

# DEVELOPMENT CONTROL COMMITTEE

Thursday, 6th August, 2020  
6.30 pm





# DEVELOPMENT CONTROL COMMITTEE

## REMOTE MEETING - LIVESTREAM ON YOUTUBE

Thursday, 6th August, 2020 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.

All meetings are currently being held remotely. Members of the public wishing to address the meeting should submit their request in the usual way, and will then be invited either to join the meeting by video conference or to make a submission in writing which will be shared with the Committee.

Notice in writing of the subject matter must be given to the Head of Legal & Democracy by 5.00pm three days before the meeting. Forms can be obtained for this purpose from the reception desk at Burnley Town Hall, Manchester Road, Burnley or from the web at: [Request To Speak form](#). You can also register to speak via the online agenda. Requests will be dealt with in the order in which they are received.

All public meetings are being livestreamed on the Council's [Youtube Channel](#)

### A G E N D A

**1. Apologies**

To receive any apologies for absence.

**2. Minutes**

5 - 16

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.

<b>6. List of Deposited Plans and Applications</b>	17 - 18
To consider reports on planning applications for development permission:	
a) <b>FUL/2020/0085 - 28 Queen Victoria Road Burnley</b>	19 - 26
b) <b>FUL/2020/0171 - 14 Higham Road Padiham</b>	27 - 40
<b>7. Decisions taken under the Scheme of Delegation</b>	41 - 44
To receive for information a list of delegated decisions taken since the last meeting.	

### **MEETING INSTRUCTIONS**

<b>8. Participants List</b>	45 - 46
<b>9. Protocol</b>	
<b>10. Joining Instructions</b>	47 - 52

### **MEMBERSHIP OF COMMITTEE**

Councillor Frank Cant (Chairman)	Councillor John Harbour
Councillor Mark Payne (Vice-Chair)	Councillor Alan Hosker
Councillor Afrasiab Anwar	Councillor Mohammed Ishtiaq
Councillor Gordon Birtwistle	Councillor Marcus Johnstone
Councillor Saeed Chaudhary	Councillor Anne Kelly
Councillor Ivor Emo	Councillor Lubna Khan
Councillor Sue Graham	Councillor Neil Mottershead
Councillor Sarah Hall	Councillor Jeff Sumner

**PUBLISHED**

Wednesday, 29 July 2020

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## DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 9th July, 2020 at 6.30 pm

### PRESENT

### MEMBERS

Councillors F Cant (Chairman), M Payne (Vice-Chair), A Anwar, G Birtwistle, I Emo, S Graham, S Hall, J Harbour, A Hosker, M Ishtiaq, M Johnstone, A Kelly, L Khan, N Mottershead and J Sumner

### OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Alec Hickey	– Planning Team Manager
Emma Barker	– Principal Legal Officer - Litigation & Regulation
Imelda Grady	– Democracy Officer
Alison McEwan	– Democracy Officer

### 5. Apologies

Apologies for absence were received from Councillor Saeed Chaudhary.

### 6. Minutes

The Minutes of the last meeting held on 24<sup>th</sup> June 2020 were approved as a correct record.

### 7. Declaration of Interest

Councillor Mohammed Ishtiaq declared a prejudicial interest in application FUL/2020/0015 Elm Street Nursery School, New Hall Street, Burnley. He left the meeting for this item and did not take part in the discussion or vote on the matter.

### 8. 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:

Claire Bradley (against)	FUL/2020/0147	–	Vicarage Avenue, Padiham
Brian Sumner (for)	FUL/2020/0147	–	Vicarage Avenue, Padiham
Gavin Boby (for)	HOU/2019/0607	–	144 Oxford Road Burnley

**RESOLVED** That the list of deposited plans be dealt with in these minutes.

**9. FUL/2020/0147 Land at Vicarage Avenue, Padiham**

**Town and Country Planning Act 1990  
ERECTION OF 6 NO DETACHED BUNGALOWS WITH INTEGRAL GARAGES,  
ACCESS, LANDSCAPING AND ANCILLARY WORKS (resubmission of  
FUL/2019/0628)**

**Land At Vicarage Avenue Padiham**

Before a decision was taken it was moved and seconded that the meeting move into private session and it was RESOLVED

That in accordance with Section 100(4) of the Local Government Act 1972 that the application be transferred into the confidential part of the agenda in order to receive information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

**Decision**

**That planning permission be refused**

**Reason**

The layout and design of the bungalows are totally incompatible with the character of the Victorian terraces and the two listed buildings adjacent to the site.

**As this decision was contrary to officer recommendation a named vote was taken as follows:**

<b>To refuse FUL/2020/0147 Land at Vicarage Avenue Padiham (Resolution)</b>	
Councillor Frank Cant	For
Councillor Mark Payne	Against
Councillor Afrasiab Anwar	For
Councillor Gordon Birtwistle	Against
Councillor Ivor Emo	For
Councillor Sue Graham	For

Councillor Sarah Hall	For
Councillor John Harbour	For
Councillor Alan Hosker	For
Councillor Mohammed Ishtiaq	For
Councillor Marcus Johnstone	For
Councillor Anne Kelly	Against
Councillor Lubna Khan	For
Councillor Neil Mottershead	For
Councillor Jeff Sumner	For
<b>Carried</b>	

## 10. FUL/2020/0015 Elm Street Nursery School, New Hall Street, Burnley

### Town and Country Planning Act 1990

**Demolition of existing nursery building to make way for a purpose built warehouse building housing 7 individual units for B1/B2/B8 with associated on-site parking provision for 17 cars**

**Elm Street Nursery School New Hall Street Burnley Lancashire**

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

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plans listed on this notice below.

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

3. All materials to be used in the approved scheme shall be as stated on the application form and amended drawings received 7/6/20 and shall not be varied without the prior written approval of the Local Planning authority

Reason: To ensure that the development will be of a satisfactory appearance and to comply with policies SP5 and HS5 of Burnley's Local Plan 2018

### Coal Mining

4. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Reason: The undertaking of intrusive site investigation is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the NPPF.

5. Where the findings of the intrusive site investigations (required by condition 4 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason: The undertaking of intrusive site investigation is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the NPPF.

6. Following implementation and completion of the approved remediation scheme (required by condition 5 above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

Reason: The undertaking of intrusive site investigation is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the NPPF.

## **Highways**

7. The development shall not be occupied until the car parking areas to serve the development have been laid out and hard surfaced in accordance with approved drawings and made available for use and retained as such thereafter.

Reason: In the interests of highway safety in accordance with policies IC3 and SP5 of Burnley's adopted Local Plan

8. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.



Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with policies IC3 and SP5 of Burnley's adopted Local Plan

9. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users, in accordance with policies IC3 and SP5 of Burnley's adopted Local Plan

10. Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public 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.

Reason: To safeguard the amenities of nearby residents in accordance with policy SP5 of Burnley's adopted Local Plan.

11. Prior to development taking place, including any works of demolition, a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
- i) The parking of vehicles of site operatives and visitors
  - ii) The loading and unloading of plant and materials
  - iii) The storage of plant and materials used in constructing the development
  - iv) The erection and maintenance of security hoarding
  - v) Routing of delivery vehicles to/from site

Reason: In the interests of highway safety in accordance with policies IC3 and SP5 of Burnley's adopted Local Plan

### **Drainage**

12. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with policy CC5 of Burnley's adopted Local Plan.

13. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water; (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policy CC5 of Burnley's adopted Local Plan.

### **Environmental Health**

14. All external plant and machinery at the development hereby permitted shall be designed so that the rating levels for cumulative noise shall not exceed the existing background noise level (LA90) when measured as an LAeq,15min in any one third octave band at the external façade of the nearest noise-sensitive premises, as assessed in accordance with British Standard 4142 (2014), or any subsequent replacement national standards. Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

Reason: To ensure there is no adverse effect on the health and quality of life of the occupiers of noise-sensitive premises and to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with policies policy NE5 and SP5 of Burnley's adopted Local Plan.

15. No development shall start until a scheme and programme for the lighting of the external area has been submitted to, and approved in writing by, the Local Planning Authority. The scheme and programme shall include details of:

- a) Location, type and intensity of lights.
- b) Types of masking or baffle at head.
- c) Type, height and colour of lighting columns.
- d) Number and size of lighting units per column.
- e) Light spread diagrams showing lux levels at the site boundary and calculation of the impact of these on nearby properties.

The lighting shall only be provided in accordance with the approved scheme and programme.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners in accordance with policy NE5 of Burnley's adopted Local Plan.

16. The refuse and recycling store as shown on plan 20 – P 02 rev shall be provided before the start of the use and thereafter permanently retained.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality and to ensure compliance with policy SP5 of Burnley's adopted Local Plan.

17. No process shall be carried on, including the sounding of horns and vehicle repairs, which creates a nuisance to nearby residents as a result of noise, vibration, smell, fumes or smoke.

Reason: To safeguard the amenities of the nearby residential area, in accordance with policy NE5 of Burnley's adopted Local Plan

18. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times; 8am - 5pm Monday to Friday and 8am – 1pm Saturdays none at any time on Sundays, Bank or Public Holidays

Reason: To satisfactorily protect the residential amenities of nearby occupiers in accordance with policy NE5 of Burnley's adopted Local Plan

19. Before the development hereby approved is brought into operation, a noise control scheme shall be submitted to and approved in writing by the Local Planning Authority and thereafter the noise control scheme shall be fully implemented in accordance with the approved scheme at all times.

Reason: In the interests of the amenity of nearby occupiers in accordance with policy NE5 of Burnley's adopted Local Plan

20. Audible alarms to any commercial vehicle associated with the development hereby approved, including forklift trucks, shall not be used at any time.

Reason: In the interests of residential amenity in accordance with policy SP5 of the adopted Local Plan.

### **Contamination**

21. The development shall not begin until:
- a. A strategy for investigating contamination present on the site has been submitted to and approved in writing by the local planning authority;
  - b. An investigation has been carried out in accordance with the approved strategy;
  - c. A written report, detailing the findings of the investigation, assessing the risk posed to receptors by contamination and proposing a remediation scheme, including

a programme for implementation, has been submitted to and approved in writing by the local planning authority.

Remediation work shall be carried out in accordance with the approved remediation scheme and programme. Remediation work on contamination not identified on the initial investigation but found during construction work shall be carried out in accordance with details approved in writing by the local planning authority subsequent to its discovery. Evidence verifying that all remediation work has been carried out in accordance with the approved scheme shall be submitted to and approved in writing by the local planning authority before any part of the development is brought into use.

Reason: To ensure that risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecology systems, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy NE5 of Burnley's adopted Local Plan

22. No development shall take place unless a Construction Method Statement outlining the construction of foundations and landscaping works in proximity to the Leeds & Liverpool Canal have been submitted to and approved in writing by the Local Planning Authority. The details shall:

- Include the design, depth and means of construction of the foundations of the proposed development together with any other proposed earth moving and excavation works required in connection with the development;

- . Indicate the location of plant, equipment and stockpiles on site; and  
Include details of any protective fencing, including measures to limit the runoff of silty water from the site, to be erected to safeguard the waterway infrastructure during construction;

- . Include details of dust suppression measures to be used during the demolition and construction phases of the development

The development shall thereafter be carried out in strict accordance with the agreed details

Reason: In the interests of safeguarding land stability adjacent to the canal and the water quality of the canal in accordance with the aims of paragraphs 178, 180 and 170 (part e) of the National Planning Policy Framework.

<b>11. HOU/2019/0607 144 Oxford Road, Burnley</b>
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**Town and Country Planning Act 1990  
Retrospective dormer to side elevation  
144 Oxford Road, Burnley**

It was moved and seconded to approve the retrospective application and as this was against officer recommendation a named vote was taken which was REJECTED as detailed below:

**Decision: That the retrospective application be refused for the following reason:**

The proposed dormer is an unduly incongruous feature within the roofscape, which unbalances the overall appearance of the terrace of houses which it forms a part of, and the wider street scene. The proposal is therefore contrary to Local Plan Policies HE1 and HE2, the NPPF and the relevant statutory duty. The proposal would also conflict with Policy HS5 which requires proposals to be subordinate to and respect the architectural characteristics, scale and detailing of the host building and its setting.

<b>Approval of retrospective planning application HOU/2019/0607 144 Oxford Road Burnley (Motion)</b>	
Councillor Frank Cant	Against
Councillor Mark Payne	Against
Councillor Afrasiab Anwar	Against
Councillor Gordon Birtwistle	For
Councillor Ivor Emo	For
Councillor Sue Graham	Against
Councillor Sarah Hall	For
Councillor John Harbour	Against
Councillor Alan Hosker	Against
Councillor Mohammed Ishtiaq	Against
Councillor Marcus Johnstone	Abstain
Councillor Anne Kelly	For
Councillor Lubna Khan	Against
Councillor Neil Mottershead	Against
Councillor Jeff Sumner	For
Paul Gatrell	No vote recorded
Alec Hickey	No vote recorded
Emma Barker	No vote recorded
Imelda Grady	No vote recorded
Alison McEwan	No vote recorded
<b>Rejected</b>	

**12. HOU/2020/0056 26 Prairie Crescent, Burnley**

**Town and Country Planning Act 1990**

**Retrospective application to extend front porch and alterations to rear following Planning Approval Ref: APP/2019/0036.**

**«Applications\_NameSec» 26 Prairie Crescent, Burnley**

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

1. The development hereby permitted shall be carried out in accordance with the

following approved plans: Drawing nos.01B, 02A, 03 and 04 received 1<sup>st</sup> July 2020.

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

2. Before the access is used for vehicular purposes, the parking area shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with policy IC3 of Burnley's Local Plan 2018.

### **13. HOU/2020/0007 2 Maybury Avenue, Burnley**

#### **Town and Country Planning Act 1990 Proposed first floor extension to side and loft conversion 2 Maybury Avenue, Burnley**

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

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the approved plans listed on this notice below.

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

- 3 The materials to be used in the new development shall be carried out in accordance with the drawing listed below. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development.

### **14. HOU/2020/0195 86 Westbourne Avenue South, Burnley**

#### **Town and Country Planning Act 1990 Proposed demolition of existing garage/utility room, erection of a new extension to form a store, shower room/utility room to the side of the existing dwelling and erection of conservatory to the rear of the property «Applications\_NameSec» 86 Westbourne Avenue South, Burnley, Lancashire BB11 4QZ**

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

1. The development must be begun within three years of the date of this decision.

Reason: 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. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and Proposed Plans, Location and Site Plan received 14<sup>th</sup> May, 2020.

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity

3. The window in the side extension for the shower room shall be glazed in obscure glazing at a minimum Level 4 obscurity rating. Any replacement windows thereafter shall also be glazed with obscure glazing with a minimum Level 4 obscurity rating.

Reason: To protect the privacy of the occupiers of the neighbouring dwelling, in accordance with Policy HS5 of Burnley's Local Plan (July 2018).

#### 15. VAR/2020/0071 32 Ighten Road, Burnley

##### **Town and Country Planning Act 1990**

**Variation of Condition 2 (approved plans-window openings and height); Condition 3 (glazing) and Condition 4 (landscaping) of planning application ref: APP/2018/0126 and NMA/2019/0201**

**«Applications\_NameSec» 32 Ighten Road, Burnley, Lancashire BB12 0HP**

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

1. The development shall be carried out in accordance with the application drawings, namely: AHA/118/16/BH 01A (Location and Site Plan); AHA/118/16/BH 02A (Landscape Plan), AHA/118/16/BH 02B (Site Plan), AHA/118/16/BH 03A (Proposed Ground Floor), AHA/118/16/BH 04 (Proposed First Floor), AHA/118/16/BH 06A (Proposed Elevations) and AHA/118/16/BH 09A (Site Section) received 23<sup>rd</sup> April, 2020

Reason: To ensure that the development remains in accordance with the development plan.

2. The 1.8m high fencing indicated on the landscape drawing AHA/118/16/BH 02A shall be retained at all times. Any replacement fencing thereafter shall be at a minimum of 1.8m in height and no more than 2m in height unless a further planning permission has been sought and granted.

Reason: To protect the privacy of the occupiers of the neighbouring properties, namely 32 and 34 Ighten Road, Burnley in accordance with Policy HS5 of the Burnley Local Plan 2018.

## 16. Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation for the period 5<sup>th</sup> May to 1<sup>st</sup> July 2020.

## 17. Appeals and other decisions

Members received for information a list of the outcome of recent appeals as follows;

APP Ref	Location	P I Decision
APP/2018/0577	Erection of building to provide two holiday cottages, access, parking and ancillary works Lane House Farm, Burnley Road, Cliviger, Burnley BB10 4SU	Dismissed
APP/2018/0599	Erection of 5 no. light industrial units (Class B1(c)) Land to the rear of 74-104 Gannow Lane, Burnley, Lancashire BB12 6QD	Dismissed
HOU/2019/0430	Retrospective application for conservatory porch to rear of dwelling 3 Landsdowne Close Burnley Lancashire BB11 2JP	Dismissed
APP/2019/0019	Two Storey extension to the side of the bungalow 24 Pennine Grove, Padiham, Lancashire BB12 9AB	Allowed
FUL/2019/0191	Detached house with new access from Pennine Grove 14 Higham Road, Padiham BB12 9AP	Dismissed

## 18. Late correspondence



BURNLEY BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON  
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for  
Committee consideration

6<sup>th</sup> August 2020

Housing and Development

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# Part One Plan

Housing & Development  
Town Hall, Manchester Road

# Agenda Item 6a

Ref.

**FUL/2020/0085**

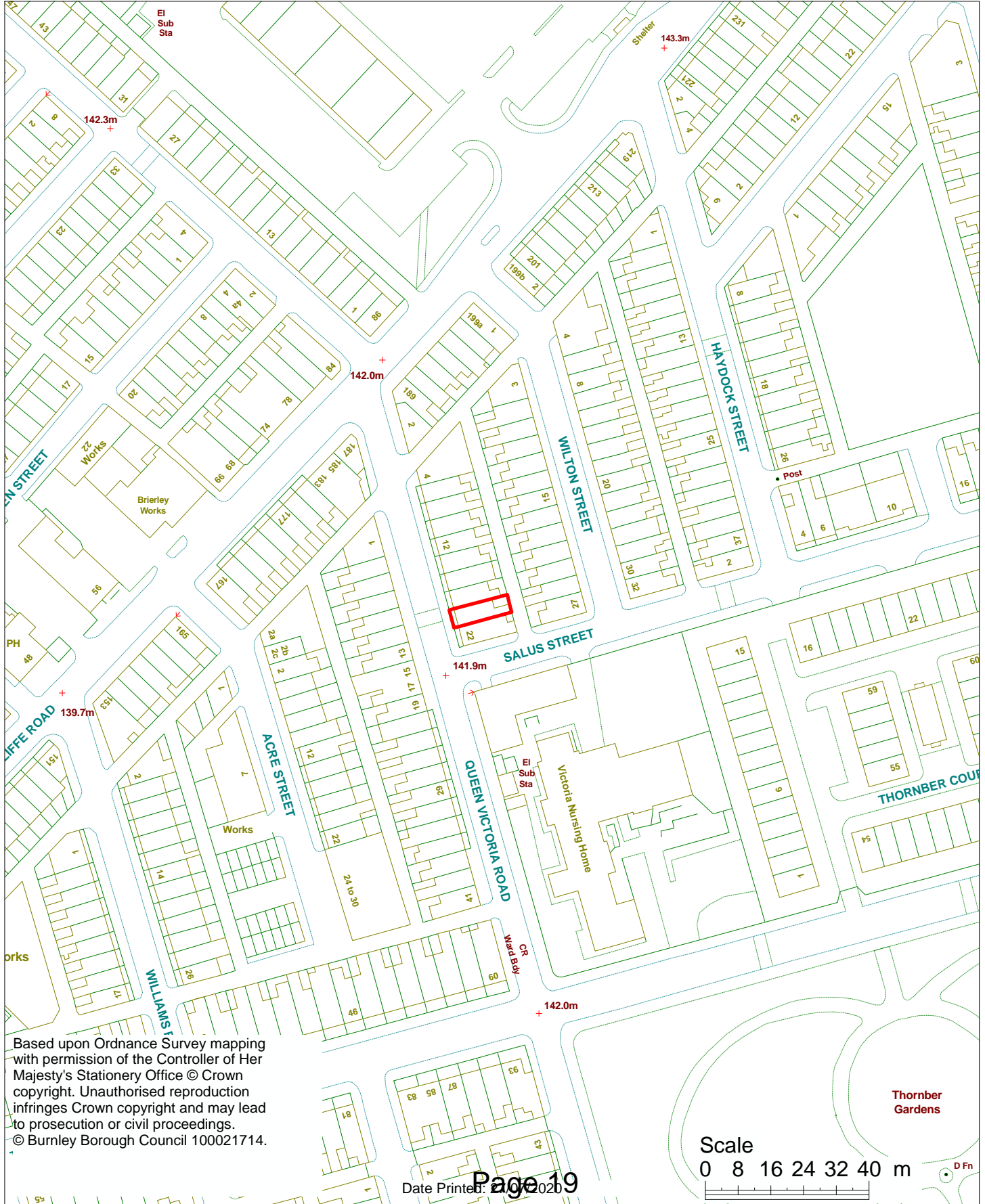
Paul Gatrell Head of Housing and Development

Location:

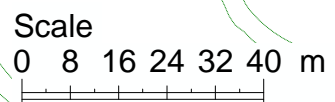


## 28 Queen Victoria Road, Burnley

1:1250



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**Application Recommended for Approve with  
Conditions**  
Lanehead

FUL/2020/0085

Town and Country Planning Act 1990  
Conversion of existing terraced house into 2 independent dwellings  
28 Queen Victoria Road, Burnley

**Background:**

The proposal is to convert a two bedroomed terraced dwelling into two flats.

An objection has been received.

**Relevant Policies:**

Burnley's Local Plan July 2018

HS5 – House Extensions and Alterations  
SP1 – Achieving Sustainable Development  
SP4 – Development Strategy  
SP5 – Development Quality and Sustainability  
IC3 – Car Parking Standards

**Site History:**

None.

**Consultation Responses:**

*Neighbouring resident (no.26)* – who lives with his elderly parents at the property next door objects to the proposals – very concerned about the additional noise which will be generated by having two separate dwellings within the one property. Also concerned for the health and well being of his parents as sleep is very important for long term fitness and mental health. Their bedroom will adjoin the lounge/living area of the 1<sup>st</sup> floor flat and be directly above the bedroom of the ground floor flat. There will be considerable potential for increased noise; front doors closing, TV, conversations, and general everyday living. If this planning permission succeeds, there will have to be substantial extra soundproofing in the proposed conversion.

*Environmental Health* – No objection subject to soundproofing and refuse if the application is approved.

*Highway Authority* – The Highway Authority does not raise any objections to the proposals. The proposed development will not have a significant impact on highway safety or capacity.

**Planning and Environmental Considerations:**

The property is a mid-terraced dwelling within a predominantly residential area and is on the opposite side of the road to a primary school. It is proposed to convert the two bedroomed dwelling into two one bedroomed flats, both would be accessed via the

main hallway from the front of the property. Both flats would provide a living area, kitchen, bedroom and bathroom.

The main consideration is residential amenity.



The only external alterations proposed are the replacement of the existing ground floor window at the front of the property and the replacement of one of the 1<sup>st</sup> floor windows at the rear of the property; both would be replaced with double glazed white PVC framed windows with bottom opening casement suitable for fire escape.

Both flats would be accessed via the front hallway, with the existing staircase being re-positioned from the middle of the house to the side.

The neighbours at no.26 are concerned with regard to the potential noise if the dwelling is changed into two flats. They point out that the living room in the 1<sup>st</sup> floor flat will be adjacent to their bedroom.

As the building to be converted into flats is already a dwelling then sound insulation between 28 and 26 will already be in place from the original construction and shouldn't need to be altered due to the conversion.

There are provisions with the building control regulations (approved document E) that require sound insulation between walls, upper and lower flats in converted properties.

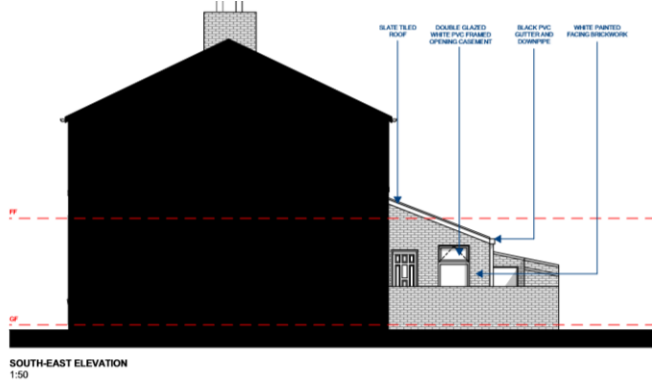
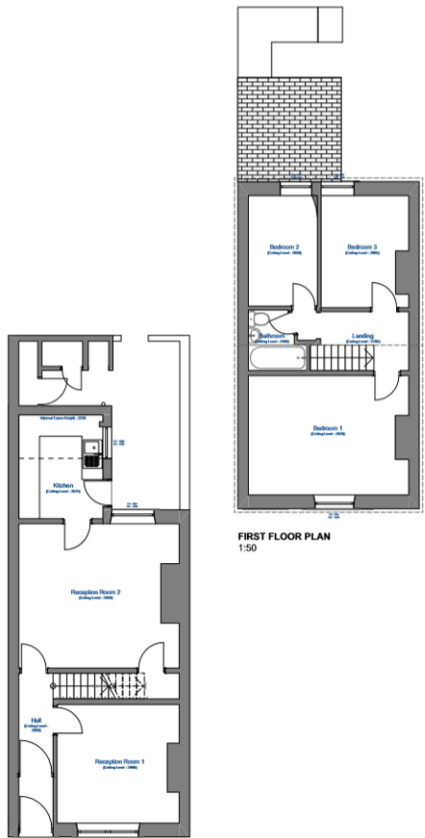
It is noted that the Environmental Health Team have requested conditions on noise assessments however, National Planning Policy Guidance (NPPG) advises that the imposition of planning conditions requiring compliance with other regulatory requirements (e.g. Building Regulations, Environmental Protection Act) will not meet the test of necessity and may not be relevant to planning. As such, the use of

informatives to remind the applicant to obtain other consents will be inserted into the decision notice.

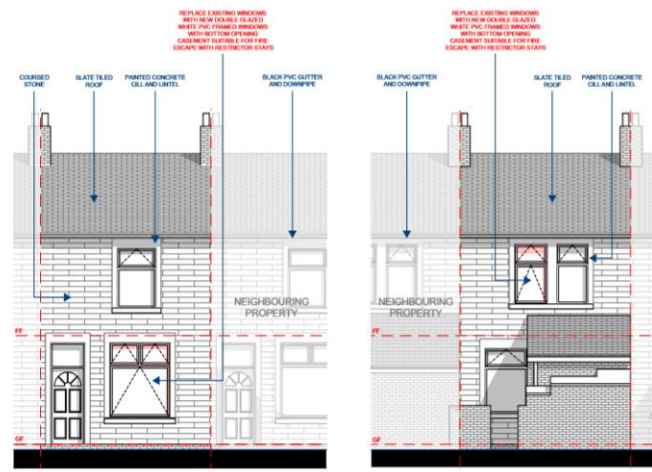
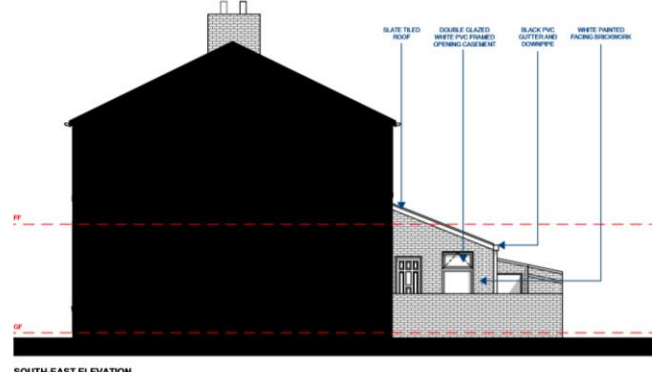
Subject to the development being carried in accordance with the submitted detail the proposed development is not considered to give rise to any unacceptable impacts, with regards to noise, over and above the existing use of the property as a single dwelling. Should a noise complaint be received the complaint would be considered a statutory nuisance and be dealt with outside planning enforcement powers.



*rear of the property*



*existing plans/elevations*



*proposed plans/elevations*



There is a need for all types and sizes of housing in Burnley including one bedroomed accessible (ground floor) apartments.

The Highway Authority have no objections on highway grounds; parking would be on-street.

No details have been provided for the storage of refuse; this would need to be the subject of a condition if the application is approved.

## **Conclusion**

The proposals are considered to be acceptable and in accordance with the Local Plan policies listed above.

## **Recommendation:**

Grant subject to the following conditions:

- 1 *The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.*

*Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.*

- 2 *The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.*

*Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings.*

- 3 *No development shall take place before details of the provisions for the storage and recycling of refuse have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the flats and shall thereafter be made permanently available for the occupants of the flats.*

*Reason: In the interests of residential amenity and to comply with policy SP5 of the Burnley's Local Plan 2018.*

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# Part One Plan

# Agenda Item 6b

Housing & Development  
Town Hall, Manchester Road

Ref.

**FUL/2020/0171**

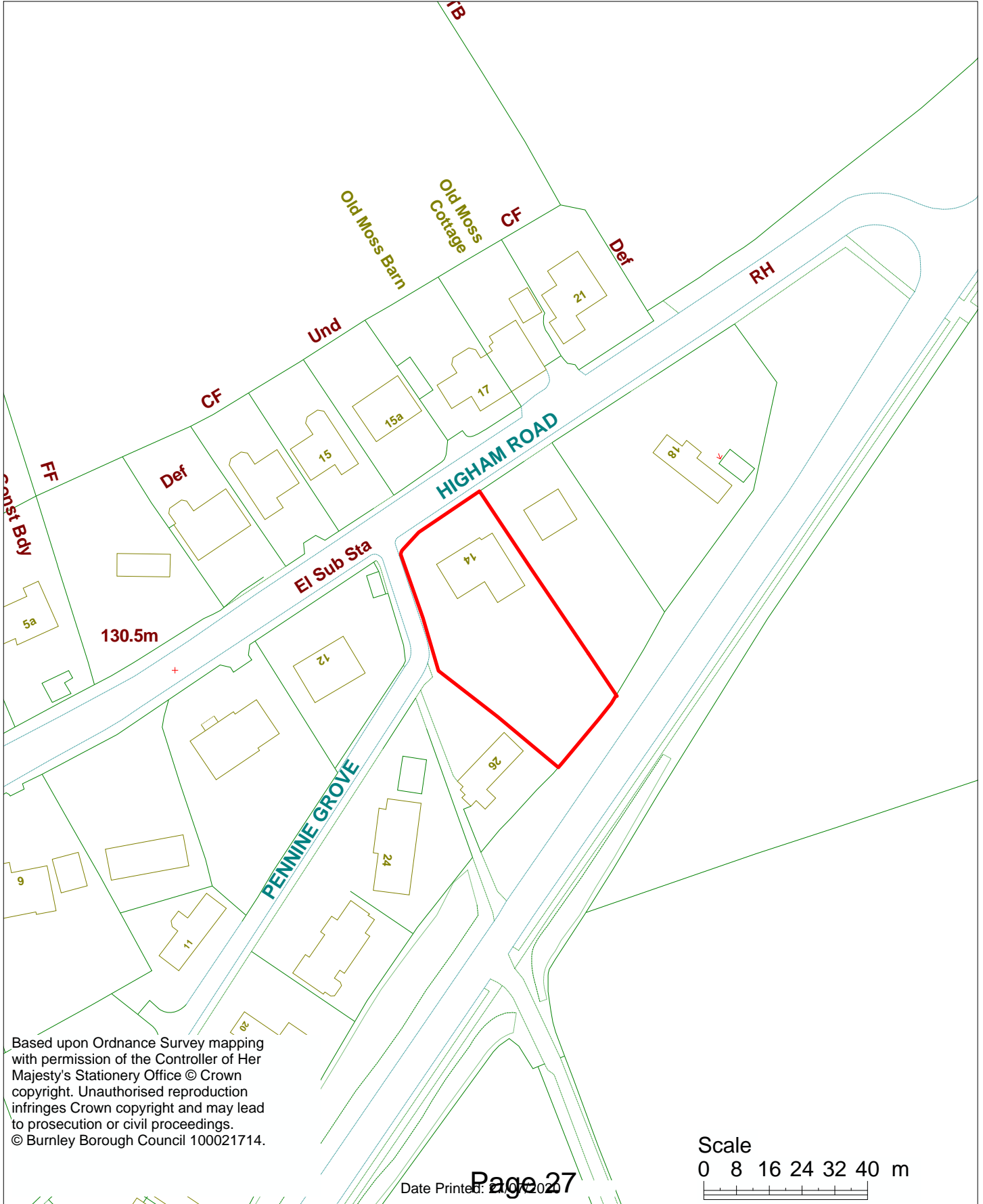
Paul Gatrell Head of Housing and Development

Location:

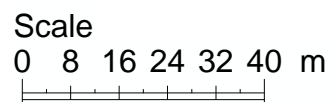


**14 Higham Road, Padiham**

**1:1250**



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**Application Recommended for Approve with Conditions**  
Gawthorpe Ward

FUL/2020/0171

Town and Country Planning Act 1990  
Proposed detached house with new access from Pennine Grove (re-submission FUL/2019/0191)  
14 Higham Road Padiham Lancashire BB12 9AP

**Background:**

The proposal is to erect a detached house in part of the large rear garden of an existing dormer bungalow on Higham Road. The application follows a previous proposal for a chalet type house that was refused permission (FUL/2019/0191). This application seeks to overcome the reason for the Council's refusal.

The application site is bound by Pennine Grove to its western side and by Barrowford Road (A6068) to its rear (south side).

Rear of 14 Higham Road



Rear Garden

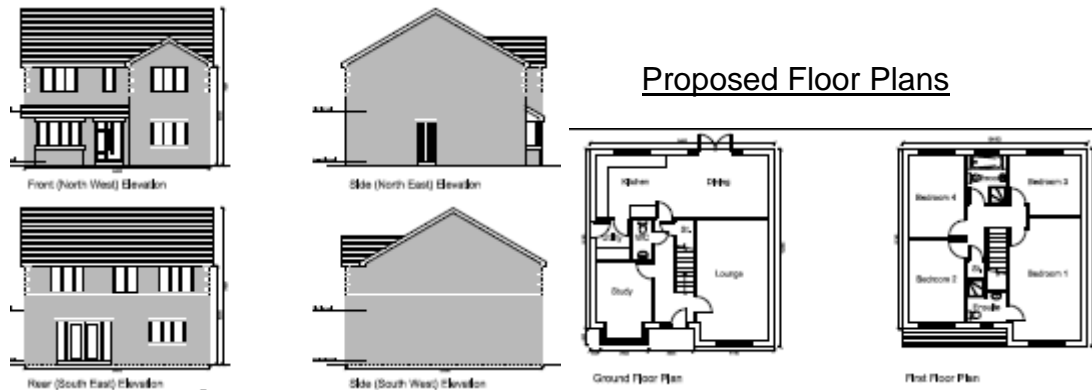


Proposed Site Layout



The proposal is for a two storey 4 bedroom house, sited approximately 18-21m from the most rear part of the existing house. This would reduce the rear garden for the existing house to between 16 and 23m. The proposed house would be accessed by a vehicular access from Pennine Grove at the westerly side of the site. The access and parking arrangements for the existing house would be unaltered. Three car parking spaces are indicated for the proposed new dwelling.

Proposed elevations



The proposed house would be constructed with brickwork to the walls and natural slate to the roof.

**Relevant Policies:**

Burnley's Local Plan (July 2018)

- SP1 – Achieving sustainable development
- SP2 – Housing requirement 2012-2032
- SP4 – Development strategy
- SP5 – Development quality and sustainability
- HS4 – Housing developments
- NE1 – Biodiversity and ecological networks
- NE4 – Trees, hedgerows and woodland
- NE5 – Environmental protection
- CC4 – Development and flood risk
- IC1 – Sustainable travel
- IC3 – Car parking standards

The National Planning Policy Framework

**Site History:**

APP/2006/0977 – Proposed kitchen extension and new roof over garage. Approved December 2006.

FUL/2019/0191 - Proposed detached house with new access from Pennine Grove. Refused on 22<sup>nd</sup> October 2019 for the following reason:-

‘The proposed development fails to comply with the minimum spacing standards between habitable rooms and a blank gable contained with Policy HS4 of Burnley's Local Plan (July 2018), the impact of which would be to adversely affect the residential amenities of the occupiers of 26 Pennine Grove`. An appeal was dismissed on 17<sup>th</sup> February 2020.

## **Consultation Responses:**

### LCC Highways

No objections. No details have been provided in respect of surface water drainage of the new drive and a condition should be imposed to ensure details are agreed to avoid surface water running onto the existing highway. Due to the constricted nature of the access to Pennine Grove some consideration should be given to the management of the construction process and additional care taken when the refuse and recycling collection is due. Conditions are recommended relating to wheel washing facilities during construction, the setting back of any gateposts, engineering, drainage and constructional details of the proposed access, and a construction method statement.

### United Utilities

No comments have been received in respect of this application but United Utilities previously commented that 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.

### Coal Authority

The application site falls within the defined Development High Risk Area where there are coal mining features and hazards which need to be considered in relation to the determination of this application. The Coal Authority records indicate likely unrecorded coal mining at shallow depth beneath the application site, indicated by an outcropping shallow coal seam. The applicant has submitted a Coal Mining Risk Assessment which contains appropriate and up to date information, including an intrusive site investigation close to this site that suggests in that case that the shallow coal seam poses a low risk to the development. The Coal Authority accepts the professional judgement of the competent author of the Coal Mining Risk Assessment that there is a negligible risk to the proposed development and concludes that it has no objection to this application. It notes, however, that further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

### Environmental Health (land contamination)

Recommend a condition to require gas protection measures to be incorporated into the design and to require a validation report to indicate that the measures have been implemented and the site is suitable for its intended use.

### Publicity

Six letters of objection have been received from four properties at Pennine Grove/Higham Road. A tree report by GM Tree Consultants has also been received on behalf of the adjoining neighbour at 26 Pennine Grove which is referred to separately. The main points of objection are summarised below:

- Concern that the junction of Pennine Grove and Higham Road will have more parked cars during and after build, where parked vehicles already obscure visibility and have caused near misses
- More cars may lead to accidents at this junction
- Pennine Grove is only wide enough for one vehicle, especially on the blind bend near the proposed new driveway
- Insufficient parking for new dwelling
- Back garden is greenfield land
- Not in keeping with the current cul-de-sac or open plan layout

- Does not respect the existing street layout, scale and massing which is spacious plots at some distance from neighbours
- Impact on privacy
- Proposed house is higher and closer to the boundary with no. 16 Higham Road than previously and would impact on the privacy and outlook of this property
- Does not allow for good use of daylight being next to the A6068 embankment
- Impact on two oak trees at the site entrance which are protected by a Tree Preservation Order. A tree consultant concludes that the development would compromise the roots and future of the trees
- Affect on the site's drainage with greater amount of non-permeable surfacing and risk of flooding on adjoining property and road from water run-off
- Loss of trees within the site
- Insufficient room for building contractors without impacting on neighbours

GM Tree Consultant (on behalf of neighbour): In respect of T9 (protected oak tree within the more central area of the front garden at 26 Pennine Grove) – if the tree protection systems are implemented, this will mitigate the risk to this tree.

In respect of T11 (the protected oak tree at the front edge of the garden at 26 Pennine Grove), there is concern over how the rooting area will be protected during the construction process, primarily due to the change in ground levels to form the new access.

### **Planning and Environmental Considerations:**

#### Principle of proposal

The site falls within the urban boundary as defined by the Policies Map of Burnley's Local Plan. Policy SP4 identifies Padiham as a key service centre where it is expected that large scale, major and a variety of sites will deliver a comprehensive range of choice of types and tenures of housing. In addition to allocated sites, Policy SP4 states that new development will be supported within Development Boundaries where it is an appropriate type and scale and where, amongst other things, it makes efficient use of land and buildings. Residential gardens are defined by the National Planning Policy Framework as greenfield rather than brownfield which gives no advantage to their development but also does not protect sites where they fall within the urban boundary. The site is accessible to local facilities in Padiham by car, a bus service and by cycle. The proposal would in principle therefore comply with Policy SP4 subject to further considerations relating to the character of the residential area, its impact on residential amenity and, and on highway safety.

#### Impact on the character of the residential area

Policy HS4 states that new housing should be high quality in its construction and design in accordance with Policy SP5 which requires development to respect locally characteristic street layouts, scale and massing, as well as have regard to landscaping and high quality materials appropriate to the site's context.

The proposed house would be in scale with other properties on Higham Road and would be viewed at a distance from the edge of Pennine Grove. Its visual impact would therefore be limited from this perspective. The view of the site from Barrowford Road would be screened by existing trees and vegetation.



Barrowford Road



Pennine Grove



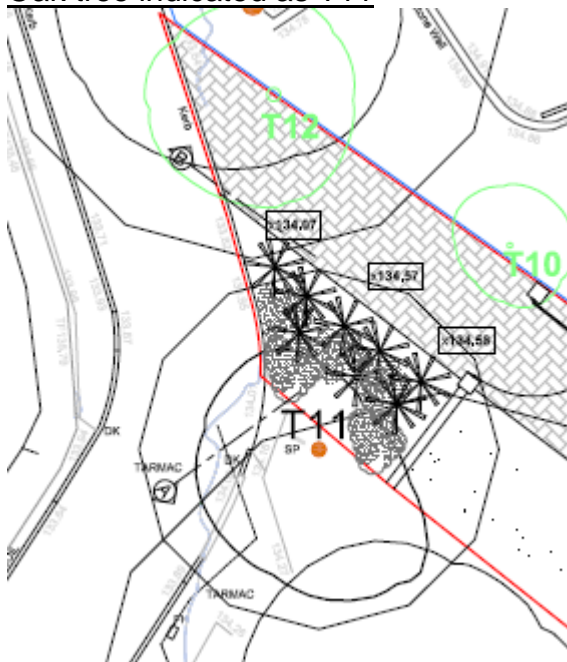
The development would be largely contained within the site and would respect the scale and massing of the surrounding properties which are individually designed.

There would be some loss of garden trees but these are unprotected and would not affect the larger trees towards the rear boundary of the site which contribute to the green corridor along the A6068.

The Burnley (26 Pennine Grove, Padiham) Tree Preservation Order protects two adjacent oak trees within the front garden of this adjacent property. The oak tree that is potentially most affected is close to the proposed new access.

The applicant has amended the plans to provide more spacing between the oak tree and the new driveway. This together with a transition ramp would protect the roots and avoid compaction of the soils.

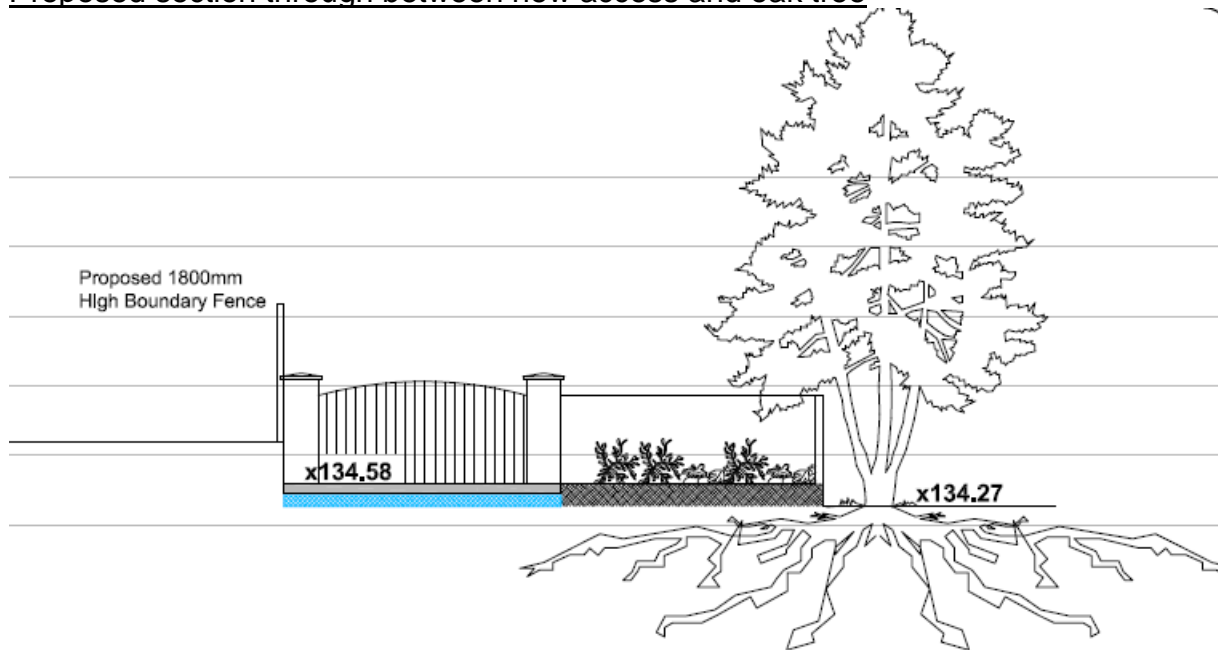
Oak tree indicated as T11



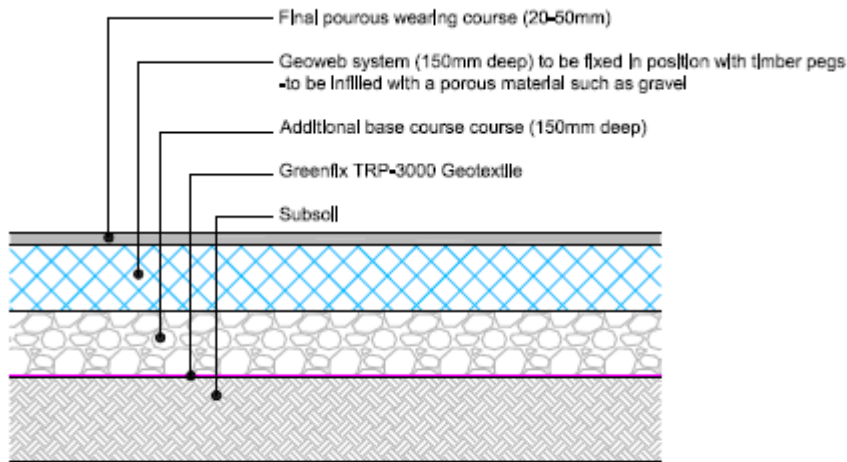
Oak tree T11



Proposed section through between new access and oak tree



The shaded blue area across the proposed access would be treated with a geoweb system which is 150mm deep under a porous wearing course and a geotextile membrane between the subsoil and a base course level.



Typical Construction Detail (1:10)

The transitional ramp would be constructed using a gradient of 1 in 8 which should avoid the roots of the oak tree which are normally located within the top 600mm. The Council's tree officer has viewed the tree and the amended proposals and considers that although the driveway encroaches slightly into the crown spread, any risks to the tree are minimal, and the Geoweb should protect the roots against any excess compaction.

A condition is recommended to ensure the proposed access is constructed in accordance with the submitted details.

The impact of the proposal on the character and appearance of this established residential area would be acceptable and would comply with Policies HS4 and SP5.

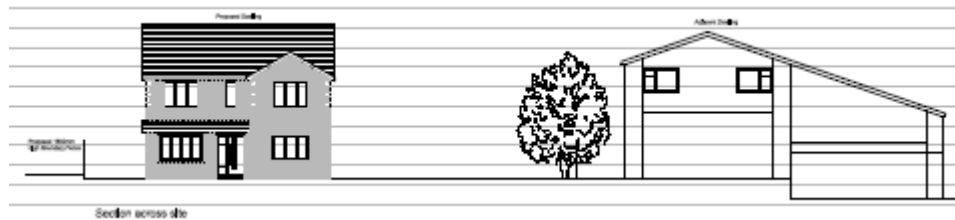
### Impact on residential amenities

Policies HS4 and SP5 seek to protect the amenities of existing occupants and future occupiers of development. Policy SP4 also states that new development will be supported within Development Boundaries where, amongst other things, it would not have an unacceptably detrimental impact on residential amenity or other existing land users.

Policy HS4 requires appropriate outlook and privacy distances between habitable rooms; this requires a minimum distance of 20m between habitable windows and 15m between a blank elevation and habitable windows.

The proposed house is a new design and siting since the previous application which was refused due to its close proximity to habitable windows in the side facing elevation of the adjacent house at 26 Pennine Grove.

### Relationship between proposed house and 26 Pennine Grove



The proposed house is sited closer to its boundary with 16 Higham Road with blank side elevations to each side. The distance between the windows in the side elevation at 26 Pennine Grove and the proposed house is 15m which is sufficient to protect the outlook from this property and complies with Policy HS4. The opposite side elevation is at an oblique angle to its boundary with the rear garden at 16 Higham Road with a gap of 3.5m at its nearest front corner which reduces to 0.9m at its back corner. Trees and vegetation screen the boundary between properties, with a distance between the proposed house and no. 16 Higham Road of approximately 26m. The spacing between the neighbouring properties and also between the new and existing house at 14 Higham Road is adequate to maintain adequate levels of privacy, outlook and daylight/sunlight.

The impact of the proposal on the residential amenities of residents is therefore acceptable and would not conflict with Policies HS4 or SP5.

### Impact on highway safety

Policy IC1 seeks to ensure that development is provided with safe and convenient access. The proposed access would have adequate visibility for drivers. Whilst Pennine Grove is narrow, there is sufficient visibility to allow cars to pass carefully, particularly where traffic speeds would be low. LCC Highways has no objections to the proposed access and recommends conditions which should be imposed. This also includes a condition to prevent surface water running from the driveway onto Pennine Grove.

Policy IC3 sets out the car parking standards for development, requiring three car parking spaces for a 4no. bedroom dwelling. Adequate off-street parking is provided to comply with this requirement. Retained parking for the existing property would also

be adequate. A condition is recommended to require a Construction Method Statement to ensure that traffic disturbance and effects on amenity and refuse collections are minimised during the construction period.

The proposal would not therefore significantly affect highway safety or parking provision and would comply with Policies IC1 and IC3.

#### Other issues

A condition is required to require a validation report following gas protection measures.

#### Conclusion

The proposal would provide a new dwelling within the urban boundary and complies with Policy SP4 and other development plan policies. Concerns raised by neighbours have been addressed by the applicant and the proposal would not significantly affect the character of the area or amenities and would protect adjacent protected trees. The proposal would comply with the development plan and there are no material considerations which outweigh this finding.

#### **Recommendation: Approve**

Conditions and reasons:

1. The development must be begun within three years of the date of this decision.

Reason: 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. The development hereby permitted shall be carried out in accordance with the approved plans listed on this notice below.

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

3. Prior to construction work commencing on the approved dwellings, details and representative samples of the external materials of construction to be used on the walls and roof of the development 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.

Reason: To ensure a satisfactory appearance to the development, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).

4. 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;
- v) measures to control the emission of dust and dirt during construction;

- vi) wheel washing facilities;
- vii) details of working hour; and,
- viii) contact details for the site manager.

Reason: To ensure that the safety and amenities of other residents on Pennine Grove and Higham Road are satisfactorily and disturbance is minimised, in accordance with Policies NE5 and IC1 of Burnley's Local Plan (July 2018). The Construction Management Plan is required prior to the commencement of development to ensure that the measures contained therein can be carried out at the appropriate phases of the construction period.

5. 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 other than between 08:00 and 18:00 hours Monday to Friday and between 08:00 and 13:00 hours on Saturdays.

Reason: To protect the amenities of local residents, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).

6. Prior to the commencement of built development, a scheme of landscaping which shall include indications of all existing trees and hedges on the land and details of those to be retained, as well replacement tree planting where applicable, and details of hard and soft landscaping works to include schedules of plants, species, plant sizes and proposed numbers/ densities where appropriate, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the site and its surroundings, in accordance with Policies HS4 and SP5 of the Burnley's Local Plan (July 2018).

7. 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 dwelling 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, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).

8. The construction of the approved driveway shall only be carried out in accordance with the submitted plans and details of a transition ramp and geoweb system.

Reason: To ensure the long term health of an oak tree that is protected by a Tree Preservation Order and contributes to the quality of the residential environment at Pennine Grove, in accordance with Policies NE4 and SP5 of Burnley's Local Plan (July 2018).

9. No development shall be commenced until a scheme for the means of protecting the trees indicated to be retained on and adjacent to the site, which shall be in accordance with BS 5837 (2012) and include 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.

Reason: To ensure adequate protection for the long term health of trees on and adjacent to the site which should be retained in the interests of the visual amenities of the site and its surroundings, in accordance with Policy NE4 of Burnley's Local Plan (July 2018). The details are required prior to the commencement of development to ensure that provision can be made for their implementation at the appropriate stage of the development process.

10. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety, in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

11. No development shall be commenced until full engineering, drainage and constructional details of the proposed access have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be constructed and completed in accordance with the approved details prior to the first occupation of the approved dwelling.

Reason: To ensure a satisfactory form of access and to ensure the drainage design prevents run-off over the adjoining highway (Pennine Grove), in accordance with Policy IC1 of Burnley's Local Plan (July 2018). The details are required prior to the commencement of development to ensure that provision can be made for their implementation at the appropriate stage of the development process.

12. Prior to the erection of any boundary treatment or the first occupation of the approved dwelling, boundary treatment shall be constructed in accordance with details which shall be previously submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall thereafter be retained at all times.

Reason: To ensure a satisfactory appearance to the edges of the development and to safeguard neighbouring residential amenities, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).

13. Prior to the commencement of development, details of gas protection measures to be incorporated into the design of the scheme in accordance with the recommendations of the submitted Coal Mining Risk Assessment (prepared by Worms Eye, dated 17 April 2019) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be carried out and completed during the construction of the approved dwelling and a Validation report shall be submitted to and approved in writing by the Local Planning Authority to verify that the approved measures have been implemented prior to its first occupation.

Reason: To cater for a risk from coal mining gas, as identified in the Coal Mining Risk Assessment submitted with the application, to ensure that the site is suitable for its intended use, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).

14. The approved dwelling shall not be first occupied until its associated off-street parking provision has been constructed, surfaced and is available for use as indicated on the approved plans. The approved car parking spaces shall thereafter be retained at all times.

Reason: To ensure adequate off-street parking to meet the needs of the development, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).

15. The approved dwelling shall not be first occupied until its associated refuse and recycling storage has been provided and is available for use in accordance with the details as indicated on the approved plans. The refuse and recycling storage facilities shall thereafter be retained as approved at all times.

Reason: To ensure adequate refuse and recycling storage for the approved dwellings in order to cater for the needs of the development and to protect the visual amenities of the area, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

16. The development shall be constructed in accordance with the recommendations of the submitted Noise Assessment (Report no. 101971, prepared by Miller Goodall, dated 19 December 2018). The approved dwelling shall not be first occupied until the recommendations have been carried out and completed.

Reason: To mitigate against the potential traffic noise from the A6068 on the residential amenities of future occupiers of the development, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

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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**

6<sup>th</sup> August 2020

Housing and Development

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## List of Delegated Decisions

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
APP/2018/0552	Mr Mohammed Tabassum	Land Off Oswald Street Burnley Lancashire BB12 0BY	Proposed change of use of the land to Muslim Burial Ground, together with works to provide access road, car park and footpaths	Refuse	24th July 2020
COU/2019/0482	Mr Sharaf Perviaz	20 Ridge Row Ridge Avenue Burnley Lancashire BB10 3JE	Proposed change of use of ground floor from A1 (retail) to A5 (hot food takeaway)	Refuse	15th July 2020
FUL/2020/0054	Mr Laurence Daw	Newtown Mill Queens Lancashire Way Burnley Lancashire BB10 2HF	Replacement of Asbestos Roof and New Entrance Areas.	Approve with Conditions	8th July 2020
HOU/2020/0091	Mr Keiron Brown	162 Brownside Road Worsthorne-with-hurstwood Lancashire BB10 3JP	Raise the existing walls/roof 1.5 metres and provide extension to rear	Approve with Conditions	8th July 2020
PAA3/2020/0163	C/o Agent	66 St Jamess Street Burnley Lancashire BB11 1NH	Proposed change of use from A1 to A3	Permitted Development	20th July 2020

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
TPO/2020/0162	Mr Craig Fort	7 Fountain Close Padiham Lancashire BB12 8SA	Application to fell one ash tree and one Birch tree ( T3 and T4) protected by the Burnley (Land at former Technical College, Burnley Road, Padiham) Tree Preservation Order 1999.	Refuse	8th July 2020
FUL/2020/0122	Mr Steven Roberts	Asda Stores Ltd Princess Way Burnley Lancashire BB12 0EQ	Reconfiguration of existing storage areas including the erection of an extension and canopy together with the relocation of the existing click & collect facility with new branding/format.	Approve with Conditions	8th July 2020
HOU/2020/0194	Mr John Zoth	181 Coal Clough Lane Burnley Lancashire BB11 4NJ	Proposed first floor extension	Approve with Conditions	21st July 2020
PAH/2020/0248	Mrs R Akhtar	2 Bright Street Burnley Lancashire BB10 1RR	REMOVAL OF EXISTING EXTERNAL WALL TO EXTEND THE KITCHEN AND MINOR INTERNAL RECONFIGURATION, WITH FLAT ROOF OVER AND LANTERN. (to extend 2.424m externally beyond the rear wall, height of the extension to eaves is 3.218m and maximum overall height 3.218m)	Prior Approval refused	23rd July 2020
FUL/2020/0211	Ms Faith Brewer	Unit 2 Queens Lancashire Way Burnley Lancashire BB11 1HA	Installation of Ventilation Louvres and external air-Conditioning units within secure enclosure.	Approve with Conditions	17th July 2020

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