

DEVELOPMENT CONTROL COMMITTEE

Date: 25th January 2017

PART III

Town and Country Planning Act 1990
Appeal by John Baron

**Planning application APP/2017/0231 – 1 The Paddock, Highfield Avenue,
Burnley, BB10 2PS**

The appeal was made against refusal of planning permission for the change of use from a Nursing Home (Use Class C2) to key worker accommodation (sui generis).

The appeal was dealt with under the WRITTEN REPRESENTATIONS procedure and was **DISMISSED**.

Estimated cost of Officer time: £450 (including an estimate of Highway Authority Officer time)

Officer Recommendation – Refused under the Council's Scheme of Delegation.

Relevant Policy

Local Plan Second Review Policies – TM15
National Planning Policy Framework (NPPF)

The Proposal

The appeal related to a detached building, formerly a large dwellinghouse, extended and used as a Care Home in more recent years, with access from Highfield Avenue.

The proposal was to adapt the building to provide high quality accommodation for key medical staff (comprising mainly young doctors/medical students) linked to the nearby Burnley Teaching Hospital. This would include 22 study bedrooms, with en-suite wash/showers/wc.

The proposal was refused on highway grounds, but was considered acceptable in other respects.

Reason for Refusal

The proposal makes inadequate provision for car parking in connection with the proposed use which would lead to additional street parking on Highfield Avenue, which would adversely affect highway safety.

Inspector's Considerations

1. The principal issue related to car parking provision. Whilst there would be a choice of transport available to residents in terms of access to nearby hospitals (Burnley and Blackburn), many of the professionals would no doubt want to have access to a car for both social and possibly "on call" purposes. Therefore, even if public transport/shuttle bus, walking or cycling was utilised, many residents' cars would be parked at the appeal site.
2. The Highway Authority assessment of a required 15 car spaces (discounted on the basis of likely car ownership from a maximum of 22; ie one per resident) was reasonable. The proposal before the Inspector provided 9 parking spaces.
3. The Inspector considered that the proposal would result in additional vehicles being parked on Highfield Avenue, including pavement parking, to the detriment of pedestrian safety and the free flow of traffic along Highfield Avenue where there are already issues associated with street parking.
4. The appeal was dismissed for those reasons.

Background Papers

Planning Application file APP/2017/0231 including written appeal submissions from the Highway Authority.

The above papers are available for inspection from Housing and Development Control, Parker Lane Offices, Burnley, BB11 2DT (Telephone 01282 425011 Extension 3289).

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15.1.2018