

# DEVELOPMENT CONTROL COMMITTEE

Thursday, 10th June, 2021

6.30 pm

in the

COUNCIL CHAMBER

TOWN HALL

BURNLEY



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# DEVELOPMENT CONTROL COMMITTEE

## COUNCIL CHAMBER, TOWN HALL, BURNLEY

Thursday, 10th June, 2021 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 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.

### A G E N D A

**1. Apologies**

To receive any apologies for absence.

**2. Minutes**

5 - 20

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.

**6. List of Deposited Plans and Applications**

21 - 22

To consider reports on planning applications for development permission:

a)	<b>HOU/2021/0006 - Kenmuir Burnley Road Briercliffe</b>	23 - 30
b)	<b>FUL/2020/0349 and LBC/2020/0499 - 66-68 Bank Parade Burnley</b>	31 - 42
c)	<b>HOU/2021/0176 - 4 Park Avenue Burnley</b>	43 - 50
<b>7.</b>	<b>Decisions taken under the Scheme of Delegation</b>	<b>51 - 68</b>

To receive for information a list of delegated decisions taken since the last meeting.

**MEMBERSHIP OF COMMITTEE**

Councillor Saeed Chaudhary (Chair)	Councillor John Harbour
Councillor Anne Kelly (Vice-Chair)	Councillor Alan Hosker
Councillor Gordon Birtwistle	Councillor Jacqueline Inckle
Councillor Frank Cant	Councillor Karen Ingham
Councillor Phil Chamberlain	Councillor Mohammed Ishtiaq
Councillor Scott Cunliffe	Councillor Neil Mottershead
Councillor Sue Graham	Councillor Mark Payne
Councillor Sarah Hall	Councillor Ann Royle

**PUBLISHED**

Wednesday, 2 June 2021

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## DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 29th April, 2021 at 6.30 pm

### PRESENT

### MEMBERS

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

### OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Alec Hickey	– Planning Team Manager
Janet Filbin	– Principal Planner
Erika Eden-Porter	– Principal Planner
Chris Gay (host)	– Governance Manager
Imelda Grady	– Democracy Officer
Amanda Rumbelow	– Property Solicitor
Paul Barlow (stream)	– Graphic Designer

#### 121. Apologies

No apologies had been received.

#### 122. Minutes of the previous remote meeting held on Thursday, 25th March 2021

The Minutes of the previous remote meeting held on Thursday, 25<sup>th</sup> March 2021 were approved as a correct record.

#### 123. Additional Items of Business

There were no additional items of business.

#### 124. Declaration of Interest

There were no declarations of interest.

## 125. Exclusion of the Public

There were no items requiring the public to be excluded from the meeting.

## 126. List of Deposited Plans and Applications

The following members of the public attended the meeting and addressed the Committee under the Right to Speak Policy:

Application Reference	Location	Speaker
<b>FUL/2020/0210</b>	63 Rosegrove Lane, Burnley	<b>Noel Anderson</b> (for)
<b>FUL/2020/0612</b>	Land off Richmond Avenue, Burnley	<b>Stuart Booth</b> (for)
<b>COU/2021/0041</b>	<b>60 Church Street, Briercliffe, Lancashire</b>	<b>Colin Jones</b> (for)
<b>FUL/2020/0447</b>	Land at Hameldon Road, Hapton, Burnley	<b>Steven Hartley</b> (for)
<b>FUL/2020/0567</b>	<b>Land at Westway, Burnley</b>	<b>Brian Sumner</b> (for)
<b>FUL/2020/0567</b>	Tesco Express, Burnley	<b>Michael Sproston</b> (against) <b>Daniel Botten</b> (for)

## 127. HOU/2021/0023 - 5 Rossall Close, Hapton, Lancashire

**Town and Country Planning Act 1990 Erection of a double storey side extension 5 Rossall Close Hapton Lancashire Hapton**

**APPLICANT: Mr Crook**

**AGENT: Mr McGregor**

**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 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).

**128. HOU/2021/0087 - 50 Aspen Drive, Burnley, Lancashire**

**Town and Country Planning Act 1990 First floor side extension above garage. Demolish conservatory to rear and build single storey extension 50 Aspen Drive Burnley Lancashire**

**Applicant: Mr Earnshaw**

**Agent: Mr Wilson**

**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 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).

**129. FUL/2020/0210 - Junction Hotel, 63 Rosegrove Lane, Burnley**

**Proposed building of an additional dwelling attached to the former Junction Hotel JUNCTION HOTEL 63 ROSEGROVE LANE BURNLEY**

**Agent: Hindley Designs**

**Applicant: ALB Properties**

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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 not be carried out other than to the approved drawings and the specifications as indicated thereon except where modified by the conditions of this consent. The approved drawings are: Proposed Site and Parking Plan Rev B (1:200 Scale); Proposed Elevations 1 of 2 Rev B (1:100 Scale); Proposed Elevations 2 of 2 Rev B (1:100 Scale); Proposed Ground Floor Plan Rev C (1:50 Scale); and Proposed First Floor Plan Rev B (1:50 Scale) received 11 February 2021.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order), there shall be no more than one bedroom in the development hereby approved at any point without the express permission in writing of the council.

Reason: To ensure that the parking demand generated by the dwelling hereby approved can be adequately accommodated on site and not to the detriment of highway safety in accordance with Policies IC1 and IC3 of Burnley's Local Plan (July 2018).

4. Prior to the commencement of any development above slab level, 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. All works shall be undertaken strictly in accordance with the details as approved.

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

5. The development hereby approved shall not be 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 at all times.

Reason: To ensure adequate refuse and recycling storage for the approved dwelling 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).

6. The development hereby permitted shall not be commenced until a landfill gas investigation and report which demonstrates that the development can be safely undertaken and occupied has been submitted to the Local Planning Authority. The report shall be prepared by a competent consultant, experienced and specialising in the assessment and evaluation of Landfill Gas migration. The investigation report shall:



- i) Describe the methodology, techniques and equipment and circumstances of the survey and set out final conclusions and recommendations to the results and findings of tests and investigations.
- ii) Advise on any remedial measures which demonstrate that the development can be safely undertaken and occupied. If remediation measures are recommended as a result of the investigations, these measures shall be incorporated into the development before it is first occupied.

Reason: To ensure that the development can be undertaken and occupied in a safe and secure manner given the proximity of the development to a landfill site which is known to be producing landfill gas, in accordance with policy NE5 of Burnley's adopted Local Plan (July 2018).

7. The development hereby permitted shall not be commenced, including any works of demolition or site clearance, until a Construction Management Plan or Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The Plan/Statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) measures to protect vulnerable road users (pedestrians and cyclists);
  - iv) the erection and maintenance of security hoarding where appropriate;
  - v) wheel washing facilities and measures to control the emission of dust and dirt;
  - vi) details of a scheme for recycling/disposing of waste; vii) delivery and construction working hours; and viii) contact details for the site manager. The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of highway safety in accordance with policies IC3 and SP5 of Burnley's adopted Local Plan (July 2018).

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, stones and debris 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 (July 2018).

9. 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, 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. Deliveries associated with the construction of the development shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: To safeguard the amenities of nearby residents and in the interests of highway safety in accordance with Policies SP5 and IC1 of Burnley's Local Plan (July 2018).

10. The surface water from the driveway hereby approved should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and maintained throughout the lifetime of the development, unless otherwise agreed in writing with the local planning authority.

Reason: To prevent water from discharging onto the public highway in the interests of highway safety in accordance with Policies SP5 and IC1 of Burnley's Local Plan (July 2018).

11. The development hereby approved shall not be occupied until the car/vehicle parking area shown on the approved plans has been completed. The parking area shall thereafter always remain available for parking of vehicles associated with the dwelling. The vehicle parking area must be properly consolidated and surfaced in bound porous materials, and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved and adequate parking provision is retained within the development and to avoid unnecessary parking on the highway to the detriment of highway safety in accordance with Policies SP5 and IC1 of Burnley's Local Plan (July 2018).

12. The development hereby approved shall not be occupied until the footway has been reinstated to full kerb height, where any vehicle crossover are redundant, in accordance with the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: To maintain the proper construction of the highway and in the interest of pedestrian safety in accordance with Policies IC1 of Burnley's Local Plan (July 2018).

13. The development hereby approved shall not be occupied until the surface of the back street leading from the site to its junction with Duncan Street has been suitably upgraded to accommodate frequent vehicle use.

Reason: To ensure appropriate provision for vehicles accessing the parking space hereby approved in accordance with Policy IC3 of Burnley's Local Plan (July 2018).

<b>130. ADV/2021/0117 - Land to the West of Red Lees Road, Cliviger</b>
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**The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Display 4no. flagpoles (5.5m high), two sided `V` board stack sign (5.2m high) and various sales signage (non-illuminated) at temporary sales site Land to the West of Red Lees Road Cliviger Burnley**

**Applicant: Miller Homes Limited (North West)**

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

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. Express consent is granted for the period of five years (from the date of this notice).
7. Any internal source of illumination shall be reduced in intensity if necessary and be maintained at an approved level (see note 5).
8. The approved advertisements shall be removed on or before the removal of the sales office/area at the site.

Reasons:

- 1 - 5 Required to be imposed by the Town and Country Planning (Control of Advertisement) Regulations 2007.
6. Imposed by Regulation 14 (7) (a).
7. To avoid glare, dazzle or distraction to passing motorists.
8. In the interests of visual amenities

**131. FUL/2020/0612 - Land Off Richmond Avenue, Burnley**

**Town and Country Planning Act 1990 Creation of new hardstanding, stable and fence enclosure for equine use Land off Richmond Avenue Burnley Cliviger**

**APPLICANT: Mr Tony Stowell**

**AGENT: Mr Stuart Booth**

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

Reason: To ensure the external appearance of the building and associated works is satisfactory and the development is carried out in accordance with the approved plans.

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

4. The stable building and hardstanding hereby permitted shall be for private use only and shall not be used in connection with any commercial enterprise such as livery stables or riding school.

Reason: For the avoidance of doubt as the more intensive commercial use of the development could be detrimental to the appearance and character of the locality, the amenities of nearby residents or highways safety contrary to policy SP 5 of the adopted Local Plan.

<b>132. COU/2021/0041 - 60 Church Street, Briercliffe, Lancashire</b>
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**Town and Country Planning Act 1990 Change of use from dwelling (Class C3) to children's care home for up to four young people (Class C2) 60 Church Street Briercliffe Lancashire BB10 2HU**

**Applicant: Residential Child Care Community (North West) Ltd**

**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 listed on this notice below.

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

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the approved use shall operate for up to four young

people up to and including 18 years of age only and not for any other use falling within Class C2.

Reason: To ensure the satisfactory implementation of the proposal and in order that any changes within the same use class can be reviewed in terms of the need for car parking and potential impacts on neighbouring properties, in accordance with Policies IC3 and SP5 of Burnley`s Local Plan (July 2018).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting this Order with or without modification), no development shall take place which would otherwise be permitted under Part 3 of Schedule 2 without planning permission first being obtained.

Reason: To ensure the satisfactory implementation of the proposal and in order that any changes can be reviewed in terms of the need for car parking and potential impacts on neighbouring properties, in accordance with Policies IC3 and SP5 of Burnley`s Local Plan (July 2018).

**133. HOU/2021/0053 - 87 Brougham Street, Burnley, Lancashire**

**Town and Country Planning Act 1990 ERECTION OF A SINGLE STOREY REAR EXTENSION 87 Brougham Street, Burnley**

**Applicant: J Hussain**

**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

**134. FUL/2020/0447 - Land at Hameldon Road, Hapton, Burnley**

**Town and Country Planning Act 1990 Agricultural Building Land at Hameldon Road Hapton Burnley Hapton**

**APPLICANT: Mr Frank Owen**

**AGENT: Mr Steven Hartley**

**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 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).

4. For the avoidance of doubt, permission is granted for use of the building hereby approved solely for agricultural purposes (as defined in Section 336(1) of the Town and Country Planning Act 1990).

Reason: Intensification or a change of use may result in harm to the residential amenity of nearby neighbouring properties as well as in the interest of highway safety.

5. 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 mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: 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.

6. No part of the development hereby approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

<b>135. FUL/2020/0567 - Land at Westway, Burnley</b>
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**Town and Country Planning Act 1990 Creation of car park Land At Westway Burnley**

**Applicant : Car Park (Burnley) Ltd, Trafalgar Mill Business Centre**

**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 listed on this notice below.

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

3. The car park shall operate as a private car park only for the parking of up to 20 private cars on a payment in advance mechanism only with a barrier to control entry and departure and shall not at any time be open or available as a public car park. The parking of vehicles is restricted to cars and shall not be occupied by motorhomes or caravans and shall not be used for any other purpose whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason: In order to control the number and type of vehicular movements to and from the site and to ensure the satisfactory implementation of the proposal and to prevent other uses that may be unsuitable on this small site, in accordance with Policies IC1 and SP5 of Burnley's Local Plan (July 2018).

4. The approved 20 space car park inclusive of two disabled parking spaces, shall be constructed, drained and hard surfaced in tarmacadam unless alternative surfacing materials are previously agreed in writing by the Local Planning Authority, and marked out in accordance with the approved plans, prior to being first open for use.

Reason: To ensure a satisfactory bound and drained surface and to ensure the satisfactory implementation of the proposal, in accordance with Policies IC1 and SP5 of Burnley's Local Plan (July 2018).

5. Prior to the commencement of development, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for tree and hedge planting along the site's boundary with Wilfield Street and tree planting on a bunded edge with Westway, as indicated on the approved plans. The submitted details shall include plant species, numbers and locations of planting, planting heights and methods of cultivation. In respect of the area of landscaping that either falls within the visibility splays of the site access or adjoins the highway, details of the landscaping shall also include a scheme of maintenance.

Reason: To ensure appropriate screening and a satisfactory appearance to the development from Wilfield Street and Westway and to ensure that visibility for users of the highway is not adversely affected, in the interests of visual amenities and highway safety, in accordance with Policies SP5 and IC1 of Burnley's Local Plan (July 2018). The condition is required prior to the commencement of development to

ensure that a suitable landscaping scheme can be implemented promptly at the appropriate stage in the development.

6. 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 excavation of the land and formation of a new surface for a car park; 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 Policy SP5 of Burnley's Local Plan (July 2018).

7. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. No further external lighting shall thereafter be installed.

Reason: To avoid excessive and intrusive lighting , in the interests of residential amenities and highway safety, in accordance with Policies SP5 and IC1 of Burnley's Local Plan (July 2018).

8. Prior to the commencement of development, a scheme for the construction of the site access and the associated off-site works of highway improvement, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in its entirety and completed prior to the approved car park being first brought into use.

Reason: To ensure that the details of the access and highway works are acceptable, in the interests of highway safety, 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 the details are satisfactory and can be implemented at the appropriate stage of the development in the interests of highway safety.

9. Prior to the approved car park being first brought into use, details of the future management and maintenance of the approved private car park shall be submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter only be operated in accordance with the approved management and maintenance details.

Reason: To ensure the satisfactory implementation of the proposal and to ensure the car park is adequately managed and maintained , to safeguard the users of the street and the visual amenities of the locality, in accordance with Policies IC1 and SP5 of Burnley's Local Plan (July 2018).

10. Prior to the commencement of development, details of a surface water drainage scheme, based on sustainable drainage principles, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include measures for dealing with surface water run-off from the landscape bund adjacent to the bus lane at Westway. The approved scheme shall thereafter be implemented and completed in accordance with the approved details prior to any



part of the development being first brought into use. The approved drainage scheme shall be retained in perpetuity.

Reason: To ensure the site is adequately drained and to prevent adverse runoff onto the public highway, in order to reduce the risk of flooding, in accordance with Policies CC4 and CC5 of the Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development above to ensure that acceptable works can be agreed before works start and can then be implemented at an appropriate stage in the development.

11. The proposed boundary treatment indicated on the approved plans, shall be implemented and completed prior to any part of the approved car park being first brought into use. The approved boundary treatment, including the landscaping and fence on the site's boundary with Wilfield Street, shall be retained in perpetuity.

Reason: To ensure a satisfactory appearance to the development in order to protect the visual amenities of the surrounding area and to provide satisfactory screening from adjacent properties in order to safeguard residential amenities, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

12. No part of the approved car park shall be first brought into use unless and until a minimum of two car parking spaces have been fitted with Electric Vehicle Charging points which shall be solely for use by the users of car park. The Electric Vehicle Charging points shall thereafter be retained in perpetuity.

Reason: To encourage the use of electric vehicles in order to reduce emissions and protect the local air quality, in accordance with Policy IC3 of Burnley's Local Plan (July 2018) and the National Planning Policy Framework.

13. 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 avoid the deposit of mud or debris on the public highway, in order to protect highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

14. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The approved Plan / Statement shall provide for the :

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Wheel washing facilities.

- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: - In the interests of the safe operation of the adopted highway during the demolition and construction phases and to ensure that the safety and amenities of occupiers of neighbouring properties are satisfactorily protected, in accordance with Policies NE5 and IC1 of Burnley's Local Plan (July 2018). The Plan/Statement is required prior to the commencement of development to ensure that the measures can be effectively implemented and the development is carried out satisfactorily.

15. 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 1800 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.

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

16. Deliveries of construction materials and removal of existing site materials and waste to and from the development site shall only be permitted and accepted between the hours of 09:30 and 14:30 hours Monday to Friday only and at no other times.

Reason: In order 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).

<p><b>136. FUL/2020/0573 - Tesco Express, Burnley, Lancashire</b></p>
---

**Town and Country Planning Act 1990 Full Planning Permission Proposed Development: Proposal to Install New Modular Extension with Armco barrier and Closed boarded timber fence with gate Site Address: Tesco Express, Burnley, Lancashire, BB10 3JB**

**Applicant Name: Mr Andy Horwood – Tesco  
Agent Name: Mr Daniel Botten – ROK Planning  
Mr Matthew Roe – ROK Planning**

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to 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 materials to be used on the external surfaces of the proposed development as indicated within the application form and on drawing labelled 'Proposed Building Elevation – Job No: 6476 – Drg No: C05 – Revision: #' shall be implemented as indicated unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy SP5 of the Local Plan and the NPPF

3. Prior to commencement of the proposed extension the 3.5m high acoustic fence to the eastern boundary shall first be erected and retained thereafter.

Reason: In the interest of residential amenity.

4. The development hereby permitted shall be carried out in accordance with the following approved plans listed on the notice below.

Reason: To clarify the terms of this consent RH Planning and Compliance Officer

5. Deliveries to the site shall be restricted to take place between the hours of 09.00 and 17.00 Monday to Saturday only and shall not be altered without an application first being submitted to, and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents and to accord with Local Plan Policy SP5 and the NPPF 2019.

### **137. Decisions taken under the Scheme of Delegation**

The Committee received for information a list of decision taken under delegation for the period 17<sup>th</sup> March to 15<sup>th</sup> April 2021

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BURNLEY BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON  
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for  
Committee consideration

10<sup>th</sup> June 2021

Housing and Development

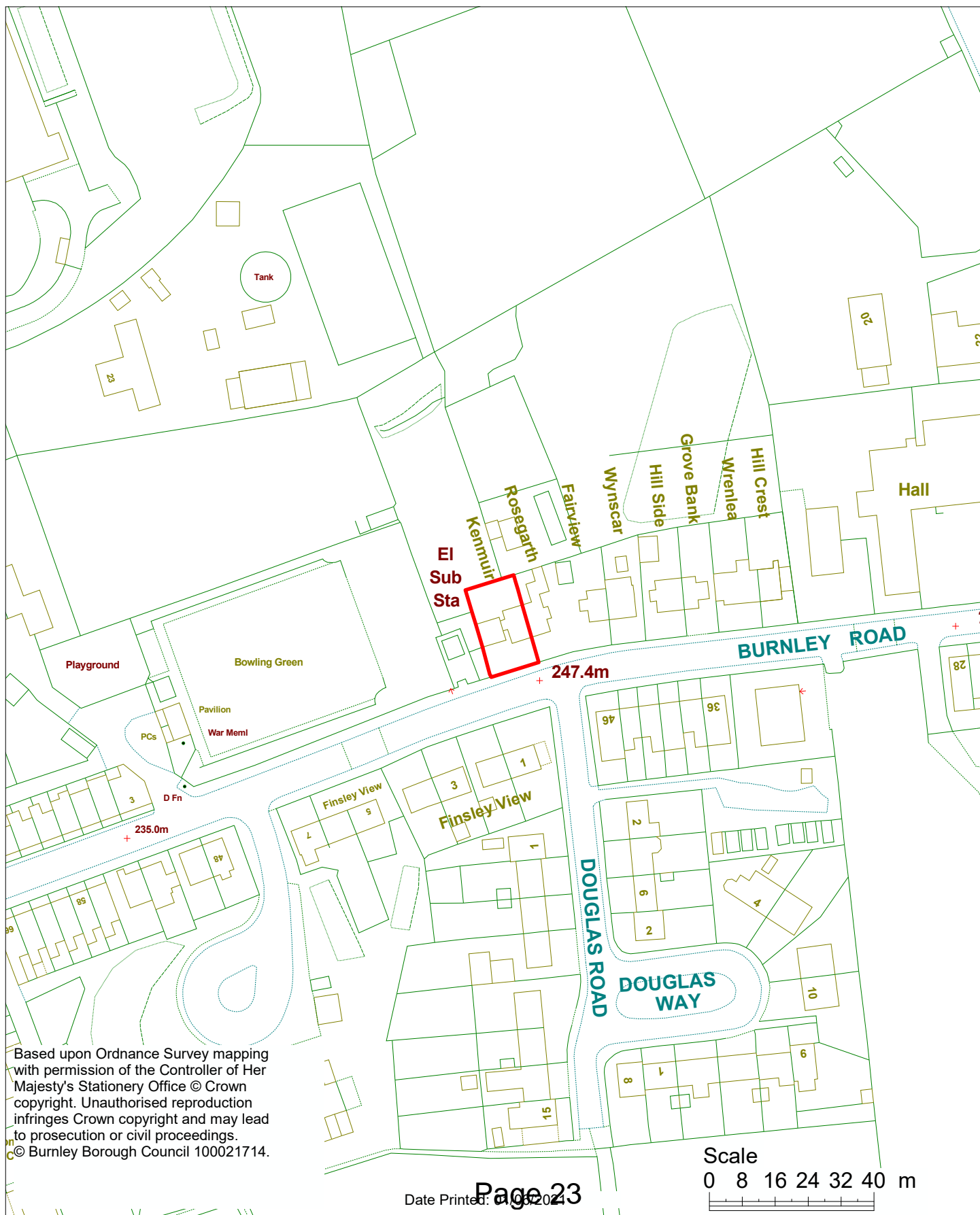
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Location:

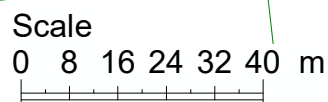


## Kenmuir, Burnley Road, Briercliffe

1:1250



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**Application Recommended for Approval with Conditions**

**HOU/2021/0006**

Town and Country Planning Act 1990

Proposed three storey side extension, rear dormer and internal alterations.

Kenmuir Burnley Road Briercliffe BB10 2JJ

Briercliffe

**Applicant:** Mr Mohammed Ali

**Agent:** Mr Brian Sumner

The application is before the committee following the member call in for the following reason:

*‘The application includes a rear dormer extension which does not have an adverse visual impact. There have been no objections received from any residents. The proposed development will not have an adverse impact on the surrounding area. The applicant has filed revised plans which try and deal with some of the concerns raised by the planning officer’.*

Councillor Lubna Kahn

Councillor Sehrish Lone

Councillor Shah Hussain

**Background:**

The application site is located within the defined development boundary as designated in Burnley’s Local Plan. The site comprises a two-storey semi-detached house from the front/highway Burnley Road and three storeys from the side rear. The semi-detached dwelling is set back from the highway and comprises of a moderate garden plot to the rear/side.

The Burnley Road street scene is in this part characterised by a mixture of semi-detached and terraced dwellings. The site is however one of six properties of the same style to the north side of the road. Two of these have been moderately extended through the introduction of double storey additions to the side.



*Photo 1: Front of Kenmuir (left) and Rosegarth (right)*



*Photo 2: Side of Kenmuir*



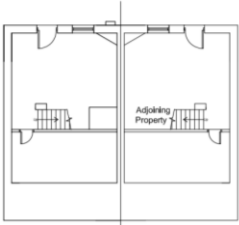
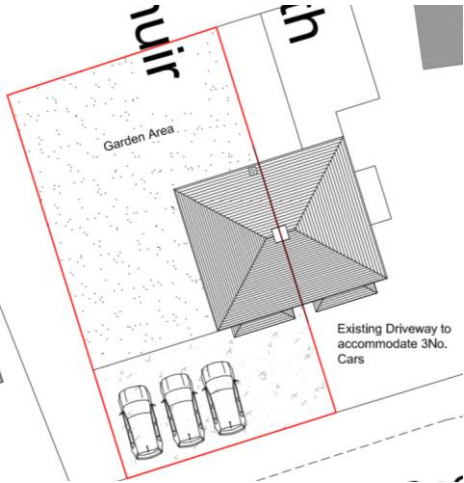
*Photo 3: Rear of Kenmuir*

**Proposal:**

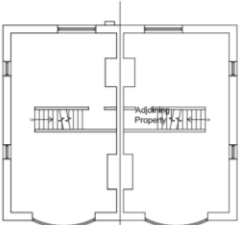
The proposal is a resubmission of a previously refused application (HOU/2020/0275) and further resubmission of (HOU/2020/0493). The application seeks consent for the following development:

- Two/ Three storey side extension measuring approximately 4m by 7.5m with a ridge and eaves height of approximately 7.8m and 65.3m respectively from the front and approximately 10m and 7.6m from the rear.
- Proposed rear dormer measuring approximately 4.4m wide and approximately 3.3m deep with a projection of approximately 2m from the plane of the roof.
- Porch to side measuring approximately 2.2m by 2.2m with a mono pitched roof with a maximum height of approximately 2.9m falling to approximately 2.2m at the eaves.

Plans show



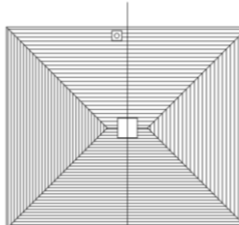
Lower Ground Floor Plan



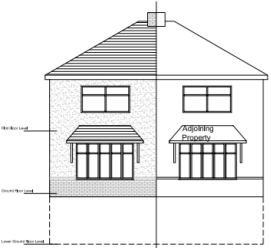
Ground Floor Plan



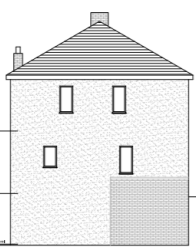
First Floor Plan



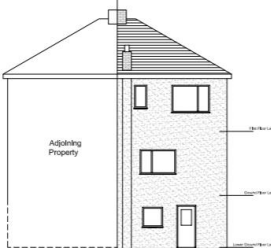
Roof Plan



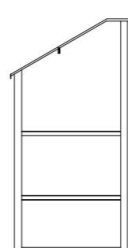
Front Elevation



Side Elevation

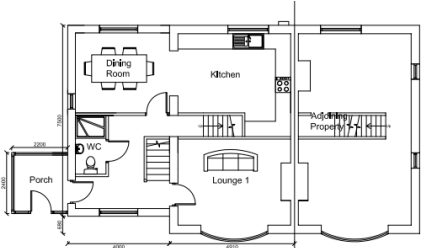


Rear Elevation

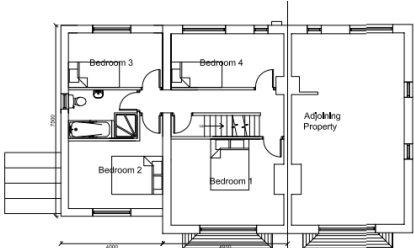


Section

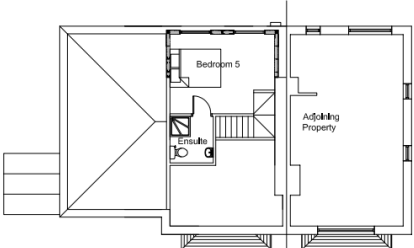
*Existing plan and elevations*



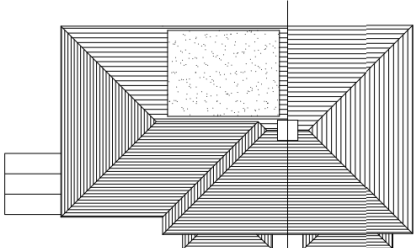
Ground Floor Plan



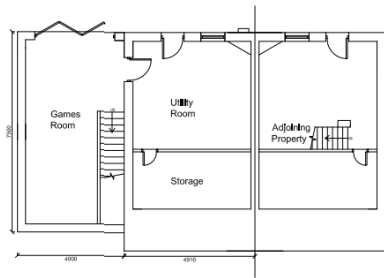
First Floor Plan



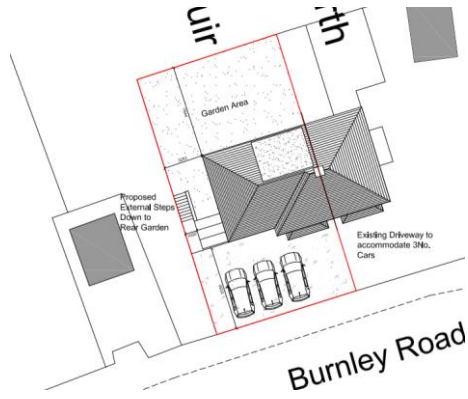
Second Floor Plan



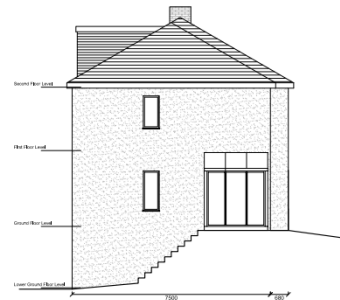
Roof Plan



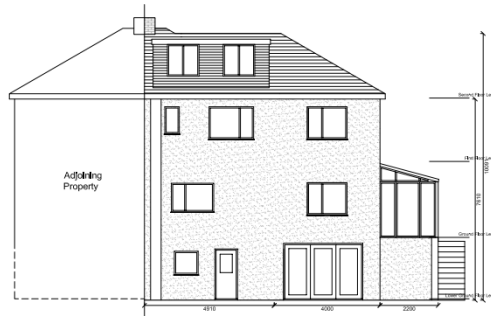
Lower Ground Floor Plan



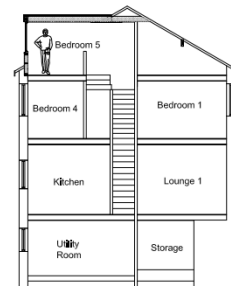
Front Elevation



Side Elevation



Rear Elevation



Section

Proposed plans and elevations

**Relevant Policies:**

Burnley's Local Plan 2018

- HS5 – House Extensions and Alterations
- SP5 – Development Quality and Sustainability

NPPF 2019

**Site History:** None

**Consultation Responses:**

**Neighbours** – 6 letters of objection have been received the following material comments:

- Double the size of the existing property
- Out of keeping
- Highway/ parking concerns
- Overdevelopment

- Overlooking
- Impact on the public footpath

**LCC Highways-** No objections raised subject to conditions.

## **Planning and Environmental Considerations:**

### **The principle of development**

The site is located within the development boundary of the adopted Local Plan, as such policy SP4 states that development will be focused on Burnley and Padiham with development of an appropriate scale.

### **Main issues**

- Impact on the character of the area including design and appearance
- Impact on amenity of neighbours

### Impact on the character of the area

Local Plan policy SP5 sets out requirements for the design quality of all types of development. Policy HS5 further sets out specific requirements for the design of house extensions and alterations:

- 'a) The extension is subordinate to the existing building, to allow the form of the original building to be clearly understood;
- b) The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;
- c) The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by the occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight, using the distances set out in Policy HS4 3)c);
- d) The proposal does not lead to an unacceptable loss of parking, both in curtilage or on street and does not create a danger to pedestrians, cyclist or vehicles; and
- e) The proposal does not lead to an unacceptable loss of useable private amenity space.'

Paragraph 124 of the NPPF states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Whilst the extension is appropriately set back from the principal elevation and as such benefits from a slightly lower ridgeline than the existing house`s apex, the overall scale and massing is nevertheless of concern. Criteria a) above requires extensions to be subordinate and b) requires scale to respect the host building. Policy SP5(2)a) requires all development to respect existing scale and massing.

In this case, whilst it is recognised that the site is of considerable width, the width of the extension exceeds the width of the original house and as such would not comply with the above stated requirements. The scheme would turn a modest two-bedroom semi-detached dwelling into a much larger five-bedroom dwelling, again a further indication of its insensitive and dominant scale.

The inappropriate width is compounded by the design which places two front elevation openings at ground and first floor, contrary to the design found within dwellings of the similar house type within the area. At present the building has only a short ridgeline, whereas the proposal would introduce a lengthy ridgeline and would thereby unbalance the adjoined dwelling. The application has not reduced the scale or massing of the previously refused applications and has in fact increased it with the introduction of the porch to the side.

The rear dormer, owing to its height and box-like form, would dominate the rear roof slope and as such is not considered to represent a good quality design and would not respect the simple architectural roof form of the existing building, contrary to policy HS5 b) above. The placement of the dormer is considered to be incongruity and would be plainly visible from the adjacent public footpath.

With respect to the final two criteria of HS5 above, the amount of parking provision shown and the resulting rear amenity space are both deemed to be acceptable in size. As such the proposal does not conflict these requirements.

Overall, the extension would therefore not be in keeping with the existing scale, form and character and is in conflict with the requirements of Policies SP5 and HS5.

#### Impact on the amenity of neighbours

Policies SP5 and HS5 seek to ensure that development does not result in an unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reasoning of overlooking, lack of privacy or reduction of outlook or daylight.

The only neighbouring property deemed to be materially impacted by the proposal is adjoining Rosegarth. Given that the proposal does not include any extension to the rear, and so no adverse impact on existing outlook or light is identified. The impact concerns the additional overlooking to the rear garden which would arise from the additional bedrooms on the first and second floor. When compared to the existing arrangement the proposal is not considered to be of a significant enough detriment to warrant a refusal.

As such the proposed development is not considered to result in an unacceptable harm to the residential amenity of occupiers within the local area.

#### **Conclusion**

The proposed development is considered to result in significant harm to the character and visual amenity of the host dwellings and local street scene.

**Recommendation:** Refuse for the following reason:

1. 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.

HM  
Assistant Planning Officer

# Part One Plan

Housing & Development  
Town Hall, Manchester Road

Paul Gatrell Head of Housing and Development

# Agenda Item 6b

Ref.

**FUL/2020/0349**

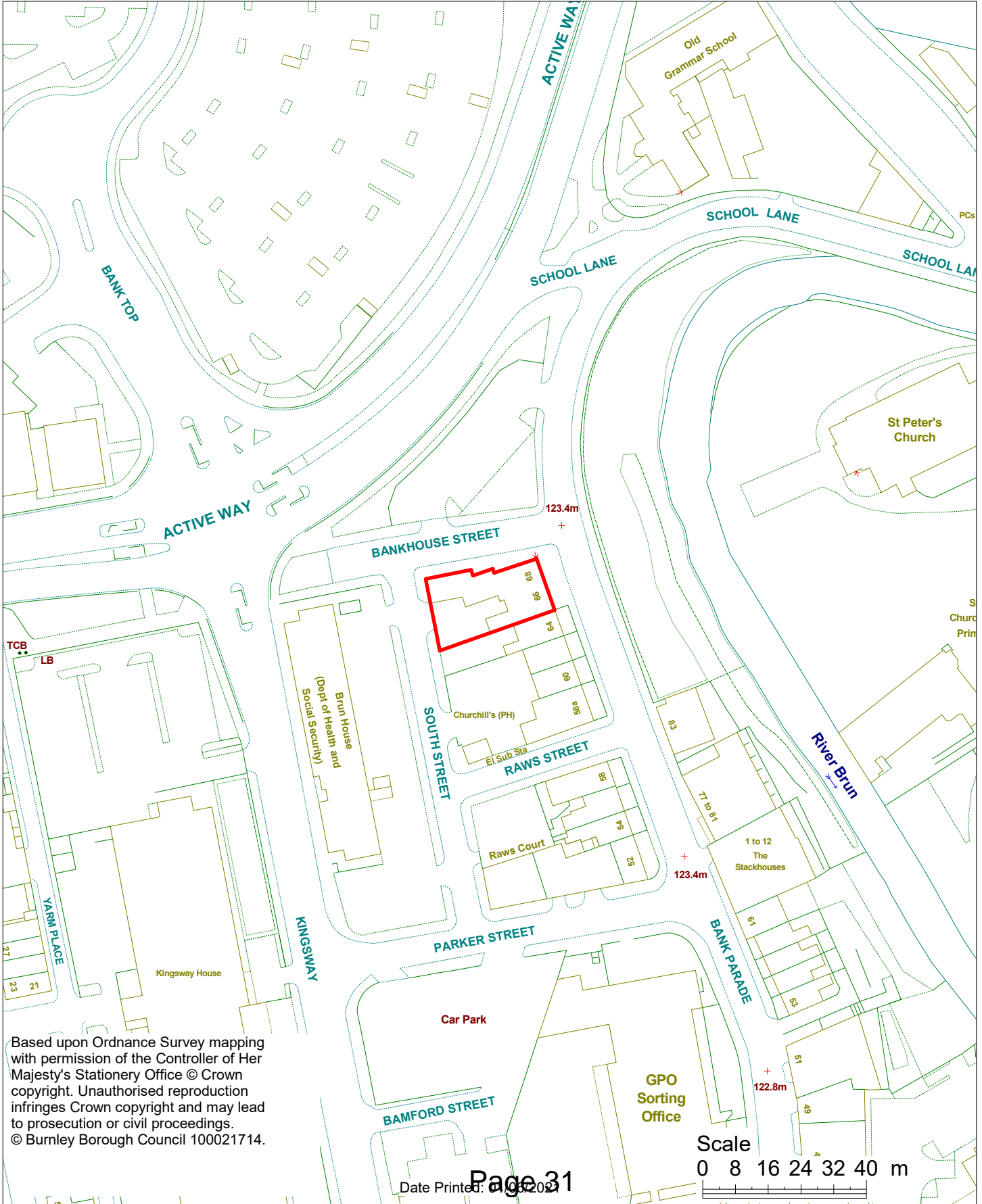
**LBC/2020/0499**

Location:



**66-68 Bank Parade, Burnley**

**1:1250**



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**Application Recommended for Approve with Conditions**

**FUL/2020/0349**

Town and Country Planning Act 1990

Conversion of offices to House in Multiple Occupation with 19 bedrooms, including external alterations

**and;**

**Application Recommended for Approve with Conditions**

**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

Bank Hall Ward

Applicant: Mr G. Kay, Kay and Sons.

**Background:**

Theses applications are being considered by the Committee following the receipt of a neighbour objection.

This prominent two and three storey vacant office building stands at the corner of Bank Parade and Bankhouse Street, with a rear yard entrance from South Street. The buildings which date between 1820-1825 (66-68 Bank Parade) and between 1820-1830 (4-6 Bankhouse Street) are Grade II listed and situated within the Top O`The Town Conservation Area.



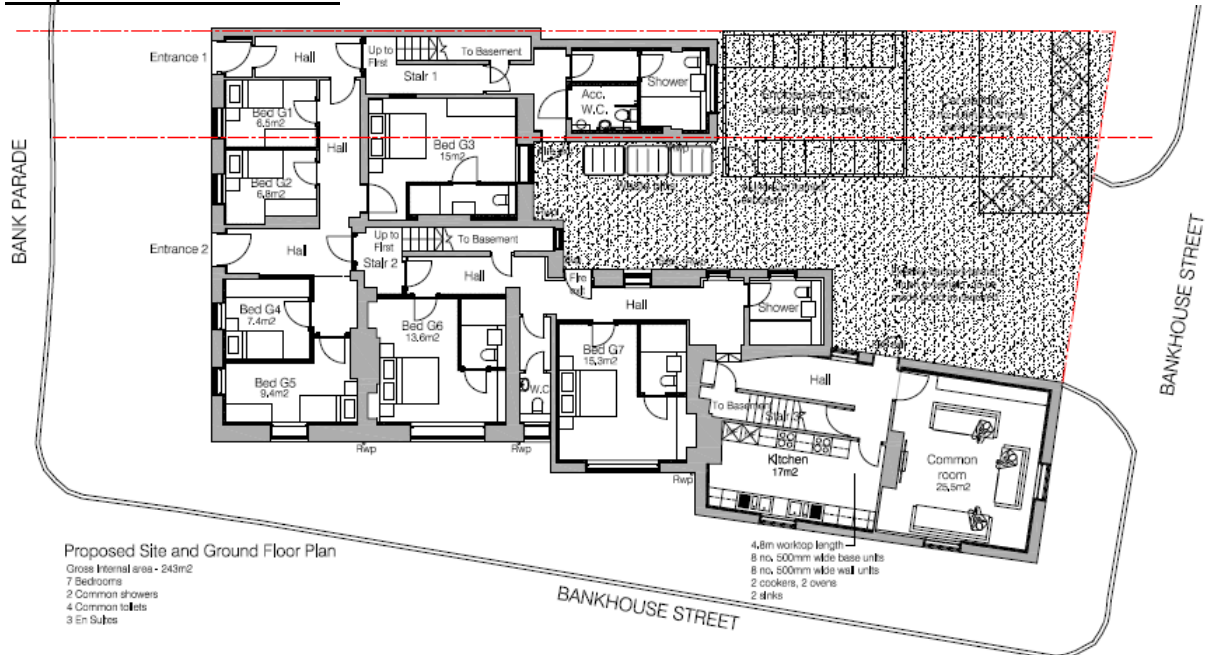
The property consists of nos. 66 - 68 Bank Parade and nos. 4-6 Bankhouse Street.

*Image from submitted Planning and Heritage Assessment*

The proposal involves internal and external alterations to form a House in Multiple Occupation, comprising 7 bedrooms with a common room and kitchen on the ground

floor, 8 bedrooms with a common room and kitchen on the first floor and 4 bedrooms with a kitchen/living area on the second floor. All bedrooms would be for single occupancy.

**Proposed Ground Floor**



The internal alterations consist mainly of the removal of lightweight internal partitions and the installation of new partitioning. New lower ceilings would be installed except where there are feature cornices at the ground floor. All the internal doors, door architraves and skirtings would match the existing. A staircase (ground to first floor) within the two storey section of the building at Bankhouse Street would be removed.

Externally, only minor alterations are proposed, involving improvements to replace some of the existing Upvc windows in the rear courtyard elevations. The existing timber windows would be retained, made good and repainted. The stonework would be lightly cleaned but not sandblasted.

The courtyard space would be modified to provide a secure area for 13no. cycle lockers, space for bins and two car parking spaces (one suitable for disabled use).

**Relevant Policies:**

Burnley's Local Plan(adopted July 2018)

- SP1 – Achieving sustainable development
- SP5 – Development quality and sustainability
- TC2 – Development within Burnley and Padiham Town Centres
- HE2 – Designated heritage assets
- NE5 – Environmental protection
- CC4 – Development and flood risk
- IC1 – Sustainable travel
- IC3 – Car parking standards

The National Planning Policy Framework

**Site History:**

No relevant applications.

**Consultation Responses:**LCC Highways

No objection to the principle of the works. The cycle storage has been increased and the levels should be adequate. Conditions are recommended to ensure the provision of the cycling facilities; to require a Construction method Statement; and, to restrict delivery times for construction vehicles (9.30am to 2.30pm Monday to Friday only).

LCC Historic Environment Team

Identified some errors and omissions in the supporting statements which have now been addressed. Advises that it is possible that the upper parts of the staircase which is to be removed at 4-6 Bankhouse Street are not original and could have been altered as part of the previous workshop or office conversion but this is not conclusive and should be explored. Advises that once these matters have been addressed to the satisfaction of the Council that a condition is recommended to require a rapid record be made of the structure prior to conversion commencing.

Housing Team

Identified various issues with the layout and facilities with the initial scheme. Following amended plans and reduction to 19 bedrooms, the scheme conforms with the Councils HMO standards.

Environmental Health

No comments made.

Publicity

One letter of objection has been received from a resident on Bank Parade, making the following comments:-

- Lack of parking for a scheme where some tenants will have cars
- There is already not enough parking on Bank Parade due to the overspill parking from the Landmark Centre, DWP Office, dentist, Brooks Centre, PO Sorting Office. Long term parking on weekdays and Saturdays is almost impossible.
- The area cannot cope with the amount of development – bars, apartments on Bank Parade
- The area requires long term parking.

**Planning and Environmental Considerations:**Principle of proposal

The site is within the defined Burnley Town Centre boundary where Policy TC2 applies which is concerned with maintaining and enhancing the retail and service function of the Town Centre. In respect of sites outside the Primary Shopping Area, the policy states that proposals for residential development , including new build, conversion or change of use on appropriate sites within the Town Centre, will be considered favourably subject to meeting other Plan policy requirements and a number of further criteria. This requires that the proposal would not lead to a concentration of residential uses which undermines the overall mix of main town centre uses; and, would not prejudice the lawful operating conditions or viability of adjacent land uses.

The site is at the northerly edge of the Burnley Town Centre boundary where late Georgian and Victorian buildings were built as houses and later adapted to accommodate professional services and offices at a prominent and attractive location close to St Peter`s Church and the town centre which historically would have been closer to this site. Larger purpose-built office buildings are located close to the site and Bank Parade now displays a variety of professional, residential and commercial uses. There has been a reversion to residential use in more recent years, although the area still displays a mix of uses and this proposal would not lead to a concentration of residential uses. The adjoining premises on Bank Parade are occupied as offices which are unlikely to generate levels of noise or activity which would be compromised by a neighbouring residential use. The proposed use of the premises for residential use would not, therefore, conflict with Policy TC2. In addition, it would offer a sustainable location for this type of residential accommodation which is based on rooms for single occupancy and likely to be attract people without a car who would benefit from convenient access to the Town Centre its amenities as well as bus and rail transport.

The proposed use would therefore be acceptable in principle subject to impacts on parking and amenities and consideration of the heritage impacts from the proposed changes to the buildings.

#### Impact on heritage assets

Policy HE2 states that proposals affecting designated heritage assets will be assessed having regard to the desirability of sustaining and enhancing the significance of the asset and, where appropriate, securing a viable use most consistent with its conservation and that all levels of harm should be avoided.

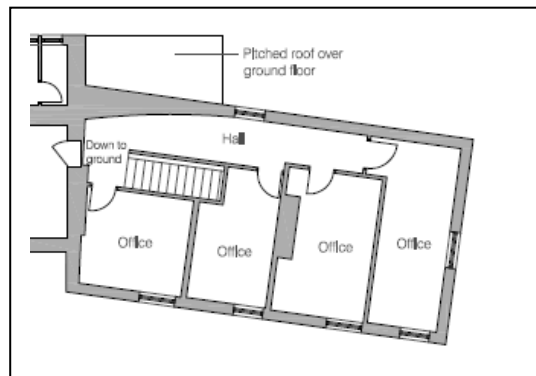
Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confer upon local planning authorities a duty to have special regard to the desirability of preserving the interest of a listed building and the character or appearance of a Conservation Area. In this case, the buildings that form the application site (nos. 66 and 68 Bank Parade and nos. 4-6 Bankhouse Street) are Grade II listed and within the Top O`th Town Conservation Area.

The National Planning Policy Framework (NPPF) states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and take into account the following:-

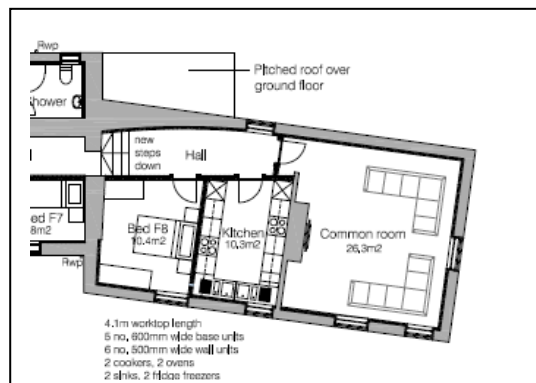
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF states that great weight should be given to the asset`s conservation. Substantial harm should not be allowed but where a development will lead to less than substantial harm to the significance of a designated heritage asset then this should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The submitted Planning and Heritage Assessment specifies the proposed works to the building to adapt it to a HMO. The proposed external works are limited. One of the second floor windows on the Bankhouse Street elevation had been indicated to be altered which would have removed some of the symmetry of the openings and this has been amended to retain the window opening unchanged. All timber windows would be repaired and repainted and existing Upvc windows to the rear, replaced with similar windows. These improvements would help to preserve the listed building. The proposed internal works are mainly minor, involving the removal of lightweight partition walls and the installation of new partitioning. The proposed slight lowering of ceilings would avoid any decorative features on the ground floor. The most significant alteration would be the removal of a staircase (ground to first floor) within the two storey section of the building (Nos. 4-6 Bankhouse Street).



Existing First Floor



Proposed First Floor

*Photo from the submitted Planning and Heritage Assessment*

It is not clear whether the staircase is in its original position; it is most likely to have been altered in its past. The listing description states that it was previously used as a workshop prior to its use as offices and integrated with no. 68 Bank Parade. The description states that the interior is altered. Notably, the exterior doors are not functional and the plan form does not display its original use as a pair of townhouses. Whilst therefore it is recognised that staircases can be a significant element of a building's plan form, the loss of this staircase would not in this case lead to a significant loss of building fabric or special interest of the building. The internal alterations which would facilitate the adaptations to a HMO would therefore lead to less than substantial harm. Any minor harm from the removal of the staircase would be outweighed by the benefits in bringing an important and prominent building back into viable use, thus helping to preserve and sustain the listed building for a future period.

Subject to conditions to restrict works to those described in the supporting Planning and Heritage Assessment and to require a recording of the building (as recommended by LCC Historic Environment Team), the proposed new use and alterations would be consistent with preserving and sustaining the Grade II listed building and its positive contribution to the Top O`th Town Conservation Area and would comply with Policy HE2 and the NPPF.

#### Impact on amenities

Policy SP5 requires new development to ensure that there is no adverse impact on the amenity of neighbouring occupants or land users as well as ensuring acceptable conditions for new occupants. A residential use would generate only low levels of noise and activity and is unlikely to adversely impact on the working conditions in the adjoining office premises (no. 64 Bank Parade). Similarly, a daytime office use would provide quiet evening and weekend conditions and is unlikely to affect the amenity of new occupiers. The proposed layout provides 19no. bedrooms with adequate outlook, daylight and ventilation with adequate facilities on each floor. Adequate facilities for external refuse storage have been provided within the courtyard. The HMO would be managed by the applicant. The proposal would therefore have an acceptable impact on local amenities and provide a satisfactory level of amenity for new occupiers.

#### Impact on parking

Policy IC1 seeks to promote sustainable travel and safe pedestrian, cycle and vehicular access, including adequate visibility splays. Policy IC3 requires adequate parking in line with Appendix 9 . The site is a sustainable location, providing a choice of sustainable means of travel and high accessibility to the Town Centre.

The car parking standards set out in Appendix 9 of Burnley`s Local Plan normally require up to one car parking space per bedroom, although in Town Centres, the minimum standards will not apply where public parking exists nearby or where on-street parking is available and the proposal would not cause or exacerbate congestion. It is recognised in this case, where the accommodation is relatively basic and for single occupancy only, that most occupiers are unlikely to need to park a car. Two car parking spaces (including one for disabled use) would be available but the main provision would be 13no. secure cycle lockers that would be installed within the courtyard which would cater for occupiers with cycles and encourage their use. Notably, on-street parking is restricted outside the premises and on surrounding streets, in which case a residential use is unlikely to lead to congestion on the streets and is more likely to attract occupiers without cars. Town centre car parks are also available for parking nearby.

LCC Highways has no objection to the proposal subject to various conditions relating to the provision of cycle lockers and measures to mitigate the impacts of construction on the highway. The proposal would comply with Policies IC1 and IC3.

#### Other issues

The site is adjacent to the River Brun but is located within Flood Zone 1 where there is the lowest risk of flooding.

#### Conclusion

The proposal would be an acceptable use of the building at this location on the edge of Burnley Town Centre and would comply with development plan policies. The proposed internal and external alterations to the building would not significantly impact

on the significance of the Grade II listed buildings or on its positive contribution to the Top O`th Town Conservation Area.

**Recommendation for FUL/2020/0349: Approve with Conditions**

**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 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.

## **Recommendation for LBC/2020/0499: Grant Listed Building Consent**

### **Conditions**

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.

Janet Filbin  
28th May 2021

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Housing & Development  
Town Hall, Manchester Road

Ref.

## HOU/2021/0176

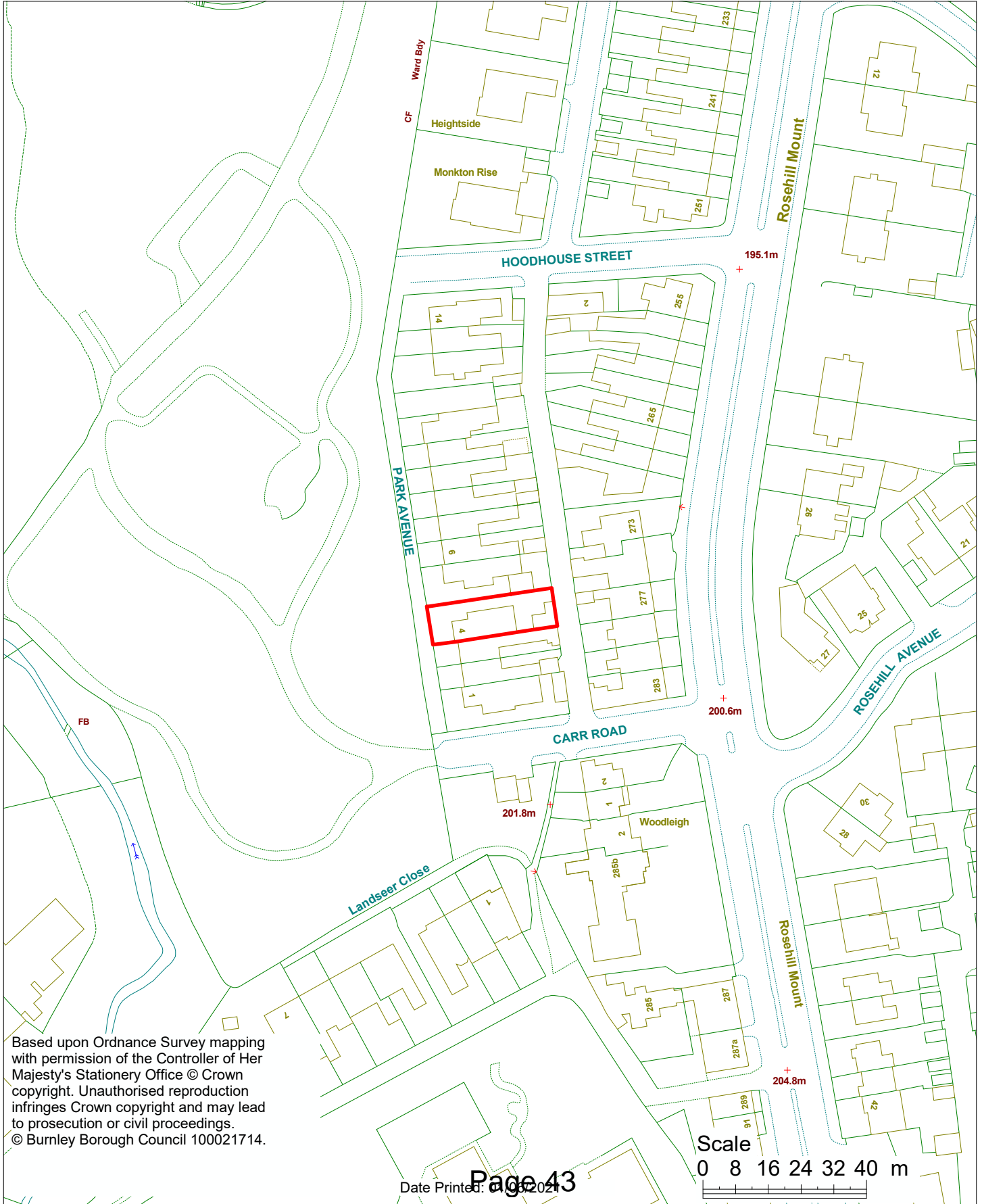
Paul Gatrell Head of Housing and Development

Location:

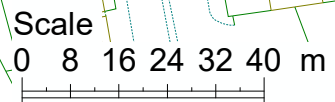


## 4 Park Avenue, Burnley

1:1250



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**Application Recommended for Approval with Conditions**

**HOU/2021/0176**

Town and Country Planning Act 1990  
Single storey side and rear extension  
4 Park Avenue Burnley Lancashire BB11 4RH  
Rosehill With Burnley Wood

**Agent:** Charles Stanton

**Applicant:** Jai Redman

The application is before the committee as it has been submitted by the partner of a Council Member.

**Background:**

The site comprises no. 4 Park Avenue, an end terrace dwelling located within the settlement of Burnley, overlooking the designated open space of Scott Park to the front (west), with access from the rear (east), Pendlehurst Street.



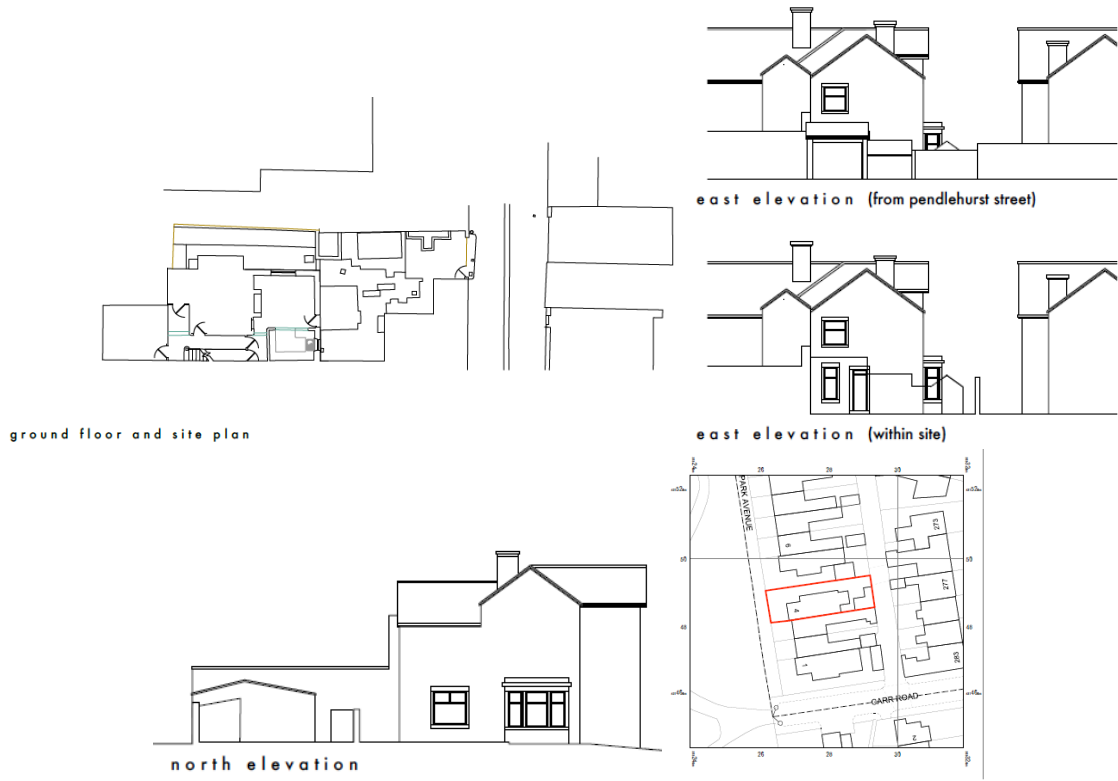
*Photo 1: Rear of no. 4 Park Avenue (from Pendlehursts Street.) (Image taken from google street view)*

**Proposal:**

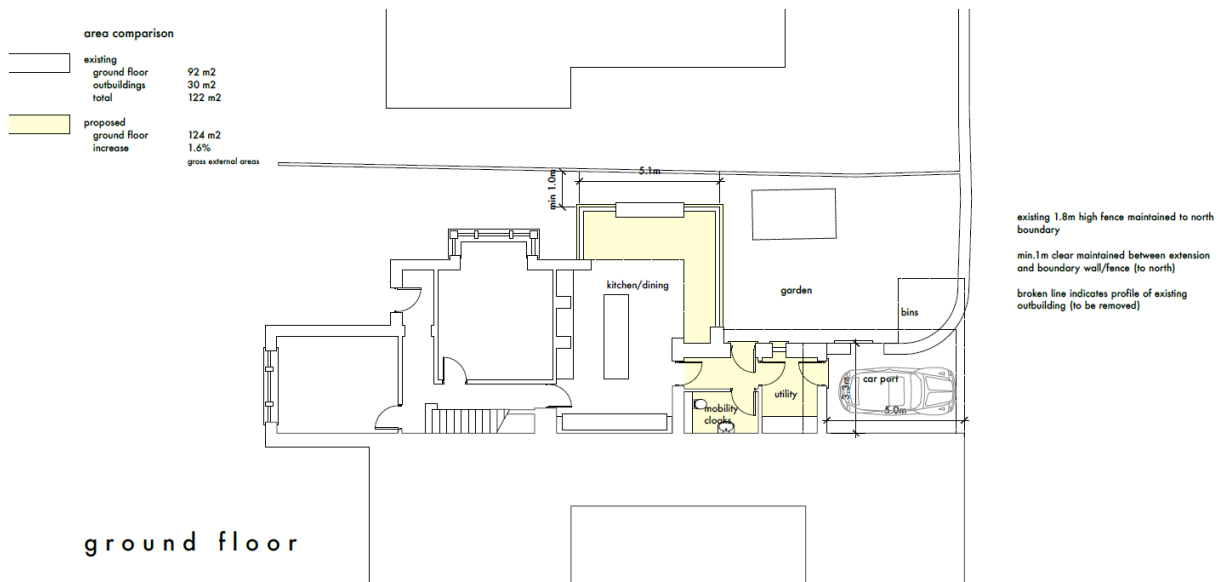
The application seeks consent for the following development:

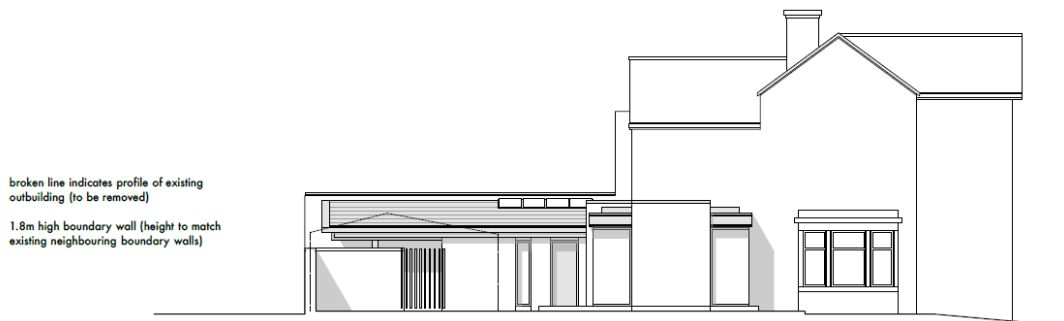
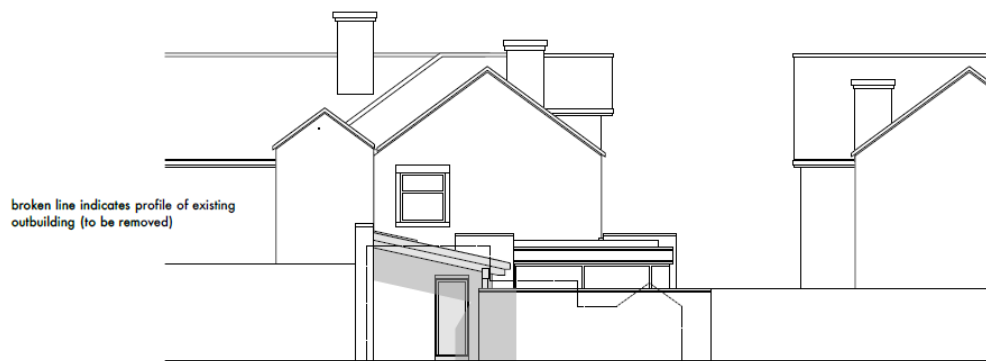
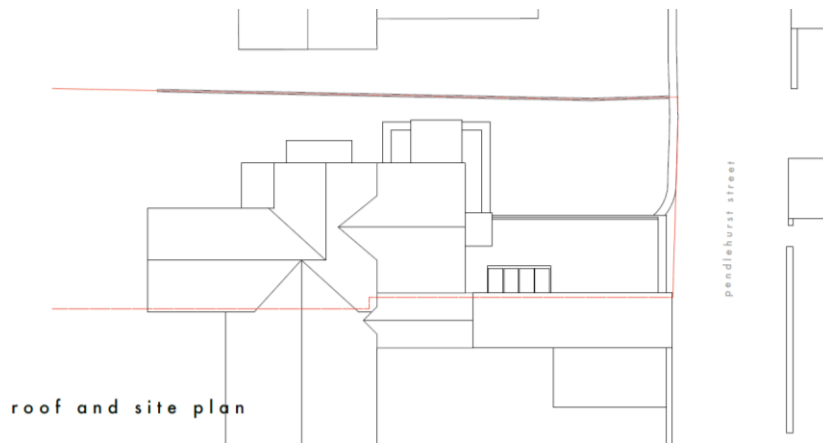
- Demolition of existing garage, conservatory, and garden store.
- Construction of wrap around L shaped flat roofed extension to the kitchen/ dining room measuring approximately 4.1 by 1.8m to the side and approximately 5m by 1.5 to the rear with a maximum height of approximately 3m.
- Single storey rear extension measuring approximately 10.5m by 3.5m with a mono pitched roof measuring approximately 3.5m falling to approximately 3m at the eaves, providing a cloak room, utility and car port.

Plans show



Existing plan and elevations





*Proposed plan and elevations*

**Relevant Policies:**

Burnley's Local Plan 2018

HS5 – House Extensions and Alterations

SP5 – Development Quality and Sustainability

NPPF 2019

**Site History:** N/A

**Consultation Responses:**

**Neighbours** – None

**LCC Highways-** No concerns raised

**Planning and Environmental Considerations:**

**The principle of development**

The site is located within the development boundary of the adopted Local Plan, as such policy SP4 states that development will be focused on Burnley and Padiham with development of an appropriate scale.

**Main issues**

- Impact on the character of the area including design and appearance
- Impact on amenity of neighbours

Impact on the character of the area

Local Plan policy SP5 sets out requirements for the design quality of all types of development. Policy HS5 further sets out specific requirements for the design of house extensions and alterations.

Paragraph 124 of the NPPF states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Policy SP5 seeks new development to respect existing, or locally characteristic street layouts, scale and massing. In partnership with Policy HS5, which seeks to ensure that extensions to existing dwellings respect architectural characteristics, scale and detailing of host dwellings utilising high quality matching or complementary materials. This policy also allows scope for the use of innovative or contemporary designed proposals.

In respect of the overall external appearance of the proposed extension, it is considered that the proposed design, size and use of matching and contemporary materials proposed as part of the proposed extension is acceptable insofar that it is considered they respond positively to the inherent character of the area and the character and appearance of the parent property. Whilst the proposal will result in a relatively large single storey extension, is considered to be subservient to the host dwelling, by virtue of its single storey nature and with mind to the existing outbuildings, garages and the conservatory already present onsite.

Impact on the amenity of neighbours

Policies SP5 and HS5 seek to ensure that development does not result in an unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reasoning of overlooking, lack of privacy or reduction of outlook or daylight.



Due to the host properties and neighbouring properties solar orientation within their plots, relationship with the street scene and taking into account of the existing single storey rear outbuildings, it is not considered that the proposed development would result in a significant impact on the residential amenity of neighbouring dwellings when taking into account their single storey nature and compared to the existing arrangement.

### **Conclusion**

The proposed development is acceptable in principle, will maintain the character of the dwelling and area and will not have an unacceptable impact upon neighbouring amenity.

**Recommendation:** Approve subject to 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 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).

HM  
Assistant Planning Officer

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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**

10<sup>th</sup> June 2021

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>
FUL/2020/0173	Mr P Braithwaite	Walton Copy Farm Burnley Road Cliviger Lancashire BB10 4TA	Part retrospective application to improve land drainage and provide level area for future tree planting.	Refuse	12th May 2021
COU/2020/0358	Mr Zahid Rasool	Former County Court House Bankhouse St / Curzon St Burnley BB11 1DF	Conversion of Former County Court House, Burnley to 47 room HMO. Demolition of former Courtroom and erection of three storey extension.	Approve with Conditions	18th May 2021
TPO/2020/0479	Mr Paul Hannah	Rose Cottage 226 Todmorden Road Burnley Lancashire BB11 3EZ	Application to carry out work to various trees protected by the Burnley (226 Todmorden Road, Burnley) TPO 2009	Approve with Conditions	28th April 2021
FUL/2020/0490	Mr Hassan Sheikh	Burnley Lane Baptist Church And Institute 1 Brief Street Burnley Lancashire BB10 1AS	Retention of church (D1 Class Use) with additional use as community function hall (Class Use D2), part Cafe (A3) in the current retail (A1) building with a covered children's play area and external seating area with associated on-site parking provision	Application Withdrawn	26th May 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
LBC/2020/0527	Mr Hassan Sheikh	1 Brief Street Burnley Lancashire BB10 1AS	Retention of church (D1 Class Use) with additional use as community function hall (Class Use D2), part Cafe (A3) in the current retail (A1) building with a covered children's play area and external seating area with associated on-site parking provision	Application Withdrawn	26th May 2021
ADV/2020/0454	.	Lidl Wyre Street Padiham BB12 8DQ	Display 2no. internally illuminated fascia signs, 1no. internally illuminated freestanding entrance sign (6m high), 3no. freestanding externally illuminated billboard signs on north side of car park , 1no. freestanding poster display unit (internally illuminated) and 1no. trolley bay sign for new foodstore	Approve with Conditions	20th May 2021
FUL/2020/0529	Adrian Atkinson	47 Burnley Road Padiham Lancashire BB12 8BY	Reinstatement of traditional shopfront to 2no ground floor retail units on the Burnley Road elevation, with associated fabric repairs to the remainder of the building.	Approve with Conditions	11th May 2021
LBC/2020/0530	Adrian Atkinson	47 Burnley Road Padiham Lancashire BB12 8BY	Listed Building consent for the reinstatement of traditional shopfront to 2no ground floor retail units on the Burnley Road elevation, with associated fabric repairs to the remainder of the building.	Approve with Conditions	11th May 2021
COU/2020/0526	Mr Luke Dobson	1-3 Grimshaw Street Burnley Lancashire BB11 2AS	Conversion of commercial unit at ground floor level with storage space at basement level below to form 4 no. apartments.	Approve with Conditions	26th May 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
HOU/2020/0451	Mrs Jennifer Ormerod	37 Grisedale Drive Burnley Lancashire BB12 8AR	Retention of 1.8m high wooden posts and close board cladding boundary fence.	Refuse	20th May 2021
COU/2020/0575	Mr Ian Walker	27-29 Manchester Road Burnley Lancashire BB11 1HG	Retrospective application for change of use of the ground floor from office (A2) to 4 no. retail units (A1) including replacement shopfronts and windows.	Approve with Conditions	25th May 2021
FUL/2021/0009	Jamil Ashraf	38-40 Manchester Road Burnley Lancashire BB11 1HJ	Installation of replacement shop front at ground floor and installation of replacement windows at first and second floors.	Approve with Conditions	11th May 2021
HOU/2021/0022	Mr Plummer	10 Ravenoak Lane Worsthorne-with-hurstwood Lancashire BB10 3NZ	Double storey rear extension with pitched roof	Approve with Conditions	25th May 2021
TPO/2020/0289	mr daniel Stephenson	197 Todmorden Road Burnley Lancashire BB11 3EA	Proposed pruning of Oak tree protected by the Burnley (Rear of 197 Todmorden Road, Burnley) Tree Preservation Order 2003.	Approve with Conditions	17th May 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
VAR/2021/0033	.	Lidl Land Off Wyre Street Padiham BB12 8DQ	Variation of conditions 2 (Approved plans), 3 (Materials), 4, (Car park surfacing materials), 5, (Floorspace/retail uses) and 21 (Boundary treatment details) of planning permission FUL/2020/0214 for foodstore	Approve with Conditions	14th May 2021
HOU/2021/0034	Mr Craig Prosser	34 Bramley Avenue Burnley Lancashire BB12 0HU	Erection of a single storey extension to side and rear	Approve with Conditions	22nd April 2021
HOU/2021/0047	Mr David Moss	22 Pennine Grove Padiham Lancashire BB12 9AB	Replace flat roof with pitched roof over existing garage	Approve with Conditions	22nd April 2021
COU/2021/0061	Mr Pav Paul	2A - 6 Temple Street Burnley Lancashire BB11 3BD	Mixed use - Sui generis Laundrette and C3(a) Residential 2 Bed flat to Sui Generis 13 Bed HMO (1 person per room)	Approve with Conditions	17th May 2021
FUL/2021/0059	.	Unit A Briercliffe Shopping Centre Briercliffe Road Burnley BB10 1WB	Alteration to front entrance and installation of automatic door and windows on the rear elevation (Bracewell Street) and side elevation (Fraser Street).	Approve with Conditions	22nd April 2021



<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
CEA/2021/0075	Mr D Pugh	20 Todmorden Road Burnley Lancashire BB10 4AB	Certificate of Lawfulness for proposed use as a children's home (Class C2)	Lawful Dev Cert issued	22nd April 2021
FUL/2021/0078	Mr Mohammad Nasir Khan	21 Curzon Street Burnley Lancashire BB11 1BB	New external concealed shutter	Approve with Conditions	22nd April 2021
HOU/2021/0079	mrs Christine Stansfield	23 Micklehurst Crescent Burnley Habergham Eaves Lancashire BB11 5JH	Erection of a single storey rear extension	Approve with Conditions	28th April 2021
HOU/2021/0081	Ms G Lewis	20 Maden Fold Bank Burnley Lancashire BB12 6EL	Erection of a two storey side extension	Approve with Conditions	29th April 2021
HOU/2021/0086		26 Selkirk Street Burnley Lancashire BB11 4DS	Proposed bedroom and wet room extension	Refuse	22nd April 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
FUL/2021/0094	Director of Finance	Burnley College Princess Way Burnley Lancashire BB12 0AN	Form temporary car park adjacent to Viaduct with access from Ashfield Road, erect railings to Royle Road and corner with Ashfield Road and lower sections of walls fronting Ashfield Road	Approve with Conditions	12th May 2021
PAOR/2021/0100	Mr Mark Mann	21 St James Row Burnley Lancashire BB11 1EZ	Change of Use of the office building (Class B1) into 3 apartments (Class C3).	Prior Approval Granted	29th April 2021
HOU/2021/0097	Mr Luke Simmonds	Apartment 8 Holme Hall Burnley Road Cliviger Lancashire BB10 4SY	Retrospective application for log burning flue through roof	Approve with Conditions	12th May 2021
LBC/2021/0098	Mr Luke Simmonds	Apartment 8 Holme Hall Burnley Road Cliviger Lancashire BB10 4SY	Retrospective application for log burning flue through roof	Approve with Conditions	12th May 2021
TPO/2021/0101	Lynne Moore	15 Arbory Drive Padiham Lancashire BB12 8JS	Application to prune two Oak trees (T12 and T13) protected by the Burnley (Arbory Drive, Padiham) TPO 1989.	Approve with Conditions	28th April 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
HOU/2021/0102	Mr John Woodruff	2 Green Terrace Worsthorne-with-hurstwood Lancashire BB10 3NJ	Proposed single storey rear extension	Approve with Conditions	18th May 2021
HOU/2021/0106	Mr Stephen Harrison	78 Kings Drive Hapton Lancashire BB12 7DF	Removal of existing concrete garage and erection of single storey rear extension	Approve with Conditions	22nd April 2021
HOU/2021/0112	Mr Liam Kilbride	28 Tiverton Drive Briercliffe Lancashire BB10 2JT	A proposed part single storey part two storey rear extension	Refuse	20th April 2021
FUL/2021/0069	mr and mrs Slimmon	2 Bedford Place Padiham Lancashire BB12 7EB	Single storey rear extension, relocation of first floor window to side elevation, new vehicular access to front of property with hardscaping	Approve with Conditions	22nd April 2021
HOU/2021/0114	Mrs Hana Idris	277 Manchester Road Burnley Lancashire BB11 4HN	Extension to rear of dwelling	Approve with Conditions	22nd April 2021
PTEL/2021/0116	Hutchison UK Ltd	Casterton Avenue Harle Syke Burnley BB10 2PB	Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Prior Approval Granted	22nd April 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
COU/2021/0119	Mr Lee Whitehead	55 Yorkshire Street Burnley Lancashire BB11 3BS	Change of use from Ladbrokes betting office (Use Class Sui Generis) to drinking establishment (Use Class Sui Generis)	Approve with Conditions	29th April 2021
COU/2021/0130	Mr Kabir Bashir	40 Abel Street Burnley Lancashire BB10 1QU	Existing shop to be converted into a takeaway/chip shop (re-submission of COU/2020/0511)	Refuse	22nd April 2021
HOU/2021/0043	Mr Gareth Bebb	65 Rossendale Road Burnley Habergham Eaves Lancashire BB11 5DQ	Two storey and single storey extensions	Refuse	28th April 2021
HOU/2021/0096	Mr Kevin Punchard	2 Higham Road Padiham Lancashire BB12 9AP	Proposed single storey side extension	Approve with Conditions	22nd April 2021
ADV/2021/0058	Mr Gary Doe	Greenbridge Mill Green Lane Padiham Lancashire BB12 7AD	Installation of 1 x Internally illuminated Office / Reception sign mounted to the stone building on Station Road and 1 x Internally illuminated aluminium panel to the main building sign mounted on the apex of the elevation on Station road.	Approve with Conditions	29th April 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
FUL/2021/0124	MR MICHAEL O DONNELL	Ingham House Farm Halifax Road Briercliffe Lancashire BB10 3QU	NEW AGRICULTURAL BUILDING FOR THE STORAGE OF MACHINARY AND ANIMAL FEEDS	Approve with Conditions	12th May 2021
HOU/2021/0127	Mr Chris Fowler	52 Longton Road Burnley Lancashire BB12 0TF	Two storey extension to side of dwelling, conversion of existing garage and erection single storey side extension	Refuse	29th April 2021
HOU/2021/0139	Mr Steve Lamb	328 Lowerhouse Lane Burnley Lancashire BB12 6NB	Proposed two storey rear extension with associated internal works (Resubmission of HOU/2020/0606).	Approve with Conditions	29th April 2021
COU/2021/0128	I Miller	66 St Jamess Street Burnley Lancashire BB11 1NH	Proposed change of use from Class E /Sui generis Public House to Sui generis Adult Gaming Centre	Approve with Conditions	18th May 2021
HOU/2021/0134	Mr P Hare	4 Hollins Avenue Cliviger Lancashire BB10 4JF	Single storey extension to rear and installation of window opening to existing side elevation	Approve with Conditions	11th May 2021
PAH/2021/0162	Mr Mohammed Ashraf	13 Thirlmere Avenue Burnley Lancashire BB10 1HU	Proposed single storey rear extension to extend 6 metres externally beyond the rear wall, height of the extension to eaves 2.80 metres and maximum overall height 2.95 metres.	Refuse	20th April 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
PAH/2021/0160	Mrs Susan Ashton	5 Cardwell Street Padiham Lancashire BB12 8RN	Proposed single storey extension to extend 5.75 metres externally beyond the rear wall, height of the extension to eaves 2.65 metres and maximum overall height 2.65 metres.	Prior Approval Granted	22nd April 2021
PAH/2021/0161	Miss Georgia Williams	93 Red Lees Road Cliviger Lancashire BB10 4HZ	Proposed single storey rear extension to extend 5.30 metres externally beyond the rear wall, height of the extension to eaves 3.00 metres and maximum overall height 3.00 metres.	Prior Approval not required accept	22nd April 2021
COU/2021/0122	Mr Jordan Parsons	Unit 3 Jubilee Garage Arthur Street Burnley Lancashire BB11 1SB	Change of use existing vehicle workshop (B1) to proposed MOT centre (Sui Generis)	Approve with Conditions	29th April 2021
VAR/2021/0148	Mr And Mrs T Barnhurst	1 Goldfield Avenue Worsthorne-with-hurstwood Lancashire BB10 3JJ	Variation of condition 2 of planning permission HOU/2020/0097 to take into account the changes to the roof with gables rather than hips	Approve with Conditions	10th May 2021
ADV/2021/0147	n/a	Choice Foodstore 74 Lyndhurst Road Burnley Lancashire BB10 4DE	The retention of 1no illuminated logo panel and 1no illuminated top sign	Approve with Conditions	25th May 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
FUL/2021/0146	n/a	Choice Foodstore 74 Lyndhurst Road Burnley Lancashire BB10 4DE	The retention of an automated teller machine (ATM) and associated signage	Approve with Conditions	25th May 2021
ADV/2021/0129	I Miller	66 St James Street Burnley Lancashire BB11 1NH	Installation of illuminated fascia panel and illuminated projecting sign	Approve with Conditions	18th May 2021
PAH/2021/0143	Mr Darren Clough	8 Masefield Avenue Padiham Lancashire BB12 8SY	Proposed single storey extension to extend 5.5m externally beyond the rear wall, height of the extension to eaves is 2.5m and maximum overall height 3.65m	Prior Approval not required accept	12th May 2021
HOU/2021/0137	Mr Christopher Atkins	538 Brunshaw Road Burnley Lancashire BB10 4HP	Erection of a single storey side extension.	Approve with Conditions	17th May 2021
COU/2021/0152	Mr Neil Crossley	5A Yorke Street Burnley Lancashire	Proposed Change of Use from Offices to Bar (A4)	Approve with Conditions	25th May 2021
LBC/2021/0153	Mr Neil Crossley	5A Yorke Street Burnley Lancashire	Removal of 2 no structural walls to convert the basement level to a Bar (A4).	Approve with Conditions	25th May 2021

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
PTEL/2021/0154	Grogan	Pole 7 - Saxifield Street Pole 11 - Briercliffe Road Pole 12 - Briercliffe Road Pole 13 - Briercliffe Road	Installation of various 15m street poles and fibre cables for the installation of high speed wireless internet	Prior Approval refused	12th May 2021
PTEL/2021/0155	Grogan	Poles 83,84,85,86 & 86.1 Church Street, Burnley	Installation of various 15m street poles and fibre cables for the installation of high speed wireless internet	Prior Approval refused	12th May 2021
PTEL/2021/0156	Grogan	Poles 92,93 & 93.1 Brown Square, Burnley	Installation of various 15m street poles and fibre cables for the installation of high speed wireless internet	Prior Approval refused	12th May 2021
PTEL/2021/0158	Grogan	Pole 98,99,100,101 - Leyland Road, Burnley	Installation of various 15m street poles and fibre cables for the installation of high speed wireless internet	Prior Approval refused	12th May 2021
HO/2021/0159	Mr N Mclelland	93 Morse Street Burnley Lancashire BB10 4LS	Erection of a two storey side extension and single storey rear extension	Refuse	17th May 2021
COU/2021/0141	Miss Sara Duckworth	3 Central Buildings Burnley Road Padiham Lancashire BB12 8NB	Proposed change of use of premises from hairdressers (Class E) to appointment only tattoo and art studio (Sui Generis)	Approve with Conditions	20th May 2021
PAH/2021/0171	Mrs Barbara Hoodless	17 New Taylor Fold Briercliffe Lancashire BB10 2LP	Erection of a single story lean too rear extension to extend 4.00m externally beyond the rear wall, height of the extension to eaves is 2.10m and maximum overall height 3.00m	Prior Approval Required	5th May 2021



<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
PTEL/2021/0165	Grogan	On the footway of Blackburn Road, Padiham On the footway of Church Street, Padiham	Installation of various 15m street poles and fibre cables for the installation of high speed wireless internet	Prior Approval refused	12th May 2021
PTEL/2021/0166	Grogan	On the footway of Inkerman Street, Padiham On the footway of Parish Street, Padiham	Installation of various 15m street poles and fibre cables for the installation of high speed wireless internet	Prior Approval refused	12th May 2021
HOU/2021/0168	Mr Marc Beckett	5 Cambridge Close Hapton Lancashire BB12 7DE	Demolition of conservatory and erection of a single storey extension	Refuse	19th May 2021
TPO/2021/0169	aitken	10 Bendwood Close Padiham Lancashire BB12 8RT	Application to crown reduce 1 Willow tree (within G1) protected by the Burnley (Land at Institute Street, Padiham) TPO 2005.	Approve with Conditions	17th May 2021
PAH/2021/0182	Mrs Smith	24 Bramley Avenue Burnley Lancashire BB12 0HU	Single storey mono-pitched rear extension to extend 4.50m externally beyond the rear wall, height of the extension to eaves is 2.90m and maximum overall height 4.00m	Prior Approval Granted	17th May 2021
PAR/2021/0184	Ms K Pollard	Proctor Cote Farm Todmorden Road Briercliffe Lancashire BB10 3PN	Conversion of existing agricultural building to two no dwellings	Approve with Conditions	20th May 2021

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COU/2021/0179	k Hollyoak	65 Burnley Road Briercliffe Lancashire BB10 2HG	Change of use from 6 Bed HMO (C4) to 7 Bed HMO (Sui Generis).	Approve with Conditions	25th May 2021
COU/2021/0180	Mr Leo Gentile	1 Bethesda Street Burnley Lancashire BB11 1PR	Resubmission of proposed change of use and formation of 5, one bed flats (amended scheme) (COU/2020/0402)	Refuse	20th May 2021
HOU/2021/0185	MR & MRS D TIPLADY	11 Maden Fold Close Burnley Lancashire BB12 6EP	Single storey rear extension with flat roof and roof lantern	Approve with Conditions	20th May 2021
PTE/2021/0178	Grogan	On the footway of Ormerod Road, Burnley	15m pole and fibre cable for the installation of high speed wireless internet	Refuse	20th May 2021
ADV/2021/0189	-- -- --	Bingo Hall Centenary Way Burnley Lancashire BB11 2EJ	New single illuminated 48-sheet digital advertisement display	Approve with Conditions	17th May 2021
HOU/2021/0186	Mr Keith Gerrard	55 Rossendale Road Burnley Habergham Eaves Lancashire BB11 5DQ	Proposed Extension	Approve with Conditions	20th May 2021

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HOU/2021/0194	Mr & Mrs B Kinder	Bridge End Barn Burnley Road Cliviger Lancashire BB10 4ST	Proposed erection of a detached garage	Approve with Conditions	12th May 2021
VAR/2021/0193	Chris & Laura Johal	126 Marsden Road Burnley Lancashire BB10 2QP	Variation of condition 2 pursuant to planning application HOU/2020/0603 to reduce the extent of the extension proposed	Approve with Conditions	25th May 2021
PAH/2021/0202	Dr Abdul Hafegee	82 Lindsay Park Worsthorne-with-hurstwood Lancashire BB10 3SQ	Proposed single storey rear extension to extend 8.00 m externally beyond the rear wall, height of the extension to eaves 2.35 m and maximum overall height 3.75 m.	Prior Approval Granted	5th May 2021
HOU/2021/0209	Mr Andrew Philp	12 Alnwick Close Burnley Lancashire BB12 0TW	Removal of existing pitched roof to rear extension and erected of a new pitched roof with increased slope.	Approve with Conditions	20th May 2021
NMA/2021/0212	Mr Clive Durkin	Land At Sycamore Avenue Burnley BB12 6DH	Minor amendments to elevations of approved dwellings/apartments and fence details (Non-Material Minor Amendment to planning permission FUL/2020/0504)	Non-Material Minor Amendment Granted	24th May 2021

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TIC/2021/0172	Mr Alan Dunderdale	161 Woodgrove Road Burnley Lancashire BB11 3EQ	Work to Sycamore tree within Burnley Wood Conservation Area	No Objection	10th May 2021
NMA/2021/0219	Mr Clive Durkin	Land Off Tay Street Burnley BB11 4BU	Non-Material Amendment to FUL/2019/0606 to amend the colour of the window fenestration, the fence detailing and replace the approved rear patio doors with a single door opening	Non-Material Minor Amendment Granted	24th May 2021
PAG/2021/0222	P Braithwaite	Walton Copy Farm Burnley Road Cliviger Lancashire BB10 4TA	An agricultural building used for the secure storage of agricultural machinery and equipment.	Prior Approval refused	1st June 2021