



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 15th November, 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, M Payne and A Raja

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Graeme Thorpe	– Planning Team Manager
Janet Filbin	– Senior Planner
David Talbot	– Senior Solicitor
Emma Barker	– Principal Legal Officer - Litigation & Regulation
Alison McEwan	– Democracy Officer

52. Apologies

Apologies for absence were received from Cllr Towneley.

53. Minutes

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

54. Declaration of Interest

Cllr Sue Graham declared an other prejudicial interest in item 6k – APP/2018/0488. She left the room and took no part in the item.

55. 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:

1.	Steven Hartley	APP/2018/0479 Thorney Bank (for)
2.	Brent Frankland	APP/2018/0407 Musty Haulgh Farm (for)
3.	Alan Kinder	APP/2018/0223 13 The Crescent (for)

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

56. APP/2018/0384 - Former Office Building, Wytham Street & Workshop & adjacent house Albion Street, Padiham

Full Planning application

Demolish office building, convert former workshop to 10 flats with attached dwelling and formation of associated car park

FORMER OFFICE BUILDING WYTHAM STREET & WORKSHOP & ADJ HOUSE ON ALBION STREET PADIHAM

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: 1812/100.01 (1:1250 location plan), 1812/100.02 (1:500 site plan), 1812/201.02RevD, 1812/201.03 and 1812/202RevB, received on 6 August 2018; and, 1812/207Rev A, 1812/201.01RevE and 1812/208RevA, received on 1 November 2018.
3. The external materials of construction to be used on the walls and roof of the development shall be as indicated on the approved plans and application forms unless any variation is otherwise previously agreed in writing by the Local Planning Authority.
4. No development shall be commenced until a scheme of off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide for the following: - footway re-instatement at former vehicular crossings, including a link to Brook Street; the construction of footway on Brook Street following the demolition of the existing office building; and, street lighting around the application site to include the lighting of the pedestrian access to the rear of the approved car park and the rear entrance of the main building.
5. No flat or dwelling shall be first occupied until the scheme approved under condition 4 has been carried out and completed in accordance with the approved details.

6. The car park hereby approved shall be used as a private car park by residents/visitors of the approved development only.
7. No flat or dwelling hereby approved shall be first occupied until the approved car park has been constructed, surfaced, marked out and is available for use in accordance with the approved plans. The car park shall thereafter be retained and remain available for use at all times for parking by residents/visitors of the approved development.
8. No flat hereby approved shall be first occupied until the screened refuse and recycling storage facility for the approved flats has been constructed, completed and is available for use in accordance with the approved plans. The approved refuse and recycling storage facility shall thereafter be retained and remain available at all times for use by the approved flats.
9. Prior to the commencement of development, an intrusive investigation shall be carried out by a suitably competent person(s) in accordance with the submitted Phase I Geo-Environmental Site Assessment (report prepared by e3p, reference 11-617-r1, dated December 2016) to further assess the extent of contamination likely to affect all receptors at end-use and a written report, detailing the findings of the investigation, assessing the risk posed to receptors by contamination and proposing a remediation scheme, including a programme for implementation, shall be submitted to and approved in writing by the Local Planning Authority. Remediation work shall thereafter be carried out and completed in accordance with the approved scheme and evidence verifying these works, including validation certificates, shall be submitted to and approved in writing by the Local Planning Authority before any flat or dwelling is first occupied.

In the event that previously unidentified contamination is discovered during intrusive investigations, or site works, it must be reported in writing immediately to the Local Planning Authority and a further investigation and risk assessment shall be undertaken to determine the extent of contamination. A report of the investigation, including any additional remediation scheme required shall be submitted to the Local Planning Authority for approval before works continue. Once remedial works have been completed, a verification report shall then be submitted to and approved in writing by the Local Planning Authority prior to any part of the approved development being first occupied.

10. The development shall be carried out and completed in full accordance with all the recommendations contained within the Flood Risk Assessment submitted with the application (prepared by the Alan Johnston Partnership LLP, reference 218-072, ASP-AJP-ZZ-XX-RP-C-3000, dated 1 March 2018).
11. All planting, seeding or turfing comprised in the approved details of landscaping, as indicated on drawing number 1812/207RevA, shall be carried out in the first planting and seeding seasons following the first occupation of any flat or dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in

the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

12. During the construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place on Sundays and Bank/Public Holidays or outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays.

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, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).
4. To ensure the appropriate making up of defunct vehicular crossings and provision of continuous footways on Brook Street/Albion Street and provision of a safely lit pedestrian route around the site, in order to meet the needs of the occupiers of the approved development and to ensure adequate highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development to ensure that acceptable works can be agreed before works start and can then be implemented at an appropriate stage in the development.
5. To cater for the traffic generated by the development in order to provide acceptable conditions in respect of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).
6. To ensure the satisfactory implementation of the proposal and the provision of adequate off-street parking to meet the needs of the development, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).
7. To ensure adequate off-street parking to meet the needs of the development and to avoid excessive on-street parking at a location where there is already a significant reliance on on-street parking, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).
8. To ensure adequate refuse and recycling storage for the approved flats in order to cater for the needs of the development and to protect the visual amenities of the area, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).
9. In order to deal appropriately and safely with the risks posed to the site and for future users from past industrial uses, in accordance with Policy NE5 of Burnley's Local Plan (July 2018). The site investigation, report and remediation scheme are required prior to the commencement of development to ensure that any

mitigation measures that are found to be necessary through the investigation can be carried out at the appropriate stage in the development process.

10. To ensure that the development does not pose an unacceptable risk to flooding for occupiers of the development or elsewhere, in accordance with Policy CC4 of Burnley's Local Plan (July 2018).
11. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
12. To protect the amenities of local residents, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).

57. APP/2018/0479 - Thorney Bank Industrial Estate, Burnley Road, Hapton

Full Planning Application

Use of land for siting of storage containers (resubmission of APP/2017/0485)

THORNEY BANK INDUSTRIAL ESTATE BURNLEY ROAD HAPTON

Decision: That provided the application is amended to show the front line of the containers set back a substantial distance (around 8 – 10 m) from the highway, behind dense landscape planting, together with information sufficient to resolve concern about surface water management, the Head of Housing and Development Control is delegated to grant planning permission subject to any appropriate conditions; or, if negotiations are unsuccessful, to refuse the application for reasons of its conflict with the development plan in respect of building on land beyond the Development Boundary (policy SP4) adverse impact on visual amenity (policy SP5).

58. APP/2018/0407 - Musty Haulgh Farm, Granville Street, Briercliffe, Burnley

Full Planning Application

Retention of 2no. portacabins used for storage

MUSTY HAULGH BARN GRANVILLE STREET BRIERCLIFFE

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

Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 18/109/4, 18/109/3, 18/109/2 and 18/109/1, received on 23 August 2018.
2. The portacabins shall be used for private storage ancillary to Musty Haulgh Barn only, including the storage of hay and feedstuffs associated with the keeping of private horses and shall not be used for any commercial purpose.

3. Within two calendar months from the date of this permission the external elevations of the portacabins shall be painted in a dark green colour. The portacabins shall thereafter be repainted in a similar colour as necessary to retain a neat, tidy and dark green appearance.

Reasons:

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. To ensure the satisfactory implementation of the proposal and to safeguard the residential use of the site, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).
3. To ensure a satisfactory appearance to the development within an area of countryside, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

The Committee requested that a note be added to the decision notice referencing the requirement to apply for a footpath diversion order.

59. APP/2018/0450 - Land Adjacent No 3 (Car Park) Fair View Road, Burnley
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Full Planning Application

Proposed pair of semi-detached houses

LAND ADJACENT NO 3 (CAR PARK) FAIR VIEW 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 hereby permitted shall be carried out in accordance with the following approved plans: Location Plan and Drawing No. 2/10/2018 received 14 September 2018; Amended Drawing No. 1/10/2018 received 9 October 2018.
3. The off-site highway works, including the relocation of the lamp post shall be carried out to the satisfaction of the Local Planning Authority before either of the dwellings is occupied.
4. The two parking spaces shall be provided for each dwelling as set out on the approved plan, drawing no. 1/10/2018 received 9 October 18, before their occupation.
5. No construction work shall take place on the development hereby approved outside the hours of 8 a.m. to 6 p.m. Monday to Friday, 8 a.m. to 1 p.m. on Saturday and not at any time on Sundays and Bank Holidays.
6. The development shall not begin until:

- a. A strategy for investigating contamination present on the site has been submitted to and approved in writing by the local planning authority;
- b. An investigation has been carried out in accordance with the approved strategy;
- c. A written report, detailing the findings of the investigation, assessing the risk posed to receptors by contamination and proposing a remediation scheme, including a programme for implementation, has been submitted to and approved in writing by the local planning authority.

Remediation work shall be carried out in accordance with the approved remediation scheme and programme. Remediation work on contamination not identified on the initial investigation but found during construction work shall be carried out in accordance with details approved in writing by the local planning authority subsequent to its discovery. 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.

- 7. No development shall start until an investigation and report which demonstrates that the development can be safely undertaken and occupied has been submitted to the Local Planning Authority. The report shall be prepared by a competent consultant, experienced and specialising in the assessment and evaluation of Landfill Gas migration.
The investigation report shall:
 - 1. describe the methodology, techniques and equipment and circumstances of the survey and set out final conclusions and recommendations to the results and findings of tests and investigations
 - 2. advise on any remedial measures which demonstrate that the development can be safely undertaken and occupied.

If remediation measures are recommended as a result of the investigations required above, these measures shall be incorporated into the development, before any buildings are occupied.

- 8. Notwithstanding the details of the materials to be used in the development set out in the application, precise details of the facing and roofing materials shall be submitted to and approved in writing by the local planning authority before their use in construction.

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.

4. To ensure adequate parking space is available in line with Policy IC3 of Burnley's Local Plan adopted July 2018.
5. To protect the amenities of nearby residents in accordance with Policy NE5 of Burnley's Local Plan adopted July 2018.
6. To ensure that risks from contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecology systems, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy GP7 of the Burnley Local Plan Second Review.
7. To ensure that the developer has demonstrated that the development can be undertaken and occupied in a safe and secure manner given the proximity of the development to a landfill site which is known to be producing landfill gas and to ensure that the development can be undertaken and occupied in a safe and secure manner given the proximity of the development to a landfill site which is known to be producing landfill gas, in accordance with Policy NE5 of Burnley's Local Plan adopted July 2018.
8. To ensure a satisfactory development which harmonises with the character and appearance of the Conservation Area, having regard to Policy HE2 of Burnley's Local Plan (adopted July 18).

60. APP/2018/0435 - 32 Holyoake Street, Burnley
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Full Planning Application

Proposed erection of 2no. semi-detached dwellings (following demolition of former barn, shed and garage)

32 HOLYOAKE STREET 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: ADM/18/27/04, ADM/18/27/02RevA and ADM/18/27/03, received on 12 September 2018.
3. Prior to construction work commencing on the approved dwellings, details and representative samples of the external materials of construction to be used on the walls and roof of the development 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 materials.

4. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding;
 - v) measures to control the emission of dust and dirt during construction;
 - vi) wheel washing facilities;
 - vii) details of working hour; and,
 - viii) contact details for the site manager.
5. During the demolition and construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place on Sundays and Bank/Public Holidays or other than between 08:00 and 18:00 hours Monday to Friday and between 08:00 and 13:00 hours on Saturdays.
6. Prior to the start of any construction works on the approved dwellings or the removal of any trees from the site, there shall be submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedges on the land and details of any to be retained, together with measures for their protection in the course of development (including details of excavating near tree roots), as well replacement tree planting where applicable, and details of hard and soft landscaping works to include schedules of plants, species, plant sizes and proposed numbers/ densities where appropriate.
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of any dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.
8. Prior to the erection of any boundary treatment or the first occupation of any dwelling, boundary treatment shall be constructed in accordance with details which shall be previously submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall thereafter be retained at all times.
9. Prior to the commencement of development, the following shall be submitted to and approved in writing by the Local Planning Authority:-
 - a) A desktop study to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.
 - b) If necessary following the recommendations of a) above, a site investigation designed for the site using the information obtained from (a) above; and,

- c) a site investigation and associated risk assessment; and,
- d) a Method Statement and remediation strategy, based on the Information obtained from c) above.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale which shall be agreed in writing by the Local Planning Authority.

- 10. Neither dwelling shall be first occupied until its associated off-street parking provision has been constructed, surfaced and is available for use as indicated on the approved plans. The approved car parking spaces for each dwelling shall thereafter be retained at all times.
- 11. No dwelling shall be first occupied until the turning area as indicated on the approved plans has been constructed, surfaced in a bound material and is available for use. The approved turning area shall thereafter at no time be obstructed and shall remain available at all times for the turning of vehicles.
- 12. No dwelling shall be first occupied until its associated refuse and recycling storage has been provided and is available for use in accordance with the details as indicated on the approved plans. The refuse and recycling storage facilities 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, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
- 4. To ensure that the safety and amenities of other residents on Holyoake Street are satisfactorily protected and accessibility by car to homes and disturbance is minimised, in accordance with Policies NE5 and IC1 of Burnley's Local Plan (July 2018). The Construction Management Plan is required prior to the commencement of development to ensure that the measures contained therein can be carried out at the appropriate phases of the construction period.
- 5. To protect the amenities of local residents, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).
- 6. In the interests of the visual amenity of the site and its surroundings, in accordance with Policies HS4 and SP5 of the Burnley's Local Plan (July 2018).

7. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
8. To ensure a satisfactory appearance to the edges of the development and a satisfactory appearance to the finished development, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
9. To ensure the site is made suitable for residential use, in accordance with Policy NE5 of the Burnley's Local Plan (July 2018). The investigation and report is required prior to the commencement of development to ensure that measures that are necessary to make the development acceptable can be carried out at an appropriate stage in the development.
10. To ensure adequate off-street parking to meet the needs of the development, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).
11. To ensure adequate turning facilities for vehicles at the end of the back street, in the interests of highway safety and convenience, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).
12. To ensure adequate refuse and recycling storage for the approved dwellings in order to cater for the needs of the development and to protect the visual amenities of the area, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

61. APP/2018/0306 - Rear of 542 Brunshaw Road, Burnley

Full Planning Application
Proposed bungalow in garden (revised scheme)
REAR OF 542 BRUNSHAW 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 hereby permitted shall be carried out in accordance with the following approved plans: Loc1 (1:1250 location plan), received on 28 June 2018; 18/76/3, received on 13 September 2018; Site Levels 1 (existing and proposed site levels), received on 31 October 2018; and, Block1 (1:500 block plan), received on 1 November 2018.
3. Notwithstanding any description of materials in the application, details and representative samples of the external materials of construction to be used on the walls and roof of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any construction work being

commenced on the approved dwelling. The development shall thereafter only be carried out in accordance with the approved materials.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no development shall be carried out on any part of the development within the terms of Classes A, B, C and E of Part 1 and Class A of Part 2 of Schedule 2 of the Order without the prior written permission of the Local Planning Authority.
5. Prior to any construction of the approved dwelling, a scheme of landscaping to comprise hard and soft landscaping works which shall include schedules of plants, species, plant sizes and proposed numbers/ densities where appropriate, shall be submitted to and approved in writing by the Local Planning Authority.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the approved dwelling or its completion, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.
7. The existing wall and hedge on the site's boundary with Mayfair Road and the hedge on the rear (eastern) boundary of the site shall be retained throughout the development and at all times in the future. Details of measures for the protection of these features during construction work shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall be implemented thereafter until the completion of the development.
8. During the construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays.
9. The approved development shall be built in accordance with the details of levels as indicated on the approved plans and shall not be varied unless otherwise previously agreed in writing by the Local Planning Authority.
10. The approved dwelling shall not be first occupied until facilities for the storage of refuse and recycling waste have been installed at the site in accordance with the details as indicated on the approved plans. The approved facilities shall thereafter be retained at all times.
11. Prior to the commencement of any development, off-site works to provide a driveway crossing to the proposed parking spaces for 542 Brunshaw Road, as indicated on the approved plans shall be carried out and completed.
12. The approved dwelling shall not be first occupied until two driveway car parking spaces for the dwelling have been constructed, hard surfaced and are available

for use as indicated on the approved plans. The parking spaces shall thereafter be retained for the purposes of car parking at all times.

13. The proposed garden boundary fence between the southern boundary of the application site and the rear garden to 542 Brunshaw Road shall not at any time exceed 1.0m in height within 2.0m of the adjoining pavement.
14. No structure, wall or shrub, tree or other vegetation exceeding 1.0 m in height shall be constructed or allowed to grow within the visibility splay to the south side of the approved access. The visibility splay shall be defined as the area formed from the centreline of the access at a point 2m back from the edge of the highway for a distance of 5m in a southerly direction (this includes land within the application site only).

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 and its locality, in accordance with Policies HS4 and SP5 of the Burnley's Local Plan (July 2018).
4. In order that the Local Planning Authority can assess any future changes to the approved dwelling, having regard to the potential impacts on the residential amenities of neighbouring properties and the character of the area, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
5. In the interests of the visual amenity of the site and its surroundings, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
6. In order that the landscaping works contribute to a satisfactory standard of completed development and its long term appearance harmonises with its surroundings, in accordance with Policies HS4 and SP5 of the Burnley's Local Plan (July 2018).
7. To aid the integration of the development into the street scene and to safeguard the privacy and amenities of the occupiers of the adjoining property at 544 Brunshaw Road, in accordance with Policies HS4 and SP5 of the Burnley's Local Plan (July 2018).
8. To protect the amenities of nearby residents, in accordance with Policies HS4 and SP5 of the Burnley's Local Plan (July 2018).
9. To ensure the satisfactory implementation of the proposal in order to control the scale of the development and its impact on the outlook and amenities of neighbouring properties, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).

10. To ensure adequate provision for the appropriate storage of refuse and recycling storage facilities away from public views of the site, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).
11. To ensure adequate off-street parking for the existing property at 542 Brunshaw Road, in the interests of highway safety and amenity, in accordance with Policy IC3 of Burnley's Local Plan (July 2018). The driveway crossing is required to be carried out and completed prior to the commencement of development to ensure that appropriate parking facilities are available for use for the existing dwelling prior to the removal of the existing parking space and garage within the application site.
12. To ensure adequate off-street parking for the approved bungalow, in the interests of highway safety and amenity, in accordance with Policy IC3 of the Burnley's Local Plan (July 2018).
13. To ensure a satisfactory appearance to the development within the street scene, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
14. To ensure adequate visibility for drivers emerging from the approved driveway onto Mayfair Road, in the interests of vehicular and pedestrian safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

62. APP/2018/0398 - 20 Mansergh Street, Burnley
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**Full Planning Application
Proposed kitchen extension
20 MANSERGH STREET 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: drawings number: 18/110/2 (Section and Location Plan); 18/110/1 (Plans and Elevations), received 21 August 2018.
3. The external materials of construction (including stone, render and tiles) shall match those of the existing building in colour

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 visual amenity in accordance with Policy HS5 of the Burnley Local Plan.

63. APP/2018/0413 - 9 Mellor Close, Burnley
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Full Planning Application

Demolition of existing garage/utility room and erection of single storey side and rear extension

9 MELLOR 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:
 - ***Location, G Floor & Block Plan as Existing – A133 01 Rev A, received 29 Aug 2018***
 - ***Elevations as Proposed – A133 04 Rev C, received 30 Oct 2018***
 - ***Ground Floor, Roof + Block Plan as Proposed – A133 03 Rev C, received 30 Oct 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.

64. APP/2018/0418 - 49 Wellfield Drive, Burnley
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Full Planning Application

Erection of boundary fence

49 WELLFIELD DRIVE BURNLEY

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

Conditions:

1. The development must be begun within six months of the date of this decision and completed within 18 months of the date of this decision..
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Existing Site Plan; Proposed Site plan; and Drawing No. 1/21/2018 received 30 August 2018.

3. The fence shall be painted as set out in the application within 6 months of its completion.
4. The planting area shown on Drawing No. 1/21/2018 received 30 August 2018 shall be completed during the first planting season following completion of the fence and the planting shall thereafter be maintained in accordance with good horticultural practice to the satisfaction of the local planning authority.

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 and having regard to the unsympathetic appearance of the existing fence.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
- 3/4 In the interests of visual amenity having regard to Policies HS5 and SP5 of Burnley's Local Plan July 18.

65. APP/2018/0223 - 13 The Crescent, Worsthorne, Burnley

Full Planning Application

**Proposed demolition of garage, rear conservatory and erection of a two storey side and rear extension; re-submission of planning application (APP/2018/0007)
13 THE CRESCENT, 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: Drawing No: 01, 03, 04, received 11 May 18 and 02D and 05B received 25 Sept 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.

66. APP/2018/0488 - Extwistle Cottage, Todmorden Road, Briercliffe, Burnley
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Full Planning Application

**Proposed two storey side and rear extension above existing side extension with a single storey garden room extension to the side and site associated works
EXTWISTLE COTTAGE, TODMORDEN ROAD, BRIERCLIFFE**

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:
 - Amended Drawing Package 5319 – 01 to 5319 – 09, received 13 November 2018
 - Amended Location Plan, received 13 November 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 to avoid ambiguity.

67. Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation for the period 1st October to 28th October 2018.

The Chair informed members of the Committee that Graeme Thorpe, Planning Team Manager was leaving the authority. This was his last meeting. He thanked Graeme for his service to the Borough and the Committee and wished him well for the future.