



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.

75. APP/2017/0140 & 0141 - Former Duke of York, 129 Colne Road, Burnley

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.