



# DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 26th July, 2018 at 6.30 pm

## PRESENT

## MEMBERS

Councillors A Khan (Chair), F Cant (Vice-Chair), A Anwar, G Birtwistle, M Brindle, S Graham, J Harbour, A Hosker, M Ishtiaq, M Johnstone, N Mottershead, A Raja, J Sumner and C Towneley

## OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Janet Filbin	– Senior Planner
Alan Rogan	– Senior Planner
David Talbot	– Senior Solicitor
Emma Barker	– Principal Legal Officer - Litigation & Regulation
Alison McEwan	– Democracy Officer

### 25. Apologies

Apologies for absence were received from Cllr Chaudhary.

### 26. Minutes

The Minutes of the last meeting held on 28<sup>th</sup> June 2018 were approved as a correct record and signed by the Chair.

### 27. 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:

Charlotte Green – APP/2018/0259 – 39 Schoolhouse Fold

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

**28. a APP/2018/0187 303 Queensgate Dental Practice, Colne Road, Burnley**

**Full Planning Application**

**Two-storey and single-storey extensions at rear**

**303 QUEENSGATE DENTAL PRACTICE COLNE ROAD, BURNLEY**

**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 application drawings, namely: QDP 20 L 01 (Site Location and Block Plan); QDP 20 E 02 (Existing Plans and Elevations, received 18 April 2018; QDP 20 E 03 Revision A (Proposed Plans); QDP 20 P 03 (Proposed Elevations), received 25 June 2018.
3. Waste/recycling bins shall not be kept on the highway at any time.
4. The external materials of construction (including stone and slate) shall match those of the existing building in colour and texture.
5. The development shall not begin until:
  - a. An intrusive site investigation shall be undertaken in order to establish the exact situation regarding coal mining legacy issues on the site, assess ground conditions and the potential risks posed to the development by past shallow coal mining activities,
  - b. The submission of a report of findings arising from the intrusive site investigations, the results of any gas monitoring and a scheme of proposed remedial works for approval; and
  - c. The implementation of those remedial works.

Remediation work shall be carried out in accordance with the approved remediation scheme and programme. Evidence verifying that all remediation work has been carried out in accordance with the approved scheme shall be submitted to and approved in writing by the local planning authority before any part of the development is brought into use.

**Reasons:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development remains in accordance with the development plan.
3. In the interests of highway safety and visual amenity.

4. In the interests of visual amenity, in particular because of the prominent position of the proposed extension.
5. In order to fully assess the coal mining legacy potential of the site, as requested by The Coal Authority.

**29. b APP/2018/0258 - 8 Hope St, Worsthorne, Burnley**

**Full Planning Application**

**Demolition and rebuilding of front elevation, alteration to rear elevation, two storey side extension and new stone rear boundary wall  
8 HOPE STREET WORSTHORNE BURNLEY**

**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 hereby permitted shall be carried out in accordance with the following approved plans: 18-05-01, received on 1 June 2018; and, 18-05-11C and 18-05-10C, received on 20 July 2018.
3. The external walls and roof of the development shall utilise the existing natural stone and natural stone slate where applicable and stone and natural stone slate which matches the existing dwelling in terms of its type, size, shape, texture and colour.
4. The proposed car parking shall be constructed, surfaced and available for use prior to the approved extension being first brought into use.
5. The proposed gates fronting Hope Street shall open inwards into the site only and shall not at any time be permitted to cross the adjoining footway.
6. The development shall, prior to the first occupation of the approved extension, provide for the retention or reinstatement of the gable chimney as indicated on the approved plans. The chimney shall thereafter be retained at all times.

**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 the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure a satisfactory appearance to the development, having regard to its impact on the Worsthorne Conservation Area, in accordance with Policies H13, GP3 and

H12 of the Burnley Local Plan, Second Review (2006) and Policies SP5, HS5 and HE2 of Burnley's Local Plan, Submission Document (July, 2017).

4. To ensure adequate parking to cater for the needs of the development, in accordance with Policies H13 and TM15 of the Burnley Local Plan, Second Review (2006) and Policies HS5 and IC3 of Burnley's Local Plan, Submission Document (July, 2017).
5. To prevent an obstruction on the public highway, in the interests of pedestrian and highway safety, in accordance with Policy H13 of the Burnley Local Plan, Second Review (2006) and Policy HS5 of Burnley's Local Plan, Submission Document (July, 2017).
6. To ensure the retention of a feature of the terrace that contributes to the distinctive and special character of the Worsthorpe Conservation Area, in accordance with Policy H12 of the Burnley Local Plan, Second Review (2006) and Policy HE2 of Burnley's Local Plan, Submission Document (July, 2017).

**30. c APP/2018/0279 - 23 Laburnum Close, Burnley**

**Full Planning Application**

**Proposed dormer extensions to front and rear elevations**

**23 LABURNUM CLOSE BURNLEY**

**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 hereby permitted shall be carried out in accordance with the following approved plans: PI/02Dwg01, PI/02dwg05 and PI/02Dwg03, received on 13 June 2018.

**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 the development is implemented in accordance with the approved plans and to avoid ambiguity.

**31. d APP/2018/0183 - 44 Groveside Park, Burnley**

**Full Planning Application**

**Proposed side extension (to extend the existing garage and create a 1st floor above)**

**44 GROVESIDE PARK, BURNLEY**

**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 hereby permitted shall be carried out in accordance with the following approved plans: Location plan received 13 April 18, drawing No: 2018/0052/0001 REV D received 18 June 18.
3. The additional hardstanding area (for off-street parking) shall be completed prior to the occupation of the extension and shall be surfaced with a bound and porous material.

**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 the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. In the interests of highway safety and in accordance with policies H13 and TM15 of the Burnley Local Plan Second Review and policies HS5 and IC3 of the emerging Local Plan.

**32. e APP/2018/0259 - 39 School House Fold, Hapton, Burnley**

**Full Planning Application  
Single storey extension to rear and side  
39 SCHOOL HOUSE FOLD, HAPTON**

**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 hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos.225/SV02, and 225/SV01 and 225/PL22A received 1 June 18, 225/PL21B received 3 July 18 and 225/PL20B received 5 July 18.

**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 the development is implemented in accordance with the approved plans and to avoid ambiguity.

**33. f APP/2018/0262 - Bradget Hey Farm, Burnley Road, Cliviger, Burnley**

**Full Planning Application**

**Extension to dwelling to form ancillary living accommodation  
BRADGET HEY FARM BURNLEY ROAD CLIVIGER**

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

**Conditions:**

1. The development shall be completed in accordance with the following approved plans: Proposed elevations and sections (Rev D); Existing Elevations and Layout Plans (Rev E); Roof Plan 1:100 received 6 June 2018.
2. The extension hereby approved shall be used only as ancillary living accommodation for the dwelling.

**Reasons:**

1. To ensure compliance with the Local Plan and to avoid ambiguity.
2. For the avoidance of doubt to ensure that the extension is not used in connection with a separate trade or business.

**34. Decisions taken under the Scheme of Delegation**

Members received for information a list of decision taken under delegation for the period 11/06/18 to 08/07/18