



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 30th June, 2022 at 6.30 pm

PRESENT

MEMBERS

Councillors S Chaudhary (Chair), A Kelly (Vice-Chair), G Birtwistle, P Chamberlain, S Cunliffe, S Graham, J Harbour, A Hosker, J Inckle, A Royle and Steel

OFFICERS

Janet Filbin	–	Principal Planner
Paul Gatrell	–	Head of Housing & Development Control
Laura Golledge	–	Planning Manager
Carol Eddleston	–	Democracy Officer

13. Apologies

Apologies for absence were received from Councillors Hurt and Kazmi.

14. Minutes

The Minutes of the last meeting held on 9th June 2022 were approved as a correct record and signed by the Chair.

15. Declaration of Interest

Councillor Graham declared a personal interest in agenda item 6(e) [minute no 21] as she knew one of the members of the public who had come to address the committee about this item. She withdrew from the meeting for the duration of the item and took no part in the discussion or vote thereon.

16. 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:

DAN FERRIER	FUL/2019/0470 Coal Clough Windfarm The Long Causeway Cliviger Burnley
JAMIE GILLILAND	FUL/2019/0470 Coal Clough Windfarm The Long Causeway Cliviger Burnley
JUDITH DOUGLAS	FUL/2022/0141 Land to the South of Granville Street Briercliffe
BRIAN SUMNER	HOU/2022/0011 Kenmuir Burnley Road Briercliffe
LISA ALBERTS	HOU/2022/0011 Kenmuir Burnley Road Briercliffe
HAMZA RIAZ	HOU/2022/0186 6 Rochester Drive Burnley Lancashire
MARK BARNES	HOU/2022/0186 6 Rochester Drive Burnley Lancashire

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

17. FUL/2019/0470 - Coal Clough Windfarm, The Long Causeway, Cliviger, Burnley

Town and Country Planning Act 1990

Proposed solar farm (10 MW) with associated infrastructure and perimeter fence (25 ha) (Affects Public Footpath Nos. 26, 82, 83, 84, Cliviger and Public Bridleway No. 112, Cliviger)

Coal Clough Windfarm, The Long Causeway, Cliviger, Burnley.

Decision

That approval be delegated to the Head of Housing and Development Control subject to a s106 Agreement to secure off-site habitat management and the following conditions:

Conditions and reasons for 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. Prior to the commencement of development, a detailed Construction Environment Management Plan (CEMP) to provide further details of an Ecological Clerk of Works and other measures and content of the submitted Outline Construction Environment Plan (prepared by Arcus, revised March 2022) shall be submitted to and approved in writing by the Local Planning Authority. The submitted CEMP shall also include additional surveys to confirm the status and nest location of short-eared owls and, if appropriate, further safeguards to avoid disturbance to nesting short-eared owls. The measures and controls contained within the approved CEMP shall be implemented prior to any site clearance or development being commenced and retained in their entirety for the duration of the development until the end of the decommissioning of the site.

Reason: To protect the ecology of the site during the construction period, in accordance with Policy NE1 of Burnley's Local Plan (July 2018). The Plan is required prior to the commencement of development to ensure that the measures are implemented prior to any works taking place which is necessary for the conservation of potentially affected birds and other wildlife.

4. No construction work or other ground works or removal of vegetation shall take place at any time unless all the measures for the avoidance of harm to nesting birds, as described at section 6.4 of the submitted Ornithological Impact Assessment (prepared by Arcus, Version 3.0, March 2022), have been satisfied in full.

Reason: To ensure that there is no harm to nesting birds which are protected by the Wildlife and Countryside Act 1981 and in accordance with Policy NE1 of Burnley's Local Plan (July 2018).

5. No construction work or other ground works or removal of vegetation shall take place either prior to or during the construction of the development without full compliance with the Reasonable Avoidance Measures to safeguard amphibians as set out at section 4.4.2 of the submitted Ecological Impact Assessment (prepared by Arcus, July 2021).

Reason: To take account of a low risk that Great Crested Newts and other amphibians could be encountered during works and to ensure that any risk to these protected species from such activities is effectively minimised, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).

6. Measures to prevent harm to mammals and other fauna during the construction and operation of the development shall be carried out at all times in accordance with controls contained within section 4.6 of the submitted Ecological Impact Assessment (prepared by Arcus, July 2021).

Reason: In order to prevent harm to animals and wildlife that may encounter the development, in the interests of their conservation, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).

7. Prior to the commencement of development, a Reasonable Avoidance Measures Method (RAMM) Statement to safeguard reptiles during the construction and operation of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be constructed and operated in complete accordance with the details contained within the approved RAMM Statement.

Reason: To ensure adequate protection for any reptiles that may encounter the development, in the interests of their conservation, in accordance with Policy NE1 of Burnley's Local Plan (July 2018). The Statement is required prior to the commencement of development to ensure that the approved measures can be implemented prior to any works taking place which is necessary to protect reptiles.

8. Prior to the commencement of development, a Method Statement for the protection of the Long Causeway Mire Biological Heritage Site (BHS) during the construction and operation of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be constructed and operated in complete accordance with the measures contained within the approved Statement.

Reason: To ensure adequate protection for the biodiversity of the designated Long Causeway Biological Heritage Site (BHS), in the interests of its conservation, in accordance with Policy NE1 of Burnley's Local Plan (July 2018). The Statement is required prior to the commencement of development to ensure that the approved measures can be implemented prior to any works taking place which is necessary to protect the designated BHS.

9. The development shall only be constructed and operated in accordance with the mitigation measures detailed in the submitted report to inform a Habitat Regulations Assessment (prepared by Arcus, Version 3-0, March 2022) and the submitted Ornithological Impact Assessment (prepared by Arcus, Version 3-0, dated March 2022), including controls to working hours during the bird breeding season and the control of lighting during the construction of the development.

Reason: These mitigation measures to protect upland birds are necessary to ensure that there are no likely significant effects on the National Site Network due to the site's proximity to the South Pennine Moors Special Protection Area and South

Pennine Moors Special Area of Conservation, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).

10. On-site and off-site habitat improvements shall be carried out, monitored and reviewed in accordance with the details contained within the Habitats Management Plan (HMP) set out at Appendix E of the submitted Ornithological Impact Assessment (prepared by Arcus, Version 3-0, dated March 2022). Monitoring reports, including a review of the findings and any appropriate adjustments or changes to the HMP, shall be submitted for approval to the Local Planning Authority at the intervals no greater than as stated in the HMP. The development shall not at any time be operated without compliance with the approved HMP and any subsequently approved modified HMP.

Reason: To ensure adequate and appropriate habitat creation and improvement to mitigate against the loss of accessible grassland from the approved installation of a solar array and associated equipment which is necessary to protect the integrity of the adjacent South Pennine Moors Special Protection Area and South Pennine Moors Special Area of Conservation, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).

11. No works shall take place on the site until the applicant or any successor(s) in title has secured the implementation of a programme of archaeological investigation, monitoring and recording which must be carried out in accordance with a Written Scheme of Investigation that shall first be submitted to and approved in writing by the Local Planning Authority. An archaeological record of the investigation shall be deposited with the Local Planning Authority within one month of its completion.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance and interest associated with the site, in accordance with Policy HE4 of Burnley's Local Plan (July 2018). The programme of archaeological works and Written Scheme of Investigation are required prior to the commencement of development in order to ensure that any archaeological artefacts can be detected and recorded.

12. The construction of the development shall be carried out in accordance with the submitted Transport Statement (prepared by Arcus, revised September 2021) and a Traffic Management Plan that shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The construction of the development shall thereafter only be carried out in accordance with the approved details.

Reason: To ensure that suitable controls and measures are in place to accommodate construction traffic and minimise any potential disruption, in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

13. For the full period of construction and decommissioning, 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 external lighting shall be installed or used at any part of the application site unless in accordance with details of minimal and ecologically sensitive lighting that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid harm to upland birds and wildlife, to protect the biodiversity of the site and the adjacent South Pennine Moors Special Protection Area, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).

15. Prior to the commencement of development, details of the heights, materials and specification of all fences and gates to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be constructed in accordance with the approved fence and gate details.

Reason: To ensure a satisfactory appearance and minimise the visual impact of these features on the open countryside and users of the adjacent public rights of way, in accordance with Policies CC1 and SP5 of Burnley's Local Plan (July 2018). The details are required prior to the commencement of development to ensure that the approved details can be implemented at the appropriate stage in the development.

16. Prior to the commencement of development, precise details of the siting, scale, design, colour, materials and external appearance of the approved solar array, camera poles, battery energy storage system, substations, inverters and associated equipment and surfacing materials to be used on the proposed access tracks, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance and minimise the visual impact of the development on the open countryside, in accordance with Policies CC1 and SP5 of Burnley's Local Plan (July 2018). The details are required prior to the commencement of development to ensure that the approved details can be implemented at the appropriate stage in the development.

17. The approved use of the site shall cease on or before a period of 30 years following the first date that the site becomes either partly or fully operational (whichever is the sooner) and the entire development hereby approved (solar array, battery storage energy system, substation, inverters, cameras, kiosks, containers, access tracks, hardstandings and associated equipment) shall be removed from the site and the land restored to its former condition within this period or no later than 9 months from the date of the cessation of its use for the production of energy (whichever is the sooner). The restoration of the site shall be carried out in accordance with a Restoration Plan to be previously submitted to and approved in writing by the Local Planning Authority and shall include details of all works necessary to revert the site to open grassland, including the removal of any buried cabling and establishment of any new planting and timescales for the completion of all works.

Reason: The proposed development has an operational lifespan of 30 years and following this period (or a shorter period if the use ceases earlier than anticipated) the visual impact of the development is no longer justified and the landscape should be restored in the interests of visual amenity, in accordance with Policies CC1 and NE3 of Burnley's Local Plan (July 2018).

18. Prior to the decommissioning and removal of any apparatus from the development, a specific Decommissioning Environment Management Plan (DEMP) which shall be based on the measures and controls in the submitted Outline Construction Environment Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning of the development shall thereafter only be carried out in accordance with the approved Decommissioning Environment Management Plan.

Reason: To protect the ecology of the site during the decommissioning and restoration of the site, in accordance with Policy NE1 of Burnley's Local Plan (July 2018).

19. Prior to the decommissioning and removal of any apparatus from the development, a specific Traffic Management Plan to include details of the type, amount and timings, routes and control of traffic to and from the site shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning of the development shall thereafter only be carried out in accordance with the approved Traffic Management Plan.

Reason: To ensure that suitable controls and measures are in place to accommodate traffic associated with the decommissioning and restoration of the site and to minimise any potential disruption, in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

18. FUL/2022/0141 - Land To The South Of Granville Street. Briercliffe

Town and Country Planning Act 1990

Proposed change of use from agricultural land to a dog walking meadow including 1.8m perimeter fencing, car parking area, dog play equipment and shelter. Resubmission of application FUL/2021/0734

Land To The South Of Granville Street Briercliffe Burnley

Decision

That the application be approved subject to the following conditions.

Conditions and reasons for conditions

1. The development must be begun not later than the expiration of three years beginning with 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. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: location plan dated 18/11/21, Proposed plans FR03, proposed site plan FR02

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. There shall be no more than 4 cars utilising the designated car park at any one time.

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

4. The maximum number of dogs allowed on the development at any one time shall be limited to four, with dog owners to be present at all times.

Reason: to ensure there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users in accordance with policy SP5 of Burnley's Plan.

5. All external equipment used in association with the dog walking meadow shall only be located within the designated area as shown on proposed site plan FR02 and shall not be moved without prior consent from the local planning authority.

Reason: In order to protect the rural character of the open countryside in accordance with policy SP4 of Burnley's adopted Local Plan.

6. The use hereby permitted shall only be open for customers between the following hours:

08:00 - 19:30 Mon - Fridays

08:30 - 18:00 Saturdays, Sundays and Bank Holidays

All customers must have booked in advance of any exercise visit. A booking slot shall last 50 min and 1, 10 minute gap in between booking slots.

Reason: In order to protect the rural character of the open countryside and to protect the amenity of surrounding uses in accordance with policies SP4 and NE5 of Burnley's adopted Local Plan.

19. HOU/2022/0011 - Kenmuir, Burnley Road, Briercliffe

Town and Country Planning Act 1990

Proposed Two Storey Side Extension and Rear Extension. Erection of rear dormer.

Kenmuir Burnley Road Briercliffe Lancashire

Decision

That the application be approved subject to the following conditions.

Conditions and reasons for conditions

1. The development must be begun not later than the expiration of three years beginning with 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. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed Elevations and Floor Plans: ALI/M/01/
Dwg no 04F Proposed Site Plan: AL/01 Dwg 03E

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

Reason: To ensure that the materials to be used are appropriate to the locality.

4. The landscaping proposals hereby approved dwg no 03E shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interests of visual amenity.

5. Before the widened parking area is used for vehicular purposes, it shall be appropriately paved in tarmac, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

6. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the proposed parking area. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

7. The parking facilities shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

20. COU/2022/0166 - Mosque 112 - 114 Burns Street, Burnley

The Chairman reported that this item had been withdrawn from the agenda.

21. HOU/2022/0186 - 6 Rochester Drive, Burnley, Lancashire

Town and Country Planning Act 1990
Retrospective application to retain detached timber shed in rear garden.
6 Rochester Drive, Burnley, Lancashire, BB10 2BH

Decision

That planning permission be granted subject to the following conditions.

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the following submitted Drawings:

Drawing described as Detached Shed, scale 1:50 Received 1st April 2022
Drawing described as Site Plan 1:500 and Location Plan 1:1250 Received 1st April 2022

3. Notwithstanding details shown within the application, within 28 days of the date of this approval the shed shall be painted or stained a dark neutral colour, to be agreed in writing by the Local Planning Authority and so retained.
4. Notwithstanding details shown within the application, within 28 days of the date of this approval details of a scheme of planting (and maintenance thereof) shall be submitted to and approved in writing by the Local Planning Authority. This planting scheme shall have the effect of breaking up the outline of the shed when viewed from public vistas. The planting scheme shall be implemented during the next available planting season and retained/maintained for the lifetime of the shed.

Reasons

1. 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. To ensure continued compliance with the Development Plan.
3. In the interests of visual amenity and to ensure compliance with Local Plan Policies SP4 and SP5.
4. In the interests of visual amenity and to ensure compliance with Local Plan Policies SP4 and SP5.

22. COU/2022/0005 - New Hall House, New Hall Street, Burnley

Town and Country Planning Act 1990

Proposed Change of Use of land to operate a car sales site with a porta cabin office

New Hall House, New Hall Street, Burnley, Lancashire

Decision

That the application be approved subject to the following conditions.

Conditions and reasons for 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; 2261 001 static office and site location plan (6/1/22), 2261 002 rev A (17/6/22).

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

3. The surface water from the approved hardstanding/car park 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.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

4. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

5. No building or use hereby permitted shall be occupied or the use commenced until the parking area serving the car sales as detailed on plan 002 Rev A (rec 17/6/22) have been surfaced or paved. The car parking spaces and manoeuvring areas shall be clearly marked out and shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

6. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to protect the amenity of surrounding uses in accordance with policies SP4 and NE5 of Burnley's adopted Local Plan.

7. The use hereby permitted shall only be open for customers between the following hours:

09:00 - 17:00pm Mon - Saturday

09:00 - 16:00 Sundays and Bank Holidays

Reason: In order to protect the amenity of surrounding uses in accordance with policies SP4 and NE5 of Burnley's adopted Local Plan

8. All vehicles for sale shall be within the car sales area only. No vehicles shall be placed for sale within the surrounding public highway network, or elsewhere within the site.

Reason: To ensure that the use does not unacceptably impact upon the availability of on street and on-site parking, in the interest of highway safety.

9. The number of car sales plots operated from the site shall be limited to 45 and the number of plots shall not be increased at any time without the prior written approval of the Local Planning Authority.

Reason: To ensure adequate manoeuvrability within and around the site in the interests of highway safety.

10. The parking facilities shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

23. HOU/2022/0051 - 60 Fairfield Drive, Burnley, Lancashire
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Town and Country Planning Act 1990

Proposed bedroom and wet room rear extension

60 Fairfield Drive, Burnley

Decision

That the application be approved subject to the following conditions.

Conditions and reasons for 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.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no windows shall be constructed in the elevation of the extension which faces towards no.62 Fairfield Drive without Planning Permission obtained from the Local Planning Authority.

Reason: To ensure the continued protection of privacy for adjacent occupiers, in accordance with policies HS5 and SP5 of Burnley's Local Plan July 2018.

4 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

5 No building or use hereby permitted shall be occupied until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

24. HOU/2022/0224 - 476 Colne Road, Burnley, Lancashire

Town and Country Planning Act 1990

Proposed double storey side and rear extension, with single storey rear extension (resubmission of HOU/2021/0454)
476 Colne Road, Burnley, Lancashire BB10 1TW

Decision

That the application be approved subject to the following conditions.

Conditions and reasons for conditions

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the following submitted Drawings:

Drawing No. 2030 01B – Front elevation illustration received on 08.06.2022

Drawing No. 2030 02C – Existing & proposed site plan received on 08.06.2022

Drawing No. 2030 03C – Block plan received on 08.06.2022
Drawing No. 2030 04 – Existing floor plans received on 08.06.2022
Drawing No. 2030 05C – Proposed floor plans received on 08.06.2022
Drawing No. 2030 06 – Existing elevations received on 08.06.2022
Drawing No. 2030 07C – Proposed elevations received on 08.06.2022
Drawing No. 2030 01B – Front elevation illustration received on 08.06.2022
Drawing No, 2030 100 – Location plan received 19.04.2022

3. Notwithstanding details submitted with the application, the extension shall be faced with stone and render to match the existing dwelling, and so retained.
4. Notwithstanding details submitted with the application, the extension shall be roofed in slate to match the existing dwelling, and so retained.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed in the elevation facing north without Planning Permission obtained from the Local Planning Authority.
6. Prior to first occupation of the extension, a charging point for electric vehicles shall be included, and this shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states: - charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.

Reasons:

1. 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. To ensure continued compliance with the Development Plan.
3. 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.
4. 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.
5. To ensure the privacy for adjacent occupiers, in accordance with Policy HS4 of the Local Plan and the NPPF.
6. In the interests of sustainability and to accord with the provisions of the NPPF.

25. Decisions taken under the Scheme of Delegation

Members received for information a list of decisions taken under delegation for the period 27th May 2022 to 14th June 2022.