



DEVELOPMENT CONTROL COMMITTEE

MECHANICS THEATRE

Thursday, 13th January, 2022 at 6.30 pm

PRESENT

MEMBERS

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

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Janet Filbin	– Principal Planner
Emma Barker	– Principal Legal Officer - Litigation & Regulation
Imelda Grady	– Democracy Officer

66. Apologies

Apologies for absence were received from Councillors Alan Hosker and Neil Mottershead.

67. Minutes

The Minutes of the last meeting held on 9th December 2021 were approved as a correct record and signed by the Chair.

68. List of Deposited Plans and Applications

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

Amar Rasool – HOU/2021/0465

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

69. FUL/2021/0270 - Burnley College, Princess Way, Burnley

The Chair informed the Committee that this item had been deferred to a meeting to be held on the 24th January 2022 at 6.30 pm.

There was no dissent and the item was duly DEFERRED.

70. HOU/2021/0465 - 18 Basnett Street, Burnley

Decision

That planning consent be REFUSED for the following reason:

1. The proposed development would lead to an unacceptable level of amenity for the adjacent occupiers No. 99 and 101 Thurby Road by virtue of the proposal not meeting the required separation distance standards as set out in HS4. Therefore the proposal would result in a loss of privacy, outlook and light, contrary to the requirements of Policies HS5 and SP5 of the Local Plan and the NPPF.

71. HOU/2021/0637 - 5 Tedder Avenue, Burnley

Decision

That planning consent be REFUSED for the following reasons:

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 addition which fails to appropriately respect the existing proportions and appearance. The application therefore conflicts with Policies HS5 and SP5 of the Burnley Local Plan and the NPPF.
2. The level of development proposed would be of significant detriment to the character and appearance of the existing dwelling and surrounding area, insofar that the proposed development, when considered cumulatively, would undermine the inherent character of the existing building, imbalance a pair of semi-detached properties contrary to Policies HS5 and SP5 of the Local Plan and the NPPF.

72. Decisions taken under the Scheme of Delegation

Members received for information a list of decisions taken under delegation for the period 25th November 2021 to 5th January 2022.