



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 14th October, 2021 at 6.30 pm

PRESENT

MEMBERS

Councillors S Chaudhary (Chair), G Birtwistle, F Cant, P Chamberlain, S Cunliffe, S Graham, A Hosker, J Inckle, K Ingham and M Ishtiaq

OFFICERS

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

41. Apologies

Apologies for absence were received from Cllrs Hall, Harbour, Kelly and Royle.

42. Minutes

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

43. HOU/2021/0376 - 9 Copperfield Close, Worsthorne with Hurstwood, Burnley

Town and Country Planning Act 1990 Proposed single storey rear and double storey side pitched roof extension

At 9 Copperfield Close, Worsthorne-with Hurstwood, BB10 3RT

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

Conditions and Reasons:

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings received 26/08/21 and shall not be varied without the prior written approval of the Local Planning authority

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

44. HOU/2021/0410 - 74 Leigh Park, Hapton, Burnley

Town and Country Planning Act 1990

Single storey flat roof rear extension, internal re-model, flat roof rear roof dormer extension.

At 74 Leigh Park, Hapton, Burnley, BB11 5PD

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

Conditions and Reasons:

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings received 26/08/21 and shall not be varied without the prior written approval of the Local Planning authority

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

4. The proposed first floor window located within the South elevation of the dwelling house, facing the shared boundary with No. 72 Leigh Park shall be obscurely glazed and remain that way in perpetuity.

Reason: To ensure the development is implemented in accordance with the approved plans, to avoid ambiguity and to protect the amenity of the neighbouring property.

45. HOU/2021/0437 - 72 Rosehill Road, Burnley

Town and Country Planning Act 1990

Full Planning Application

72 Rosehill Road, Burnley, Lancashire, BB11 2QX

Extension to sides and rear, raise height of ridge and front porch to provide first floor living accommodation (re-submission of HOU/2021/0013)

A motion to refuse the application was moved and seconded. On being put to the vote it was declared that the motion was lost.

A motion to defer the decision to allow further discussions between the applicant and planning officers was moved and seconded. On being put to the vote the motion was carried.

Decision: That the decision be deferred to a future meeting.

46. LBC/2021/0057 - Town Hall, Manchester Road, Burnley
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Application for Listed Building Consent

Removal of existing defective render finish to the inner light well wall and encapsulate the wall, structural steelwork and 24 no. window openings with cement fibre cladding panels.

TOWN HALL MANCHESTER ROAD BURNLEY

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

Conditions and Reasons:

1. The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: As required by 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 hereby permitted shall not be carried out other than to the specifications as indicated on the approved drawings except where modified by the conditions of this consent. The approved drawings are: GA-1001 (Proposed Elevation Panel Layout) received on the 19 August 2021.

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: In order to safeguard the special architectural or historic interest and heritage significance of the building and comply with Policy HE2 of Burnley's Local Plan (July 2018).

4. This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

Reason: In order to safeguard the special architectural and historic interest of the listed building and to comply with Policy HE2 of Burnley's Local Plan (July 2018).

5. Any works of making good to the retained fabric, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile, except where indicated otherwise on the drawings hereby approved

Reason: In order to safeguard the special architectural and historic interest of the listed building and to comply with Policy HE2 of Burnley's Local Plan (July 2018).

47. Decisions taken under the Scheme of Delegation

Members noted the decisions taken under delegation.