



**DEVELOPMENT CONTROL
COMMITTEE**

**ROOMS 2 & 3, BURNLEY TOWN
HALL**

**Wednesday, 7th February, 2024 at 6.30
pm**

SUPPLEMENTARY AGENDA

9) *Update Report*

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DEVELOPMENT CONTROL COMMITTEE

Wednesday 7th February 2024

Update Report prior to Committee meeting

AGENDA ITEM 6a

FUL/2022/0629 - Land west of Heckenhurst Avenue, Burnley

Pages 15-48

Page 29 – Landscape Proposal

An amended landscape plan has been received to include more tree planting to the site's northern boundary.

Amended Landscape Proposal



This would create an appropriate edge with the countryside. Condition 5 in the list of recommended conditions (page 38) which requires an amended landscape scheme is no longer required.

Pages 37- 47 - Conditions

Condition 5 should be deleted and Condition 6 varied to read as follows:

Condition 6

All planting, seeding or turfing comprised in the approved details of landscaping as approved in accordance with the Landscape Proposal, drawing number 6966.01RevE (received on 30th January 2024) shall be carried out in the first planting and seeding seasons following the first occupation of any of the dwellings within any phase of the development or the completion of the development, 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.

Reason: In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings and contributes to biodiversity enhancement, in accordance with Policies SP5 and NE1 of Burnley's Local Plan (July 2018).

Additional Condition

This is recommended to prevent the construction of dormers in rear roof slopes without planning permission in order to assess any proposal in terms of size, height and proximity to neighbouring gardens and windows in order to protect privacy, residential amenities and the character and appearance of the development.

Condition:

Notwithstanding the provisions of Article 3 and Part 1 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order with or without modification), no development as specified in Class B of Part 1 of Schedule 2 of that Order shall be carried out at any dwelling without express planning permission first being obtained from the Local Planning Authority.

Reason: To allow the Local Planning Authority to assess the impact of any proposals to enlarge the roofs of dwellings (such as by way of a dormer construction) on the privacy and residential amenities of occupiers of neighbouring properties and its visual impact on the character and appearance of the development, in accordance with Policies SP5 and HS4 of Burnley's Local Plan (July 2018).

End of Update Report
6th March 2024