



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Tuesday, 30th April, 2019 at 6.30 pm

PRESENT

MEMBERS

Councillors A Khan (Chair), A Anwar, G Birtwistle, M Brindle, S Chaudhary, S Graham, J Harbour, A Hosker, N Mottershead, M Payne and C Towneley

OFFICERS

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

106. Apologies

Apologies for absence were received from Councillors Cant, Johnstone, Raja and Sumner.

107. Minutes

The Minutes of the last meeting held on 21st March 2019 were approved as a correct record and signed by the Chair.

108. 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:

Terry Ford APP/2018/0524 – Land adjacent 95 Plumbe Street

RESOLVED

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

109. APP/2018/0524 - Land adjacent 95 Plumbe Street, Burnley

Full Planning Application
Proposed erection of 2no. terraced dwellings
LAND ADJACENT 95 PLUMBE STREET

Decision:

That planning permission should be refused.

As this decision was contrary to officer recommendation, a named vote was taken as follows:

To refuse APP/2018/0524 Land adj 95 Plumbe Street Burnley (Motion)	
Councillor Arif Khan	For
Councillor Afrasiab Anwar	For
Councillor Gordon Birtwistle	For
Councillor Margaret Brindle	For
Councillor Saeed Chaudhary	Abstain
Councillor Sue Graham	For
Councillor John Harbour	For
Councillor Alan Hosker	Abstain
Councillor Neil Mottershead	For
Councillor Mark Payne	For
Councillor Cosima Towneley	For
Carried	

Reason

The proposed development would lead to new housing in close proximity to established industrial premises which as a result of the associated noise and disturbance is likely to lead to poor levels of amenity for future occupiers which would fail to produce the levels of quality that is expected from new development, in accordance with Policies SP4 and SP5 of Burnley's Local Plan (July 2018).

110. APP/2019/0014 - 56 Moseley Road, Burnley
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Full Planning Application

**Sitting room extension and balcony to rear (part retrospective)
56 MOSELEY ROAD BURNLEY**

Decision

That planning permission be granted subject to the following conditions

Condition

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: Detailed drawing Revision A received 17 April 2019.
3. Before the balcony is brought into use it shall be provided with privacy screens (as shown on the application drawing) which shall be kept in place at all times thereafter.
4. Within one month of the date of this permission the side door of the extension shall be glazed or otherwise treated in obscure material as shown on the application drawing and the obscure treatment shall be so retained thereafter.

Reason

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 the privacy of neighbouring residents, in accordance with Policy HS5 of the Burnley's Local Plan (2018).
4. In the interests of the privacy of neighbouring residents, in accordance with Policy HS5 of the Burnley's Local Plan (2018).

111. APP/2019/0078 - 116 St. James's Street, Burnley

Full Planning Application

**Alteration of existing shop front to provide individual fronts to 2no retail units formed on the ground floor; together with change of use providing gym/fitness studio in rear ground floor room and dance studio on first floor.
116 ST JAMESS 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: 813117/A3/1.002 (Proposed Location and Site Plans); 813117/A3/1.001 (Existing Elevation); 813117/A3/2.001 (Proposed Elevation); 813117/A3/1.000 (Existing Layout Plans); 813117/A3/2.000A (Proposed Layout Plans), received 8 February 2019.
3. Within one month from the date of this permission, lighting shall be provided sufficient to illuminate the exterior area of the passage between buildings on the approach to the rear doorway of the premises which shall thereafter be operated and remain in use at all times the use(s) are operated after dark.

Reason

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 the convenience and security of users of the entrance in accordance with Policy IC1 of the Burnley's Local Plan (2018).

112. Decisions taken under the Scheme of Delegation
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Members received for information a list of decision taken under delegation for the period 4th March to 14th April 2019.