of either approved unit, and the approved drainage scheme shall thereafter be retained at all times.

17. No unit hereby approved shall be occupied until details of a management and maintenance plan for the sustainable drainage system required by condition 16 which shall to cover the lifetime of the development, has been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage system shall thereafter be managed and maintained at all times in accordance with the approved details.

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 avoid nuisance to the occupiers of adjacent properties, in accordance with Policies GP1 and EW1 of the Burnley Local Plan, Second Review (2006).
4. To safeguard the amenities of nearby occupiers, in accordance with Policies GP1 and EW1 of the Burnley Local Plan, Second Review (2006).
5. To protect the residential amenities of neighbouring properties, in accordance with Policy GP1 of the Burnley Local Plan, Second Review (2006).
6. A Class B1(a) office use would be unsuitable at this location due to its location away from a town centre and would be contrary to the National Planning Policy Framework and to Policy EMP2 of Burnley's Local Plan - Submission Document, July 2017.
7. To ensure the satisfactory implementation of the proposal. The site is away from the town centre and is inappropriate for Class A1 retail use, in accordance with the National Planning Policy Framework and Classes GP1 and EW1 of the Burnley Local Plan, Second Review (2006).
8. To ensure the integration of the development with its surroundings and a satisfactory appearance, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006). The details are required prior to the commencement of development to ensure that provision can be made for the implementation of measures at the appropriate stage of the development process.
9. To ensure the satisfactory implementation of the approved landscaping scheme and the achievement of its objective, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006).
10. To ensure the protection of trees and hedges which contribute to the character of the local area and its surroundings, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006).

11. To avoid excessive lighting adjoining a residential area and cricket pitch, in accordance with Policy GP1 of the Burnley Local Plan, Second Review (2006).
12. To ensure a satisfactory appearance to the development, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006).
13. To ensure adequate parking to cater for the needs of the development and to allow for travel to the site by means other than the car, in the interests of highway safety and sustainability, in accordance with Policies GP1 and TM15 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy Framework.
14. To encourage the use of electric vehicles in order to reduce emissions and protect the local air quality in accordance with paragraph 35 of the National Planning Policy Framework and the Burnley Green Infrastructure Strategy 2013-2031.
15. To safeguard the visual amenities of the site and its surroundings, in accordance with Policies GP1 and GP3 of the Burnley Local Plan (Second Review) 2006.
16. To ensure the adequate drainage of the site and to reduce the risk of flooding, in accordance with Policy E8 of the Burnley Local Plan, Second Review (2006). The scheme is required prior to the commencement of development to ensure that the measures identified in the scheme can be carried out at the appropriate stage of construction.
17. To ensure that adequate and appropriate funding, responsibility and maintenance mechanisms are in place for the lifetime of the development, in order to ensure the appropriate drainage of the site and to reduce the risk of flooding, in accordance with Policy E8 of the Burnley Local Plan, Second Review (2006).

JF
9/10/2017

Part One Plan

Housing & Development
9 Parker Lane

Ref.

APP/2017/0412

Paul Gattrell Head of Housing and Development

Location:

9 Burnley Road, Padiham



1:1250



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Application Recommended for Approval

Gawthorpe Ward

APP/2017/0412

Full Planning Application

Change of use from shop (A1) to Micropub (A4)

9 BURNLEY ROAD, PADIHAM

Background:

The property is a vacant shop and is located in the middle of a row of commercial premises on the main road which goes through Padiham town centre.

An objection has been received.

Relevant Policies:

Burnley Local Plan Second Review

CF13 - Restaurants, cafes, public houses and hot food take-aways

E12 - Development in or adjacent to Conservation Areas

E15 - Locally important buildings, features and artefacts

GP1 - Development within the Urban Boundary

GP5 - Access for All

PTC1 - Central Area of Padiham Town Centre

PTC3 - Church Street/Burnley Road

PTC6 - Gateways and Throughroutes

SP5 – Development Quality and Sustainability

TM15 - Car parking standards

Proposed submission Local Plan (emerging Local Plan)

HE1 – Identifying and Protecting Burnley's Historic Environment

HE3 – Non-Designated Heritage Assets

IC3 – Car Parking Standards

TC2 – Development within Burnley and Padiham Town Centres

National Planning Policy Framework (NPPF)

Site History:

None.

Consultation Responses:

Highway Authority - With regard to the application to change a shop to a micro pub. As there is limited waiting and a takeaway food outlet in the area, this change of use of a town centre shop would not raise Highway concerns and therefore I would not raise objections on highway grounds.

Environmental Health – Have no objections subject to conditions in respect of limiting construction times, noise/ limiting music etc., to inside the premises and the submission of a scheme for storage of waste.

Should food service be included at any stage in the future, then details of extraction / ventilation will be required.

Lancashire Constabulary (re: Crime Impact) – recommend various security measures (for e.g. CCTV) in order to mitigate the risk of crime or anti-social behaviour affecting customers, staff and the local community (will be added as advisory notes).

Neighbouring resident– Objects to the proposals - concerned about possible nuisance from smell, noise and smoke (if people are allowed to smoke outside in the back yard); already have smells from the chip shop on Moore Lane and the Indian take away (Hawali) on Burnley Road and noise from the Public Houses i.e. Starkie Arms and Kings Arms. Also have Bargain Booze nearby which lowers the tone of the area, especially with a name like that. It is a residential area and a Conservation Area. We don't need any more of that type of establishment.

Planning and Environmental Considerations:

The vacant shop (was previously an art shop) is located in a row of commercial premises on the main road which goes through Padiham town centre; the terrace is 3 storeys with cellars. There is a mix of uses in the terrace; retail, a take-away, hairdressers/ beauty salon; with residential flats above (the majority of the entrances are accessed at the rear of the properties).

The property is Locally Listed and is located within the Padiham Conservation Area.

The proposal involves the change of use of the shop to a real ale Micro-pub with proposed opening hours of 11.30am until 12.30am, 7 days a week; the applicant states that on most days they will close at around 9pm and will only open later when there is a special event. The applicant has an existing Micro-pub in Colne and wishes to open another in Padiham.

The main considerations are residential amenity, vitality and viability, highway issues and whether there would be any detrimental effect on the character and appearance of the Conservation Area.

Policies and assessment

The application site is within the Padiham Conservation Area, where **policy E12** requires development to preserve the area's character and appearance. The character of the area is one of a mix of commercial, service, cultural, leisure and residential uses. The proposal compliments this pattern, and as no external alterations are proposed, the appearance of the area would not be harmed.

Policy GP1 requires that the proposal makes efficient use of buildings, minimising travel needs, without detriment to road infrastructure and with good access. The proposal meets these requirements by its location and its use of a vacant building.

Policy CF13 sets criteria for location of public houses. Relevant in this case are:

- Town centre location and accessible by public transport (achieved by its location);
- Without detriment to traffic free-flow (the Highway Authority have no objections to the proposals);

- Measures to reduce noise (this can be the subject of a condition).



9 Burnley Road, Padiham



9 Burnley Road, Padiham

Policy PTC1 identifies this area as a quarter of Padiham Town Centre where drinking establishments are appropriate, being one facet of the cultural / leisure activities. The micro-pub would complement existing cultural/ leisure activities within Padiham Town Centre.

Policy PTC3 supports the enhancement of leisure developments in the Church Street/ Burnley Road area of Padiham Town Centre, and sets criteria (satisfied by this proposal) for acceptability of development.

Policies PTC1 and **PTC3** state that food and drink uses will be permitted where the development of such use would not lead to more than 15% of the frontage and do not lead to an unattractive and dead shopping frontage.

Taking the Burnley Road frontage (nos. 1 to 13) and the Central Buildings frontage together the current uses have a total of approx. 14.6% within food and drink uses and if 9 Burnley Road is changed to fall within the food and drink type use then this would bring it to 22.6%. Taking the Burnley Road frontage on its own the existing uses which fall within the food and drink category together with the 9 Burnley Road would constitute 15.3% of the frontage.

With regard to opening hours and dead shopping frontages, the application details state that the proposed opening hours would be 11.30 am until 12.30 am 7 days a week. The applicant has stated that it is intended to open from 4pm until 9pm during the week and Sundays and from lunchtime until later on Saturdays excepting when they have special events and would open longer. If the business goes well they would extend the opening hours further.

There is concern with regard to a dead shopping frontage during the day; the applicant has stated that they would have an attractive window display and stated that the adjacent take-away only opens from 5pm and the firework shop has limited opening with shutters down when closed.

Consideration needs to be given to whether on balance it is better to have limited daytime opening hours rather than a vacant shop.

Policy TC2 (which presently has limited weight) of the emerging Local Plan states that proposals for retail uses within the Use Classes A2-A5 and other main town centre uses will be supported within Padiham Town Centre.

The **NPPF** sets a requirement to plan positively to encourage economic activity in town centres to help ensure their vitality; and, sets a presumption in favour of sustainable development.

Other matters

There are concerns in respect of noise emanating from inside and outside the premises from music etc. and also from people smoking outside, in particular within the back yard.

The no smoking rule applies to most public premises and, in town centres throughout the country. A neighbour whose residential property backs on to the applicants premises is concerned that people visiting the Micro-pub will be allowed to smoke within the back yard area of the premises. A condition can be attached in respect of prohibiting smoking at the rear of the premises; however the Council would have no control over smoking on the highway at the front of the micro-pub.

Any concern about smell associated with brewing can be avoided by a condition to ensure that activity is excluded from the proposed use of the premises (the applicant does not intend to brew alcohol on the premises).

Conditions are recommended in respect of noise and sound insulation; Impact from normal conversational noise can be mitigated by sound insulation (the applicant states that some sound proofing has already been carried out by previous occupiers); in respect of music and entertainment a condition needs to be included if approved to limit music to inside the premises.

The Highway Authority have stated that they have no objections on highway grounds.

No external alterations are proposed therefore there would be no adverse effect on the Conservation Area or the locally listed terrace in terms of character and appearance.

Conclusion

The proposed development is generally in accordance with the development plan and ought to be determined favourably on that basis.

There are a number of vacant shops within the Padiham town centre. Although the premises may not be open during the full daytime hours, on balance it is considered that it would be more beneficial to have the property in use some of the time with a shop window display rather than have a vacant shop premises.

The proposal is of a modest, orderly scale that appears much more likely to complement and add beneficially to the mix of uses in the area, than to be in conflict.

A successful town centre needs vitality to make it economically and socially attractive. It is essential to encourage enterprising uses of initiative and to avoid vacant premises in principal locations.

Recommendation:

Grant 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: 01, 02, 03, and 04 received 22 Aug 17
3. For the avoidance of doubt, no brewing or other manufacture of drinks shall be carried out on the premises.
4. No music, singing or other forms of live entertainment shall be permitted outside the host premises nor shall any equipment for the reproduction of music and/or other sound be installed on the outside of the premises.

5. Prior to the commencement of the use hereby approved, a scheme for the storage and regular disposal of waste matter from the site shall be approved in writing with the Local Planning Authority and thereafter the approved scheme shall be implemented at all times.
6. The use hereby approved shall not begin until an assessment has been submitted for written approval to the Local Planning Authority which details the potential for noise emanating as a result of the use of the development, and mitigation measures (if required) to protect the amenity of occupiers of nearby noise sensitive properties. Proposed hours of operation shall be included within the assessment. Any approved noise mitigation measures shall be implemented prior to the start of the proposed use and retained thereafter.
7. There shall be no smoking allowed outside the rear of the premises.
8. The use hereby approved shall not operate outside the hours of 09.00 and 23.00hrs Monday to Thursday, 09.00 and 00.30hrs Fridays and Saturdays and between 11.00 and 23.00hrs on Sundays.

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 avoid adverse impact of smell and odours on the adjacent occupiers in accordance with policies CF13 and GP1 of the Burnley Local Plan Second Review.
4. To ensure that no disturbance is caused to the neighbouring occupiers of residential property in accordance with policies CF13 and GP1 of the Burnley Local Plan Second Review.
5. In the interests of residential amenity in accordance with policy CF13 of the Burnley Local Plan Second Review.
6. To protect the amenities of the occupiers of nearby/ attached properties in accordance with policies CF13 and GP1 of the Burnley Local Plan Second Review.
7. In the interests of residential amenity in accordance with policies CF13 and GP1 of the Burnley Local Plan Second Review.
8. To protect the amenities of nearby/attached residential properties in accordance with policies CF13 and GP1 of the Burnley Local Plan Second Review.

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BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

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

19th October 2017

Housing and Development

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Delegated Decisions from 28/08/17 to 24/09/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
Express Consent to Display an Advertisement		
Advert Consent Granted		
APP/2017/0228	LAND ADJACENT PRINCESS WAY BURNLEY BB12 0EQ	Application for consent to display various site signage including 1no. gateway, 7no. free standing signs, 1no. side by side directional, banner unit and 14no. dot signs.
APP/2017/0229	LAND ADJACENT PRINCESS WAY BURNLEY BB12 0EQ	Application for consent to display 6no. fascia signs (static and internally illuminated).
APP/2017/0230	LAND ADJACENT PRINCESS WAY BURNLEY BB12 0EQ	Application for consent to display 1no. freestanding 5m totem sign (static and internally illuminated).
APP/2017/0353	12 ST JAMESS STREET BURNLEY BB11 1NG	Display of internally illuminated fascia sign
APP/2017/0362	21 HAMMERTON STREET BURNLEY BB11 1NA	Display of externally illuminated fascia.
APP/2017/0388	96 ST JAMESS STREET BURNLEY BB11 1NJ	Application for consent to display an advertisement, installation of 46 Inch TV depicting various Santander advertisements

Compliance with conditions

Conditions discharged

APP/2017/0351	215 MANCHESTER ROAD HAPTON BURNLEY BB11 5RA	Approval of details reserved by condition on planning permission APP/2016/0501: Condition 3 (external materials).
APP/2017/0411	BOOHOO.COM WIDOW HILL ROAD BURNLEY	Discharge of Condition 24 (an Employment and Skills plan) of planning application (APP/2016/0528) relating to proposed erection of new warehouse distribution centre (use class B8), together with associated ancillary office and amenity accommodation, vehicle manoeuvring and circulation infrastructure

Full Planning Application

Full Planning Permission Granted

APP/2017/0226	LAND ADJACENT PRINCESS WAY BURNLEY BB12 0EQ	Erection of freestanding single storey restaurant with drive-thru, car parking, landscaping and associated works. Installation of 2no. customer order display with associated canopies. Outdoor play space and new retaining wall
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Delegated Decisions from 28/08/17 to 24/09/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
APP/2017/0298	MONK HALL MONK HALL LANE, TODMORDEN ROAD BRIERCLIFFE BURNLEY BB10 3PJ	Proposed single storey side extension and alterations.
APP/2017/0332	62 PARLIAMENT STREET BURNLEY BB11 3JY	Demolish existing kitchen to rear and erect new single storey extension to form part of shop with display window and new shop entrance and form internal door opening with no. 23 Branch Road and use first floor as additional living accommodation for no. 23 Branch Road
APP/2017/0336	393 BURNLEY ROAD CLIVIGER BB10 4SU	Internal and external alterations with two storey side extension
APP/2017/0342	7 HARROW CLOSE HAPTON BB12 7DJ	Proposed single storey extension
APP/2017/0345	SHAY LANE FARM SHAY LANE BRIERCLIFFE BB10 3PH	Timber framed open fronted farm building for general storage and livestock use
APP/2017/0348	14 16 SAXON STREET BURNLEY BB10 1AE	Proposed single storey extension to the rear
APP/2017/0349	477 BRUNSHAW ROAD BURNLEY BB10 3JB	Proposed vehicular access including dropped kerb
APP/2017/0356	100 BROWHEAD ROAD BURNLEY BB10 3BX	Two storey side extension to front of existing extension erection of new porch.
APP/2017/0359	570 BRUNSHAW ROAD BURNLEY BB10 4HS	Proposed demolition of existing garage, outbuildings and rear extension. Erection of a two storey side and a single storey rear extensions to dwelling.
APP/2017/0360	21 HAMMERTON STREET BURNLEY BB11 1NA	Proposed change of use from A2 to A5 (Hot Food Take-away) and minor external alterations
APP/2017/0363	VEKA Group UK FARRINGTON ROAD ROSSENDALE ROAD INDUSTRIAL ESTATE BURNLEY	Demolition of existing security lodge, removal of existing containers and bike store. Proposed single storey extension to North of existing plant to extend use, provide new feature entrance area with additional parking provision and associated works.
APP/2017/0365	UNIT 5 KITCHENS GARAGE TRAFALGAR STREET BURNLEY BB11 1TQ	Proposed change of use from B8 (Storage & distribution) to a mixed use of A1 (Retail) and B8 (Storage & Distribution).
APP/2017/0370	4 IGHTEHILL PARK MEWS BURNLEY BB12 8AX	Proposed demolition of existing conservatory and erection of single storey extension
APP/2017/0376	PEARSONS HOUSE FARM THE LONG CAUSEWAY CLIVIGER BB10 4RR	Proposed extension to front porch and boiler room and replacement rear conservatory

Delegated Decisions from 28/08/17 to 24/09/17

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
APP/2017/0384	9 ST JOHNS ROAD PADIHAM BB12 7BN	Proposed single storey rear extension
APP/2017/0392	BUS TURNING CIRCLE GARAGE SITE BURNLEY ROAD BRIERCLIFFE BURNLEY BB10 3JF	Proposed siting of three storage containers

Full Planning Permission Refused

APP/2013/0381	OLD BARN FARM OFF ACCRINGTON ROAD HAPTON BURNLEY BB11 5QJ	Installation of 2no. wind turbines with a hub height of 32m and a height to blade tips of 47m with associated equipment.
APP/2017/0338	UNIT 7 MARLBOROUGH STREET BURNLEY BB11 2HW	Proposed change of use of an industrial unit as a dance studio
APP/2017/0352	391 GLENCAIRN PADIHAM ROAD BURNLEY BB12 6SZ	Erection of 2 storey block of 4 apartments in association with care home (Class C2) (re-submission of APP/2016/0304)

Withdrawn

APP/2017/0101	St Johns C of E School Burnley Road Cliviger Burnley BB10 4SU	Proposed 1st floor staff room extension
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Listed Building Application

Listed Building Consent Granted

APP/2017/0299	MONK HALL MONK HALL LANE, TODMORDEN ROAD BRIERCLIFFE BURNLEY BB10 3PJ	Proposed single storey side extension and alterations and demolition of existing garage and link extension
APP/2017/0361	21 HAMMERTON STREET BURNLEY BB11 1NA	Proposed minor alterations, and halo illuminated fascia sign, in connection with change of use from A2 to A5 (Hot Food Take-away).