



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 8th December, 2022 at 6.30 pm

PRESENT

MEMBERS

Councillors A Hosker (Chair), G Birtwistle, S Cunliffe, S Graham, J Harbour, Horrocks, M Hurt, J Inckle, A Royle and M Steel

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Laura Golledge	– Planning Manager
Alison McEwan	– Democracy Officer
Claudia Wilcock	– Support Officer

87. Election of Chair

As the Chair and Vice-Chair were not present an election was held to appoint a Chair for the duration of the meeting. Cllr Hosker was appointed Chair.

88. Apologies

Apologies for absence were received from Cllrs Chaudhary, Kelly and L Khan.

89. Minutes

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

90. 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:

Jonathan Ainley	FUL/2022/0149 - Hollin Cross Farm, Woodplumpton Road, Burnley
Martyn Bell	FUL/2022/0149 - Hollin Cross Farm, Woodplumpton Road, Burnley

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

91. FUL/2022/0149 - Hollin Cross Farm, Woodplumpton Road, Burnley

Town and Country Planning Act 1990

Full planning application for the erection of 200 no dwellings and associated works

Decision

That the application be deferred until the next meeting of the Committee in order to seek further information from the applicant relating to:

- Local Plan Policy NE1 – Biodiversity. To clarify the net position following the late submission on behalf of some residents.
- Flood risk/surface water drainage - specifically in relation to the SUDs across the development – capacity and flooding and how this will be mitigated. Also post-construction management and maintenance of the SUDs, including safety measures.
- Local Plan Policy HS4 Part 4 - The plans should also include accessible homes as well as adaptable homes of which there are a number included.
- Local Plan Policy HS4 Part 7 - accessibility of the Public Open Space contribution, particularly related to a stepped footpath. Also the off-site POS contribution at Scott Park – could this be provided closer (Rosehill Road)
- Local Plan Policy SP5 Parts 5a and 5b – Accessibility – Transport Plan - Clarity re. numbers and safety management. How will the works manage traffic and improve highway safety?

92. NMA/2022/0671 - 54 Morse Street, Burnley, Lancashire

Town and Country Planning Act 1990

Application for non-material amendment to planning consent - render property to match.

Decision

That the non-material amendment to planning permission HOU/2022/0123 be approved.

93. TPO/2022/0478 - Moseley House, Rosehill Road, Burnley

Town and Country Planning Act 1990

Application to crown lift Lime Tree (within G 2) Covered by The Burnley (Moseley House) Rosehill Road, Burnley, Tree Preservation Order 1990.

Decision

That planning permission be granted subject to the following conditions:

1. The tree work must be completed within 2 years from the date of this permission.

Reason: Pursuant to Regulation 17 (4) of the Town and County Planning (Tree Preservation) (England) Regulations 2012.

2. The tree work is restricted to crown lifting one Lime tree within G2 up to a height of 3-4m, back to suitable growing points (as specified in the submitted details).

Reason: In order to keep control of tree work in the interests of the amenity of the area.

3. The tree work must be carried out to British Standards.

Reason: In order that the work is completed to a suitable standard.

94. Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation.

95. FDO/2021/0418 - Walton Copy Farm, Burnley Road, Cliviger

Application for Public Footpath Diversion Order under Section 257 of the Town and Country Planning Act

Decision

To authorise the Head of Legal and Democratic Services to make an Order under Section 257 of the Town and Country Planning Act 1990 to divert part of public footpath No. 43 as shown on the submitted plan Appendix 1. In the event that there are outstanding objections following a period of consultation and negotiation, to refer the Order to the Secretary of State for determination.