



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 13th July, 2023 at 6.30 pm

PRESENT

MEMBERS

Councillors S Chaudhary (Chair), C Sollis (Vice-Chair), J Broughton, S Cunliffe, S Graham, J Harbour, B Horrocks, A Hosker, B Hughes, S Hussain, A Kelly, P Reynolds and M Steel

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Laura Golledge	– Planning Manager
Sajada Khan	– Litigation and Regulatory Solicitor
Alison McEwan	– Democracy Officer

12. Apologies

Apologies for absence were received from Cllr Gordon Birtwistle.

13. Minutes

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

14. Declaration of Interest

Cllr Scott Cunliffe declared an 'other personal' interest in FUL/2023/0036 – 4 Lindsay Park, as he lived close to the property and had been approached by the objector. Cllr Cunliffe spoke on the item but did not take part in the vote.

15. Change to Agenda Order

It was moved, seconded and duly RESOLVED to re-order the agenda so that Item 6b – FUL/2023/0036 4 Lindsay Park be heard first due to the public interest in the item.

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:

Mr G Dawes and Ms L Durkin FUL/2023/0036 4 Lindsay Park.

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

17. FUL/2023/0036 - 4 Lindsay Park, Worsthorne-with-Hurstwood, Burnley

Town and Country Planning Act 1990
New build detached house to be built on land at number 4 Lindsay Park
4 Lindsay Park, Worsthorne-with-Hurstwood, Burnley BB10 3RR

Decision

That the application be refused for the following reason. As this decision was contrary to officer recommendation, a recorded vote was taken.

Reason

The proposal, due to its scale and massing would be an incongruous form of development and disproportionate to the size of the plot. As such it is considered to be overdevelopment of the site which would be at odds with the prevailing character of the area and have a detrimental visual impact, contrary to Local Plan Policy SP5 (2a)

FUL/2023/0036 (Motion)

To refuse the application as the proposal, due to its scale and massing would be an incongruous form of development and disproportionate to the size of the plot. As such it is considered to be overdevelopment of the site which would be at odds with the prevailing character of the area and have a detrimental visual impact, contrary to Local Plan Policy SP5 (2a).

Councillor Saeed Chaudhary	Abstain
Councillor Christine Sollis	Abstain
Councillor Joanne Broughton	For
Councillor Scott Cunliffe	Conflict Of Interests
Councillor Sue Graham	For
Councillor John Harbour	For
Councillor Bill Horrocks	Abstain
Councillor Alan Hosker	Abstain
Councillor Beki Hughes	Against
Councillor Shah Hussain	For

Councillor Anne Kelly	For
Councillor Paul Reynolds	For
Councillor Mike Steel	For
Paul Gatrell	No vote recorded
Laura Golledge	No vote recorded
Sajada Khan	No vote recorded
Alison McEwan	No vote recorded
Carried	

18. FUL/2023/0296 - Unit 3 - Sandygate Hall, Sandygate Burnley

Application for Planning Permission
Proposed post 16 educational use (Class F1)
UNIT 3 SANDYGATE HALL SANDYGATE BURNLEY BB11 1EX

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 following approved plans: Drawing No 001S (Proposed Key Plans – Lower Ground Floor at 1:100 Scale) received 04 July 2023.

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

19. FUL/2023/0302 - Cornfield Farm Fishery, Cornfield Grove, Burnley

Town and Country Planning Act 1990
Proposed log cabin for educational purposes.
Cornfield Farm Fishery Cornfield Grove Burnley Burnley

Decision

That planning permission be granted subject to the following conditions.

Conditions and Reasons

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. Prior to commencement of development, full details including elevational treatment and proposed materials shall be submitted in writing to and approved by the Local Planning authority. Thereafter the plans shall not be varied without 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 SP7 of Burnley's Local Plan 2018

3. 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

4. The cabin hereby permitted shall only be used by Mark Smedley for educational purposes and shall not be used by any other organisations unless written permission is sought by the Local Planning authority.

Reason: In order to protect the amenity of surrounding uses in accordance with policies SP4, SP7 and NE5 of Burnley's adopted Local Plan.

20. Decisions taken under the Scheme of Delegation

Members noted the information.

21. Appeals and other decisions

Members noted the information.