



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 10th June, 2021 at 6.30 pm

PRESENT

MEMBERS

Councillors S Chaudhary (Chair), A Kelly (Vice-Chair), G Birtwistle, F Cant, P Chamberlain, S Cunliffe, S Graham, J Harbour, A Hosker, J Inckle and M Ishtiaq

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Alec Hickey	– Planning Team Manager
Janet Filbin	– Principal Planner
Alison McEwan	– Democracy Officer
Amanda Rumbelow	– Property Solicitor

1. Apologies

Apologies for absence were received from Cllrs Hall, Ingham and Mottershead.

2. Minutes

The Minutes of the last meeting held on ***** were approved as a correct record and signed by the Chair.

3. 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 Brian Sumner – HOU/2021/0006- Kenmuir
Cllr Shah Hussain- HOU/2021/0006 - Kenmuir

RESOLVED

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

4. HOU/2021/0006 - Kenmuir Burnley Road Briercliffe

Town and Country Planning Act 1990 Proposed three storey side extension, rear dormer and internal alterations. Kenmuir Burnley Road Briercliffe BB10 2JJ

Applicant: Mr Mohammed Ali

Agent: Mr Brian Sumner

Decision: The application was refused for the following reason:

By virtue of its excessive and dominant scale and design, the proposed development would not be subordinate or sympathetic to the character of the existing house or the wider character of the street scene. The proposals would appear as prominent and incongruously large additions which fail to appropriately respect the existing proportions and appearance. The application therefore conflicts with Policies HS5a) and b) and SP5(2)a) of the Burnley Local Plan (July 2018) and the NPPF.

5. FUL/2020/0349 and LBC/2020/0499 - 66-68 Bank Parade Burnley

FUL/2020/0349 Town and Country Planning Act 1990 - Conversion of offices to House in Multiple Occupation with 19 bedrooms, including external alterations and;

LBC/2020/0499 Planning (Listed Building and Conservation Areas) Act 1990 Internal and external alterations to convert offices to House in Multiple Occupation with 19 bedrooms At 66-68 Bank Parade Burnley Lancashire BB11 1TS

Applicant: Mr G Kay, Kay and Sons

Decision: That the applications be granted subject to the following conditions:

Conditions and Reasons for FUL/2020/0349

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 listed on this notice below.

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

3. The approved House in Multiple Occupation (HMO) shall have no more than 19 bedrooms and occupied as single rooms only.

Reason: To ensure the satisfactory implementation of the proposal, to ensure an adequate level of amenity for occupants in respect of space, facilities and car parking/cycle parking provision, in accordance with Policies SP5 and IC3 of Burnley's Local Plan (July 2018).

4. No part of the approved House in Multiple Occupation shall be first occupied until a minimum of 13no. cycle lockers in a secure enclosure have been installed and made available for use by

occupiers, in accordance with details which shall be first submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall thereafter be retained and available for use by occupiers of the approved development in perpetuity.

Reason: To encourage the use of cycles as a sustainable mode of transport, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).

5. No part of the approved House in Multiple Occupation shall be first occupied until the car parking spaces as indicated on the approved plans, including a space suitable for disabled use, have been surfaced, marked out and made available for use by occupiers of the approved development only. The approved car parking spaces shall be retained and available for use only by occupiers of the approved development in perpetuity.

Reason: To ensure a degree of on site car parking is available for occupiers of the development, in order to minimise pressure on on-street parking, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).

6. No part of the approved House in Multiple Occupation shall be first occupied until refuse/recycling storage facilities have been provided in a secure area of the courtyard, as indicated on the approved plans. The refuse/recycling storage facilities shall thereafter be retained in perpetuity.

Reason: To ensure adequate provision for the tidy storage of waste, in the interests of residential amenities, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

7. Deliveries to the site during the construction period shall not be permitted or accepted other than between the hours of 9.30am and 2.30pm Monday to Friday.

Reason: To avoid peak traffic on the surrounding highway network, in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

8. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for the following:

- a. The parking of vehicles of site operatives and visitors;
- b. The loading and unloading of plant and materials;
- c. The storage of plant and materials used in constructing the development ;
- d. The erection and maintenance of security hoarding ;
- e. Measures to control the emission of dust and dirt during construction;
- f. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- g. Details of working hours; and,
- h. Routing of delivery vehicles to/from site.

The approved Construction Method Statement shall be implemented and adhered to throughout the construction period until the completion of the development.

Reason: - In the interests of the safe operation of the public highway and public amenity, in accordance with Policies IC1 and NE5 of Burnley's Local Plan (July 2018). The Construction Method Statement is required prior to the commencement of development in order that the agreed measures are put in place at the appropriate stage for the purposes that they are intended.

9. No works to the application buildings, including any clearance, demolition or preparation works shall take place 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 be first submitted to and agreed in writing by the Local Planning Authority. The programme of works shall comprise the creation of a photographic record of the buildings as set out in the 'Understanding Historic Buildings' (Historic England, 2016) and shall be carried out by an appropriately qualified person. A digital copy of the report and photographs shall be placed in the Lancashire Historic Environment Record prior to any part of the approved development being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site, in accordance with Policy HE2 of Burnley's Local Plan (July 2018). The programme of building and recording is required prior to the commencement of any demolition or works in order that a proper and full recording can be made.

Conditions & Reasons for LBC/2020/0499: Listed Building Consent

1. The works shall start within three years of the date of this consent.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed on this notice below.

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

3. The external and internal works to the buildings shall be carried out as specified in the supporting Planning and Heritage Assessment.

Reason: To ensure the satisfactory implementation of the proposal, to protect the fabric and special interest of these Grade II listed buildings, in accordance with Policy HE2 of Burnley's Local Plan (July 2018).

4. No works to the application buildings, including any clearance, demolition or preparation works shall take place 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 be first submitted to and agreed in writing by the Local Planning Authority. The programme of works shall comprise the creation of a photographic record of the buildings as set out in the 'Understanding Historic Buildings' (Historic England, 2016) and shall be carried out by an appropriately qualified person. A digital copy of the report and photographs shall be placed in the Lancashire Historic Environment Record prior to any part of the approved development being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site, in accordance with Policy HE2 of Burnley's Local Plan (July 2018). The programme of building and recording is required prior to the commencement of any demolition or works in order that a proper and full recording can be made.

6. HOU/2021/0176 - 4 Park Avenue Burnley

HOU/2021/0176 Town and Country Planning Act 1990 Single storey side and rear extension 4 Park Avenue Burnley Lancashire BB11 4RH

Applicant: Mr Jai Redman

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

Conditions & 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 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 approved drawings 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 Policy SP5 of Burnley's Local Plan (July 2018).

7. Decisions taken under the Scheme of Delegation

Members noted the list of delegated items.

8. Thanks

The Chair and Committee Members thanked Amanda Rumbelow for her work with the Committee during her time at Burnley Council, and wished her well for her new post.