

DEVELOPMENT CONTROL COMMITTEE

Tuesday, 30th April, 2019
6.30 pm





DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Tuesday, 30th April, 2019 at 6.30 pm

Members of the public may ask a question, make a statement, or present a petition relating to any agenda item or any matter falling within the remit of the committee.

Notice in writing of the subject matter must be given to the Head of Legal & Democracy by 5.00pm three days before the meeting. Forms can be obtained for this purpose from the reception desk at Burnley Town Hall, Manchester Road or at the Contact Centre, Parker Lane, Burnley or from the web at:

<http://burnley.moderngov.co.uk/ecCatDisplay.aspx?sch=doc&cat=13234> . You can also register to speak via the online agenda. Requests will be dealt with in the order in which they are received.

AGENDA

1. Apologies

To receive any apologies for absence.

2. Minutes

5 - 30

To approve as a correct record the Minutes of the previous meeting.

3. Additional Items of Business

To determine whether there are any additional items of business which, by reason of special circumstances, the Chair decides should be considered at the meeting as a matter of urgency.

4. Declaration of Interest

To receive any declarations of interest from Members relating to any item on the agenda in accordance with the provision of the Code of Conduct and/or indicate if S106 of the Local Government Finance Act applies to them.

5. Exclusion of the Public

To determine during which items, if any, the public are to be excluded from the meeting.

6. List of Deposited Plans and Applications

31 - 32

To consider reports on planning applications for development permission:

a) APP/2018/0524 - Land adjacent 95 Plumbe Street, Burnley

33 - 44

Proposed erection of 2no. terraced dwellings

b) APP/2019/0014 - 56 Moseley Road, Burnley

45 - 52

Sitting room extension and balcony to rear (part retrospective).

c) **APP/2019/0078 - 116 St. James's Street, Burnley** 53 - 62

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.

7. Decisions taken under the Scheme of Delegation 63 - 68

To receive for information a list of delegated decisions taken since the last meeting.

MEMBERSHIP OF COMMITTEE

Councillor Arif Khan (Chair)
Councillor Frank Cant (Vice-Chair)
Councillor Afrasiab Anwar
Councillor Gordon Birtwistle
Councillor Margaret Brindle
Councillor Saeed Chaudhary
Councillor Sue Graham
Councillor John Harbour

Councillor Alan Hosker
Councillor Mohammed Ishtiaq
Councillor Marcus Johnstone
Councillor Neil Mottershead
Councillor Mark Payne
Councillor Asif Raja
Councillor Jeff Sumner
Councillor Cosima Towneley

PUBLISHED

Thursday, 18 April 2019

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DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 21st March, 2019 at 6.30 pm

PRESENT

MEMBERS

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

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Janet Filbin	– Senior Planner
Cathy Ryder	– Senior Planner
David Talbot	– Senior Solicitor
Imelda Grady	– Democracy Officer

92. Apologies

Apologies for absence were received from Councillor Mark Payne.

93. Minutes

The Minutes of the last meeting held on 14th February 2019 were approved as a correct record and signed by the Chair.

94. 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.	Emily Robinson (for)	APP/2018/0504 – Land at west side of Station Road and adjacent to Padiham Gateway and Green Lane Padiham
2.	Andrew Booth (for)	APP/2018/0513 – Land off Florence Avenue Burnley
3.	Alan Kinder (for)	APP/2018/ 0537 – Thompson Street Works, Thompson Street Padiham

RESOLVED

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

95. APP/2019/0001 - Sandygate Square, Sandygate, Burnley

Full Planning application

APP/2019/0001 – Demolition of locally listed Neptune Inn; construction of new 4 storey mixed use building to provide student accommodation (136 bedrooms); ancillary communal areas to include laundry room, gym, reception, study/resources room and student hub; part ground floor car parking; provision of 3 commercial units; and associated landscaping, together with provision of new car park off Wiseman Street for 35 vehicles.

SANDYGATE SQUARE SANDYGATE

Note; that paragraph 7 on page 42 of the agenda relates to Sandygate Square and not Land West of Station Road Padiham.

Decision

That planning permission be granted subject to the following amended 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 010 rev B rec'd 19 Mar 19
 - Site Layout Plan 009 rev E rec'd 19 Mar 19
 - LG Floor plan 001 rev N rec'd 20 Feb 19
 - GF Plan 002 rev M rec'd 20 Feb 19
 - 1F & 2F Floor Plans 003 rev N rec'd 20 Feb 19
 - 3F Floor Plan 004 rev O rec'd 19 Mar 19
 - Roof Plans 005 rev E rec'd 19 Mar 19
 - N & E elevations 006 rev I rec'd 19 Mar 19
 - S elevations 007 rev J rec'd 19 Mar 19

- W elevations 008 rev H rec'd 19 Mar 19
- Existing Topo Survey 011 rev A rec'd 9 Jan 19
- Drainage Strategy C-50 rev B rec'd 9 Jan 19
- Existing Site Sections 015 rev A rec'd 9 Jan 19

3. The development shall be carried out in full accordance with a scheme which has first been approved in writing by the Local Planning Authority, to include details of the design, based on sustainable drainage principles and implementation of an appropriate surface water sustainable drainage scheme. The details shall include as a minimum:

- a) Information about the lifetime of the development:
 - Design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change, see EA advice (Flood Risk assessments: climate change allowances) - discharge rates and volumes (both pre and post development)
 - Temporary storage facilities
 - The methods employed to delay and control surface water discharged from the site
 - The measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourse
 - Details of floor level in AOD
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield run-off rate. The scheme shall be subsequently implemented in accordance with the approved details before the development is completed.
- c) Flood water exceedance routes, both on and off the site
- d) A timetable for implementation, including phasing if possible
- e) Evidence of an assessment of the site conditions to include site investigation

The scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the approved dwellings or the completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

4. The development hereby permitted shall not be occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.
5. The development shall be carried out in full accordance with a scheme which has been approved in writing by the Local Planning Authority, providing details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development, to include:
 - a) the arrangements for adoption by an appropriate public body, statutory undertaker or management company.

- b) Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) which will include elements such as
- ongoing inspections relating to performance and asset condition assessments
 - operation costs for regular maintenance , remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage system scheme throughout its lifetime.
 - means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of the approved development or the completion of the development whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

6. The development shall be carried out in full accordance with the approved Construction Management Plan, received 6 March 19 as amended 19 March 19, to the satisfaction of the Local Planning Authority.
7. The development shall be carried out in full accordance with the submitted Site Investigation Report and Risk Assessment (Phase II Geo-Environmental Site Investigation and Risk Assessment reference 180903.R.001, dated December 2018)
8. In consideration of the Phase I/Phase II Report (12-777-R1), details of imported soil shall be submitted before use within the cover system, with information to include source and quantity provided, date of acceptance, and a chemical analysis for a full suite of contaminants. As per report 12-777-R1, ground gas monitoring shall be completed with the findings submitted in writing to the Local Planning Authority.

Any arisings and/or site-won materials shall be chemically analysed prior to re-use on-site with validation provided to the Local Planning Authority for approval if applicable. If removal of any identified local TPH 'hotspots' is decided as a remedial option, sampling and analysis shall be undertaken to confirm the suitability for use of the remaining soil, with validation provided to the Local Planning Authority for approval in writing, if applicable.

Following completion of measures identified in the remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out must be submitted to, and approved in writing by the Local Planning Authority.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation must be undertaken to establish the nature and extent of contamination in consideration of potential receptors. Where sampling is required to establish the extent of unexpected contamination, the results shall be forwarded to the Local Planning Authority. If further remediation is required, the additional information shall also be submitted and approved by the Local Planning Authority.

10. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time to be agreed in writing by the Local Planning Authority, and the provision of reports on the same must be prepared, both of which must be submitted to and approved by the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority. These measures must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

11. A programme of archaeological work including the creation of a record of the former Neptune Inn to level 3 and the remnant of the Sandygate Shed boiler room or engine house wall to level 2 as set out in *Understanding Historic Buildings (Historic England 2016)*, shall be carried out in accordance with an approved written scheme of investigation, before any work on the demolition of Neptune Inn and the remnants of the Sandygate Shed boiler room/engine house takes place. This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. The record shall be lodged with the Local Planning Authority within 2 months of the date of this decision.
12. A formal watching brief during both groundworks and the demolition of the former Neptune Inn (in particular removal of foundations, floor slab, etc) followed by such subsequent work as required to investigate and record any remains encountered. This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.
This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of the archaeological record and analysis shall be lodged with the Local Planning Authority within two months of its completion.
13. The provision of the car parking area to be given over to student parking shall be surfaced in accordance with the approved site layout plan, drawing no. 009E received 19 March 19 and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.
14. The cycling facilities shall be provided in accordance with drawing no. 001 rev N received 20 February 2019 prior to the occupation of the building hereby approved.
15. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the construction of the development.
16. No built construction work shall be commenced until a scheme for the construction of off-site highway works relating to the development, including provisions to facilitate the implementation of Traffic Regulations Orders for waiting restrictions, has been

submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

17. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 16 has been constructed and completed in accordance with the scheme details.
18. The proposed new loading bay on Sandygate which provides servicing facilities for the commercial unit at the junction of Sandygate and Neptune Street, shall be completed before the commercial unit is brought into operation.
19. Prior to the first use of the development hereby permitted, a full Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Travel Plan to include:-
 - Review of existing parking restrictions on Neptune Street and Wiseman Street including identifying funding mechanism for implementation of review recommendations. Review to be undertaken prior to first occupation.
 - Review of student car usage and uptake of parking provision to be provided as part of permission over a period of 18 months following full occupation of the student element of the development. Report to be provided to and reviewed by the Local Planning Authority in consultation with the Highway Authority.
20. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.
21. For the full period of construction, 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.
22. Following completion of the development works, the public square shall be reinstated to the satisfaction of the local planning authority in accordance with the amended site plan Drawing No. 09 rev E received 19 March 19.
23. The car parking area off Wiseman Street for 35 vehicles shall be managed in accordance with the 'Sandygate Student Accommodation Scheme Car Parking' received 19 March 19, 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.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. To ensure that the proposed development is adequately drained and that there is no flood risk on or off site resulting from the proposed development.
4. To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on or off the site resulting from the proposed development or resulting from inadequate maintenance of the sustainable drainage system.
5. To ensure that appropriate and sufficient funding and maintenance mechanisms are in place for the lifetime of the development; to reduce flood risk to the development as a result of inadequate maintenance; and to identify the responsible organisation/body/ company/undertaker for the sustainable drainage system.
6. In the interests of highway safety, the prevention of pollution to the canal and the surrounding environment.
- 7, 8, 9 &10 To ensure that all risks associated with contamination of the site are adequately dealt with, having regard to Policy EN5 of Burnley's Local Plan 2018.
- 11/12. To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site, having regard to Policy HE2 of Burnley's Local Plan 2018.
13. To allow for the effective management of development related parking demand and use of the parking areas.
14. To ensure that adequate cycle facilities are available for the users of the building, to promote alternative modes of transport, in the interests of sustainable development.
15. To limit the number of access points to, and to maintain the proper construction of, the highway.
16. In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before construction work commences.
17. In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
18. To ensure that the commercial unit has suitable servicing facilities, in the interests of highway safety.
- 19/20 To promote and provide access to sustainable transport options.
21. To prevent stones and mud being carried onto the public highway to the detriment of road safety.
22. To ensure that the public square is reinstated in a satisfactory manner in keeping with its surroundings
23. To ensure effective operation of the car park.

96. APP/2018/0504 - Land at West side of Station Road and adjacent to Padiham Gateway and Green Lane, Padiham

Full Planning application

Proposed residential development of 45no. dwellings and associated works

LAND AT WEST SIDE OF STATION ROAD & ADJACENT TO PADIHAM GATEWAY AND GREEN LANE PADIHAM

Note; that paragraph 7 on page 42 of the agenda relates to Sandygate Square and not Land West of Station Road Padiham.

Decision

That the application be delegated to the Head of Housing and Development Control to approve the application subject to the conditions set out in the report, with Condition 2 as amended, upon receipt of a satisfactory Unilateral Undertaking in respect of a contribution to be paid towards Education Provision.

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, drawing no.100 Rev 1; Existing Site Plan, drawing no. 101; Masterplan Overlay, drawing no. 103; Boundary Plan, drawing no. 109; Finished Levels and Retaining Walls, drawing no. SPB-AJB-XX-00-DR-C-1405 Rev 2; Drainage Layout, drawing no. SPB-AJP-XX-00-DR-C-1000 REV p1; Vehicle tracking, drawing no. SPB-AJP-XX-00-DR-C-1570; Tree Survey and Root Protection Areas drawing no.5877.01; Tree Protection Plan, drawing no.5877.02; House Type 2B4P plans, drawing no. 115; House Type 2B4P elevations, drawing no. 116; House Type 3B5P plans, drawing no 120; House Type 3B5P elevations, drawing no.121; House Type 1B2P Flat plans, drawing number 150A; House Type 1B2P Flat elevations, drawing no. 151A; Fence details, drawing no. FD03; Fencing details, drawing no. FD04; Gate details, drawing no. FD13 all received 31 Oct 18

Amended Plan, Indicative Planting, drawing no. 108A received 29 Nov 18;

Site Plan drawing no. 105B; Street Elevations drawing no. 110A received 30 November 2018.

3. No dwellings shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details, until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

4. For the full period of construction, facilities shall be provided within the site by which means the wheels of the vehicles may be cleaned before leaving the site. There should also be provision to sweep the surrounding highway network by mechanical means if necessary.
5. No dwellings shall be occupied, until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details, unless otherwise approved in writing with the local planning authority.
6. The development shall be carried out in full accordance with the approved construction method statement throughout the construction period, which provides for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The 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) A scheme for recycling/disposal of waste water from construction works
 - vii) Details of working hours
 - viii) Routing of delivery vehicles to/from the site.
7. In the event that previously unidentified, or unexpected contamination is found at any time during the development, it must be reported in writing immediately to the local planning authority. A full risk assessment (including investigations if necessary) must be undertaken and a remediation scheme must be prepared if appropriate. The assessment must be submitted and approved in writing by the Local Planning Authority before any works continue.
8. Where any remedial works are necessary, a verification report must be submitted to and approved in writing by the local planning authority. The report shall also provide details of the long term effectiveness and monitoring of the proposed remediation in accordance with DEFRA and the Environment Agency's 'Model Procedure for the Management of Land Contamination, CR11'
9. No works to trees or shrubs shall occur between 1 March and 31 August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided to the local planning authority to confirm that no active birds' nests are present.
10. Before any of the properties are occupied, a landscape and biodiversity enhancement plan for the trees and scrub alongside Green Lane, including measures to provide for bird nesting opportunities, shall be submitted to and approved in writing by the local planning authority.
11. No construction work shall take place on the development hereby approved outside the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturday and not at any time on Sundays and Bank Holidays, unless approved in writing by the local planning authority.
12. Notwithstanding any description of materials in the application, precise details of facing and roofing materials shall be submitted to and approved in writing by the local

planning authority before their use in the construction work. The materials used in the development shall be in accordance with the approved scheme, to the satisfaction of the local planning authority.

13. All tree works shall be in complete accordance with the submitted Arboricultural Impact Assessment and Method Statement (tba landscape architects, Ref: MG/5877/AIA &AMS/OCT18) and Drawing No. 5877.02 (Tree Protection Plan) to the satisfaction of the local planning authority.
14. The landscaping works, detailed on Drawing No. 108 rev A (Indicative Planting), received 29 November 2018 shall be carried out in the first planting season following the substantial completion of the dwellings and thereafter 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.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure the proper management and maintenance of the proposed streets within the development, in the interests of highway safety.
4. To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.
5. To ensure that the streets are constructed in an appropriate manner, in the interests of highway safety and residential amenity.
6. To ensure that the development progresses in an orderly and controlled manner in the interests of highway and pedestrian safety.
- 7/8. Having regard to Policy NE5 of Burnley's Local Plan, to ensure that all environmental risks have been evaluated and appropriate measures have been taken to minimise risks of adverse impacts.
9. Having regard to Policy NE1 in order to protect nesting birds and their habitat.
10. In order to provide an enhancement to the landscaped area to encourage biodiversity and bird nesting opportunities, in line with Policy NE1.
11. To protect the amenities of nearby residents, in accordance with Policy NE5 of Burnley's Local Plan (July 18).
12. To secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity and in accordance with Policy HS4 of Burnley's Local Plan (July 18).
13. To ensure that the tree works are carried out in an appropriate manner and the trees are adequately protected during the construction period.

14. *In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings in accordance with Policy NE4 of Burnley's Local Plan.*

97. APP/2018/0513 - Land off Florence Avenue, Burnley

**Full Planning application
Erection of 24 dwellings and associated works
LAND OFF FLORENCE AVENUE BURNLEY**

Note: referring to 'Affordable Housing' on page 59 of the agenda, paragraph 2 should be deleted as the nature of the application has changed.

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 100A; Site Clearance Plan 103; Existing Site Plan – 101A Boundary Plan 108A; Landscape Proposals 5857.01 A; Finished Levels and retaining walls FAB-AJP-XX-00-DR-C-1400 P2; Drainage Layout FAB-AJP-XX-00-DR-C-1000 P2; Cut and Fill Total areas FAB-AJP-XX-00-DR-C-1415 P2, received 31 October 18.

Proposed site plan 105D received 29 Nov 19; Bungalow type 130A received 16 Jan 19; Landscape Masterplan 5857.04 rev B; Tree Protection Plan 5857.03A; Tree Survey and Root Protection Areas 5857.03A; s78 Construction Plan FAB-AJP-XX-00-DR-C-1650 P2 received 29 Jan 19; Site Cross Section FAB-AJP-XX-00-DR-C-1440 P1 received 7 March 19; Proposed Street Elevations 107C received 13 March 19.

3. No dwelling shall be occupied until full engineering, drainage, street lighting and constructional details of the footway to be reconstructed has been submitted to, approved in writing by the local planning authority and constructed in accordance with the approved details.
4. No dwelling shall be occupied until the approved scheme referred to in Condition 1 has been constructed and completed in accordance with the scheme details.
5. For the full period of construction, 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.

6. The development shall be carried out in full accordance with the approved construction method statement as approved in writing by the local planning authority. The approved statement shall thereafter be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The 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) A scheme for recycling/disposal of waste water from construction works
 - vii) Details of working hours
 - viii) Routing of delivery vehicles to/from the site.
7. In the event that previously unidentified, or unexpected contamination is found at any time during the development, it must be reported in writing immediately to the local planning authority. A full risk assessment (including investigations if necessary) must be undertaken and a remediation scheme must be prepared if necessary. The assessment must be submitted and approved in writing by the Local Planning Authority before any works continue.
8. Where any remedial works are necessary, a verification report must be submitted to and approved in writing by the local planning authority. The report shall also provide details of the long term effectiveness and monitoring of the proposed remediation in accordance with DEFRA and the Environment Agency's 'Model Procedure for the Management of Land Contamination, CR11'
9. Prior to the commencement of development, including groundworks and vegetation clearance, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese Knotweed on the site. The measure shall be carried out strictly in accordance with the approved scheme.
10. No construction work shall take place on the development hereby approved outside the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturday and not at any time on Sundays and Bank Holidays, unless approved in writing by the local planning authority.
11. Notwithstanding any description of materials in the application, precise details of facing and roofing materials shall be submitted to and approved in writing by the local planning authority before their use in the construction work. The materials used in the development shall be in accordance with the approved scheme, to the satisfaction of the local planning authority.
12. All tree works on the site shall be in accordance with the recommendations of the submitted Arboricultural Impact Assessment & Method Statement (Revision A) (TBA – ref MG 5857) received 29 January 19.

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.
- 3/4. In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the users of the highway
4. To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.
5. To ensure that the development progresses in an orderly and controlled manner in the interests of highway and pedestrian safety.
- 7/8. Having regard to Policy NE5 of Burnley's Local Plan, to ensure that all environmental risks have been evaluated and appropriate measures have been taken to minimise risks of adverse impacts.
9. To ensure effective control over the invasive species.
10. To protect the amenities of nearby residents, in accordance with Policy NE5 of Burnley's Local Plan (July 18).
11. To secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity and in accordance with Policy HS4 of Burnley's Local Plan (July 18).
12. To ensure that the tree work is carried out in an appropriate manner having regard to Policy NE4 of the Burnley Local Plan (July 2018).

98. APP/2018/0446 - Land at Grove Lane, Padiham

Full Planning application

**Proposed construction of terrace of 5no. two storey dwellings with forecourt parking
LAND AT GROVE LANE & HIGH STREET PADIHAM**

Decision

That planning permission be granted subject to the following 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: 5668-003, received on 14 September 2018; 5668-004B, received on 19 November 2018; 5668-002E, received on 5 December 2018; and, Loc1 (1:1250 location plan) and 5668-007E, received on 7 March 2019.

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) measures to control noise during construction;
 - vii) wheel washing facilities;
 - viii) details of working hours;
 - ix) details of phasing of the development and timescales for completion of stages of the development;
 - x) routing of delivery vehicles to/from the site; and,
 - xi) contact details for the site manager.
5. No construction of the approved dwellings 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 any necessary alterations to the highway resulting from the proposal including changes to street lighting. No dwelling shall be first occupied until the approved scheme has been carried out and completed in accordance with the approved details.
6. 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.
7. Prior to the commencement of development, a scheme of intrusive site investigations to assess the ground conditions and the potential risks posed to the development by past coal mining activity together with report findings and

recommendations for remedial works shall be submitted to and approved in writing by the Local Planning Authority. The remedial works contained within the approved scheme shall thereafter be implemented in their entirety and completed prior to any dwelling being first occupied.

8. Prior to the construction of any dwellings, a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of new planting to include native tree, shrub and hedge planting and provision of nest boxes adequate to provide mitigation for loss of the existing semi-natural habitats on the site, shall be submitted to and approved in writing by the Local Planning Authority.
9. 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 of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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.
10. No works to trees or shrubs shall be carried out between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
11. Prior to any earthworks taking place, a method statement detailing eradication and/or control and/or avoidance measures for japanese knotweed should be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall thereafter be implemented and adhered to in full throughout the course of the development.
12. Prior to the commencement of development, details of a surface water drainage scheme, based on sustainable drainage principles, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and completed prior to any part of the development being first brought into use. The approved drainage scheme shall thereafter be retained in perpetuity.
13. No dwelling shall be first occupied until details of a management and maintenance plan for the sustainable drainage system required by condition 13 which shall cover the lifetime of the development, has been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage system shall thereafter be managed and maintained in accordance with the approved details in perpetuity.
14. No dwelling shall be first occupied unless and until its associated car parking has been constructed, drained, surfaced and is available for use in accordance with the approved plans. The car parking spaces associated with each dwelling shall thereafter be retained for the purposes of car parking at all times in the future.

15. No dwelling shall be first occupied until it has been provided with an electric car charging point which uses a three-pin 13-amp electrical socket in a suitable position to enable the recharging of an electric vehicle using a 3m length cable.
16. During the site works 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.
17. No dwelling hereby approved shall be first occupied until their associated screened refuse and recycling storage facilities have been constructed, completed and are 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 dwellings.
18. Prior to the commencement of the construction of any dwelling, a scheme of boundary treatment which shall include design and material specifications, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall thereafter be carried out and completed prior to the first occupation of any dwelling to which that part of the approved boundary treatment relates and shall be retained at all times thereafter.
19. No dwelling shall be first occupied until its associated stepped access to the rear elevations has been constructed, completed and is available for use.

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 residents in the surrounding area are satisfactorily protected 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 ensure the minor changes to the highway that are necessitated by the development are agreed and carried out in the interests of highway safety, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).
6. 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.

7. To ensure adequate precautions are carried out to take account of the ground conditions and past mining operations on the site, in accordance with the Policy NE5 and the National Planning Policy Framework. The intrusive investigations and remedial work details are required prior to the commencement of development to ensure that the appropriate precautions, including any mitigation measures, can be carried out at the appropriate stage in the development of the site, in the interests of public safety.
8. In the interests of the visual amenities and the ecology of the site, to ensure adequate mitigation for the loss of semi-natural habitat, in accordance with Policies HS4, SP5 and NE1 of Burnley's Local Plan (July 2018).
9. To ensure the satisfactory implementation of the approved landscaping scheme, to ensure a satisfactory appearance to the development and the effective mitigation against the loss of habitat for birds and wildlife, in accordance with Policies HS4, SP5 and NE1 of Burnley's Local Plan (July 2018).
10. To ensure adequate safeguards and protection for bird nests which are protected under the Wildlife and Countryside Act 1981 and in accordance with Policy NE1 of Burnley's Local Plan (July 2018).
11. In order to prevent the spread of an invasive species, in accordance with the Wildlife and Countryside Act 1981 and Policy NE1 of Burnley's Local Plan (July 2018).
12. To ensure the adequate drainage of the site and to reduce the risk of flooding, in accordance with Policy CC4 of Burnley's Local Plan (July 2018). The scheme is required prior to the commencement of development to ensure that the measures identified in the scheme can be carried out at the appropriate stage of construction.
13. To ensure that adequate and appropriate funding, responsibility and maintenance mechanisms are in place for the lifetime of the development, in order to ensure the appropriate drainage of the site and to reduce the risk of flooding, in accordance with Policy CC4 of Burnley's Local Plan (July 2018).
14. To ensure adequate off-street parking, in the interests of highway safety and amenity, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).
15. To encourage the use of electric vehicles in order to reduce emissions and protect the local air quality in accordance with Policy IC3 of Burnley's Local Plan (July 2018), the National Planning Policy Framework and the Burnley Green Infrastructure Strategy 2013-2031.
16. To protect the amenities of local residents, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).
17. 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).

18. To ensure a satisfactory edge to the development and a satisfactory appearance within the street scene, in accordance with Policies HS4 and SP5 of Burnley's Local Plan (July 2018).
19. To ensure adequate access from the rear gardens of the approved dwellings, to ensure adequate accessibility, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

99. APP/2018/0537 - Thompson Street Works, Thompson Street, Padiham

Full Planning Application

**Proposed extension to workshop (partial demolition of existing building)
THOMPSON STREET WORKS THOMPSON 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: Harper/06Dwg02; and, Harper/06-Dwg09A, Harper/06Dwg05A, Harper/06Dwg07B and Harper/06Dwg06A, received on 31 January 2019.
3. 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 UK Flood Risk Consultants, referenced QFRA 1164 v1.0, dated 2 November 2018.
4. The approved extension shall not be first brought into use until the car park has been laid out with car parking spaces and manoeuvring areas in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The approved car parking spaces and manoeuvring areas shall thereafter be retained at all times.
5. 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.
6. The external walls and roof of the approved development shall be constructed in accordance with details submitted on 14 March 2019 unless any changes to these details are previously submitted to and approved in writing by 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.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. 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).
4. To ensure adequate operational space and parking spaces to serve the needs of the business, in the interests of safety, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).
5. To protect the amenities of local residents, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).
6. To ensure a satisfactory appearance to the development, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

100. APP/2018/0554 - 6 Shorey Bank, Burnley

**Full Planning Application
Proposed kitchen extension
6 SHOREY BANK, 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 Nos: S.B 6/1, S.B 6/2, and S.B 6/3 (location plan), S.B 6/4, S.B 6/5 received 6 December 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.

101. APP/2018/0573 - 5 Ightenhill Park Mews, Avondale Avenue, Burnley

Full Planning Application

Single storey pitched roof rear/side extension

5 IGHTEHILL PARK MEWS AVONDALE AVENUE 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 Nos: 1830 - LP01 (location plan), 1830 - PL11, 1830 - LP10, 1830 - PL01, 1830 - PL01, 1830 - PL10 and 1830 - PL02, received on 23 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 and to avoid ambiguity.

102. APP/2019/0021,0022,0023,0024,0025,0026,0027,0028,0029,0032 - Various sites

Full Planning Applications for various alleygating schemes.

APP/2019/0022 – 4no. sets of 2 metre high Alleygates

R/O 1-24 RIBBLESDALE ST, 3-19 SHACKLETON ST, 1-23 HEATH ST, 38-46 CLEAVER ST

APP/2019/0023 – 2no. sets of 2 metre high Alleygates

R/O 1-27 IVAN ST, 424-448 COLNE ROAD

**APP/2019/0024 – 2no. sets of 2 metre high Alleygates
R/O 62-98 ELM STREET**

**APP/2019/0025 – 4no. sets of 2 metre high Alleygates
R/O 60-75 VICTORIA RD, 18-42 SPENSER ST, 1-21 VILLERS ST,
25 CARDWELL ST**

**APP/2019/0026 – 2no sets of 2 metre high Alleygates
R/O 3-17 CLARENCE ST & 10-32 SMALLEY ST**

**APP/2019/0027 – 2no. sets of 2 metre high Alleygates
R/O 2-20 RANDALL ST, 1-27 RAWSON ST**

**APP/2019/0028 – 2no. sets of 2 metre high Alleygates
R/O 1-39 DALL ST, 2-32 HOLLINGREAVE RD**

**APP/2019/0029 – 2no. sets of 2 metre high Alleygates
R/O 1-13 CARTER ST, 292-304 PADIHAM RD**

**APP/2019/0032 – 3no. sets of 2 metre high Alleygates
R/O 1-5 MORLEY ST, 79-87 BURNLEY RD, 10-18 SOWERBY ST**

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 submitted drawing.

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. In order to ensure continued compliance with the Burnley Local Plan

103. APP/2019/0018 - Market Hall, Curzon Street, Burnley

**Regulation 3 Application
Proposed extract flues to market hall roof (3no.)
MARKET HALL CURZON STREET**

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 Number BMH 01/04, received 10 January 2019***
3. The approved extract ventilation system and odour control equipment indicated on the above drawings shall be maintained in good working order at all times. The extract ducting shall be removed as soon as possible when no longer required.

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 protect the surrounding environment, including occupiers of nearby premises, from nuisance from cooking odours.

104. Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation for the period 04/02/19 to 03/03/19.

105. Appeal and other decisions

Members received for information the outcome of an appeal in relation to:

APP/2018/0177 Appeal against refusal to remove conditions 3 and 14 of planning permission APP/2017/0123 for conversion of barn to dwelling at Clow Barn, Manchester Road, Dunnockshaw, Burnley

The appeal was dealt with by way of written representations and was ALLOWED on the 19th February 2019.

Estimate of Officer time: Janet Filbin

Officer Recommendation – Refused under the Council’s Scheme of Delegation.

Background

The appeal concerned Condition 3 which required the replacement of uPVC windows and doors (which had been installed prior to the planning permission being granted for a change of use) with windows and doors of timber construction within six months of the approval (approval dated 11 July 2018) and Condition 14 that prohibited external lighting other than low level lighting.

Relevant Policy

Burnley’s Local Plan (July 2018)

SP5 – Development quality and sustainability

EMP6 – Conversion of rural buildings

Inspector’s Considerations

The Inspector identified the main issue as whether the disputed conditions are reasonable and necessary to preserve the character and appearance of the area.

The Inspector considered that the permitted scheme incorporates new openings and expanses of glazing which, regardless of the material, give the building a more domestic character. He considered that the window details and use of decorative horns are identifiable only at close range and are not readily discernible from distance. He stated that given the changes established by the planning permission that the use of uPVC would now have only a limited effect on the building’s character and that the principal views of the building are from the road (Manchester Road) from where the building is seen in the context of the very close neighbouring properties which also have uPVC windows. At this distance, he judged that the window details are difficult to detect. He concluded that the visual effect of the uPVC windows and doors on this building would be very limited and would not harm the character or appearance of the area.

In respect of Condition 14 (external lighting), he stated that whilst the absence of light at night is a particular characteristic of rural areas, he considered the site to be reasonably near to built-up areas of Manchester Road which has street lighting. He also considered that the site’s low level position between the road and the hillside beyond the site would mean that the light from security lights [up to first floor level on the barn] would not come from a high level or conspicuous position. He also remarked that there would be light from first floor windows of the barn conversion and from the existing cottages. He stated that it is not uncommon for security lights to be installed on rural properties. He concluded that the high level security lights on the barn conversion do not harm the character or appearance of the area

Inspector’s Conclusion

That the windows and doors as installed and external lighting, do not harm the character or appearance of the area. **The appeal was allowed** on this basis and a new permission issued without conditions 3 and 14.

a. Part III Report - Rowley Farm, Rowley Lane, Burnley

Request to vary Committee resolution in respect of APP/2017/0454 and APP/2017/0455 for development at Rowley Farm, Rowley Lane

1. Background

Application APP/2017/0454 to convert barn to two dwellings and shippon to one dwelling and APP/2017/0455 for Listed Building Consent to carry out internal and external alterations for conversion of barn to two dwellings and shippon to one dwelling at Rowley Farm, Rowley Lane, were considered by the Development Control Committee on the 25th January 2018 and then subsequently on the 26th April 2018 where the resolution to grant planning permission and listed building consent subject to a Section 106 Agreement or Unilateral Undertaking were modified to the following:-

“That authority be delegated to the Head of Housing and Development Control to approve applications APP/2017/0454 and APP/2017/0455 subject to a Section 25 Dedication Agreement under the Highways Act 1980 to give consent to dedicate the part of FP2 Worsthorpe with Hurstwood at Rowley Farm to a Public Bridleway and to the agenda conditions and further/modified conditions as set out below:”

The purpose of the Dedication Agreement which Lancashire County Council offered to prepare is to attain the consent from the applicant and owner(s) at land at Rowley Farm to re-dedicate the part of FP2 that crosses Rowley Farm from a Public Footpath to a Public Bridleway. This has now been completed and signed by the applicant and owner of Rowley Farm.

2. Purpose of report

To seek a variation to the above stated resolution of the Committee to take account of the fact that the signed document referred to above does not constitute an ‘Agreement’ as it has not yet been signed by Lancashire County Council.

3. Main issues

The purpose of making the agreement is to secure the consent of the applicant and landowner to the re-dedication of the footpath. Lancashire County Council has indicated that it will hold the Agreement on file until such time as the bridleway links either end have been agreed with other relevant landowners. At that time, the authorised signatory from the County Council will complete the agreement and only after that date will the improvement works will be carried out as described in the Agreement. The applicant has therefore carried out their obligations under the terms of the resolution of the Committee on the 21st April 2018. This secures their agreement indefinitely and therefore satisfies the objectives of requiring the Agreement to be made. In view of this, planning permission and listed building consent can be approved without a requirement for a Section 25 Dedication Agreement.

Decision

That the recommendation set out in Paragraph 1 above be varied to the following:-

“That planning permission and listed building consent be approved subject to conditions.”

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BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for
Committee consideration

30th April 2019

Housing and Development

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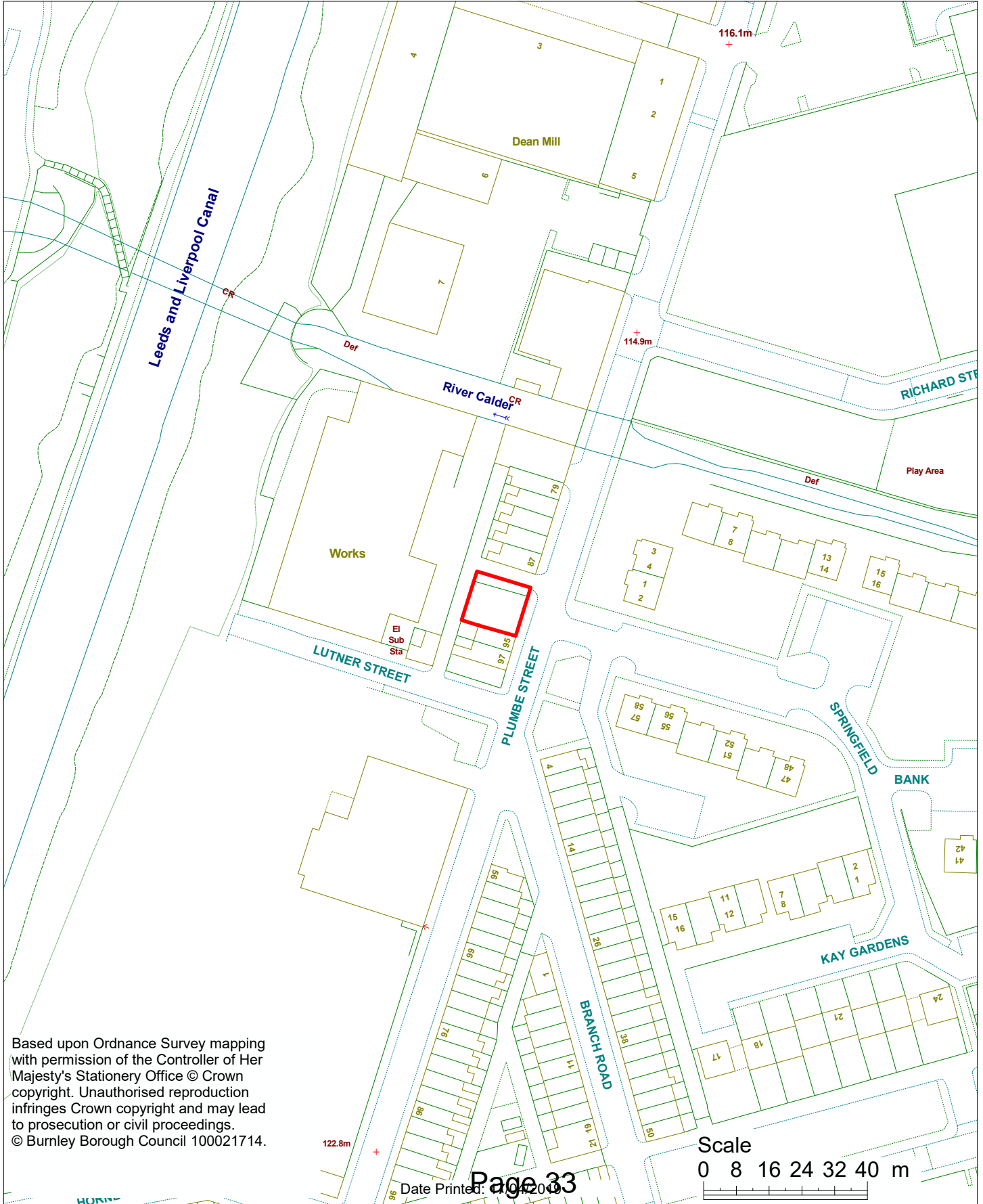
Paul Gatrell Head of Housing and Development

Location:



Land Adj. 95 Plumbe Street, Burnley

1:1250



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Application Recommended for Delegation
Rosehill with Burnley Wood Ward

APP/2018/0524

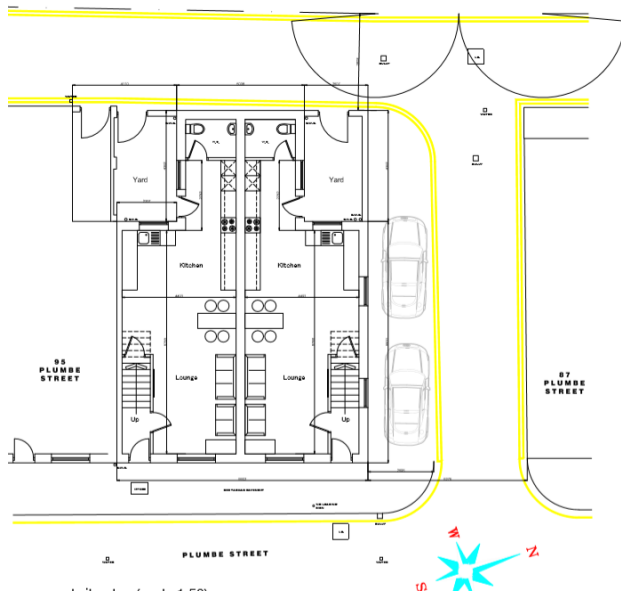
Full Planning Application
Proposed erection of 2no. terraced dwellings
LAND ADJACENT 95 PLUMBE STREET

Background:

The proposal is to extend the existing terrace at 91-93 Plumbe Street across vacant ground to form two dwellings and parking for two cars. The application has been amended since first submitted to reduce the number of proposed dwellings from 3no. to 2no. in order to include a car parking space for each of the proposed dwellings.



Proposed site plan



The proposed terraced houses would continue the line and rhythm of the existing terrace. Two parallel car parking spaces would be provided between the new gable end of the terrace and the side street which leads to the back street and various businesses at the rear of Lutner Street.

The proposed front elevation would continue the roofline of the terrace and display similar fenestration details to the existing terrace.

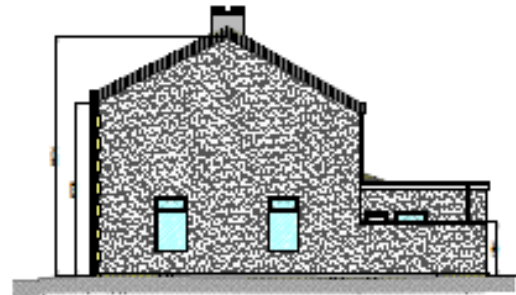


proposed front elevation

The front and side elevations would be constructed in natural stone and the rear elevation would be rendered and painted. The roof would be constructed in natural slate. Each property would be similar with two bedrooms.



proposed rear elevation



proposed side elevation



proposed 1st floor plan

House design has been amended from 3no. to 2no. bedrooms.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP1 – Achieving sustainable development

SP2 – Housing requirement 2012-2032

SP4 – Development strategy

SP5 – Development quality and sustainability

HS4 – Housing developments

NE5 – Environmental protection

CC4 – Development and flood risk
IC1 – Sustainable travel
IC3 – Car parking standards

The National Planning Policy Framework

Site History:

APP/2008/0663 - Proposed erection of 4no. apartments. Application not determined following a request for a Flood Risk Assessment that was not received. Application withdrawn.

Consultation Responses:

LCC Highways

No objections following the submission of an amended plan for two dwellings, inclusive of one car parking space for each dwelling. The provision of the parking area will require a formal boundary to the adopted highway be formed by a kerbline which should be undertaken by way of a section 278 agreement.

Environmental Health

No objections. Request consideration be given to conditions to require a contaminated land report and to controlling hours of construction work.

Lead Local Flood Authority

No comments; standing advice should be applied.

United Utilities

Raise no objections. The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. Recommend a condition in respect of this and requiring and, in the event of surface water discharging to a public sewer, to require the rate of discharge to be restricted to the lowest possible rate which should be agreed prior to connection to the public sewer.

Publicity

Letters of objection have been received from neighbouring properties to each side of the application site. A second letter of objection was received from 87 Plumbe Street following re-notification of amended plans. A summary of the points made in representations is provided below:-

- Side street is too narrow and used by traffic to the industrial units to the rear. Motor vehicles have collided into gable wall 7 times over the last 15 years (the most recent occurrence being in November 2018), causing damage to gable wall. This proposal would reduce the access to the industrial unit by approximately one third of its width;
- The reduced width of the side access would prevent access by the Fire Service and emergency services;
- Loss of sunlight and daylight to two windows on gable end wall [of 87 Plumbe Street];
- The proposed buildings are in Flood Zone 2;
- A previous planning application of a similar nature was not approved due to, amongst other reasons, the proposed building being in a flood area;
- The proposal would cause a lot of disruption towards the business behind the site;

- The proposal could affect the structure to the existing end house [95 Plumbe Street];
- Parking is very limited on the street and this would be made worse for the residents of the area.

Planning and Environmental Considerations:

Principle of proposal

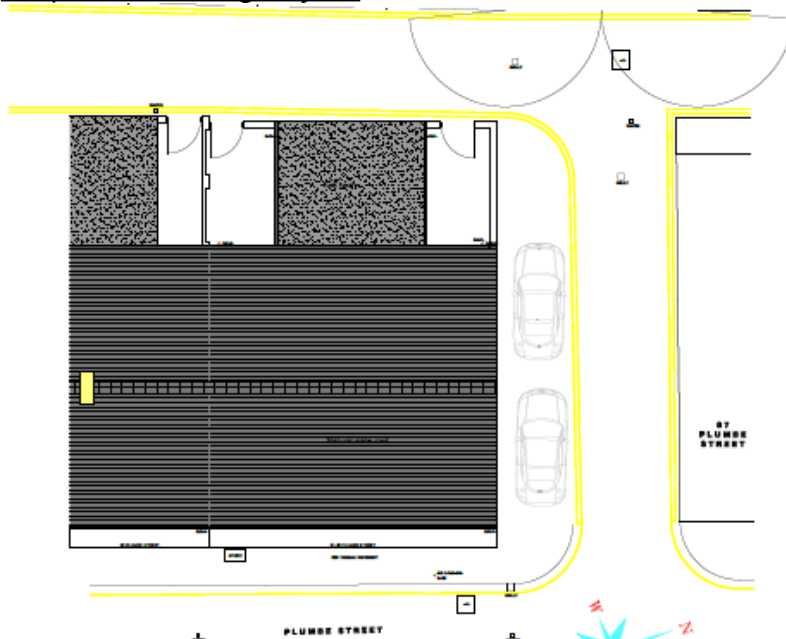
Policy SP4 identifies Burnley as the principal town at the highest tier in the settlement hierarchy where it is expected that large scale, major and a variety of smaller sites will deliver a comprehensive range of choice of types and tenures for housing. In addition to allocated sites, Policy SP4 states that new development will be supported within Development Boundaries where it is an appropriate type and scale and where, amongst other things, it makes efficient use of land and buildings. The site is located within an established urban area of mixed industrial uses and adjacent housing. The site would have been once occupied by housing but has been vacant in the more recent past. The proposal would not in principle conflict with Policy SP4; it would be located in a reasonably sustainable location close to amenities and public transport; and, would contribute to the supply of housing by a windfall opportunity. Other factors to take into account include its impact on highway conditions and safety, residential amenity, the visual impact of the development and the risk of flooding.

Parking and highway considerations

Policy IC1 seeks to promote sustainable travel by locating development where it is or can be well served by walking, cycling and public transport and ensure that development is provided with safe and convenient access. It also requires proposals to provide safe pedestrian, cycle and vehicular access. Policy IC3 sets out the car parking standards for development, requiring one car parking space for each 2no. bedroom dwelling.

The proposal has been amended since first submitted to reduce the scheme from three to two dwellings in order to allow space within the site for parking. Two parking spaces are proposed along the length of the new gable wall, running parallel with the adjoining side street.

Proposed Parking Layout



The car parking standards set out in Appendix 9 of Burnley's Local Plan indicates that there should be one parking space for a new dwelling with up to two bedrooms. The amended scheme provides for that and would be sufficient to meet the car parking requirements of the development. Objections also refer to the narrowing of the side street. The kerb edging and double yellow lines on the side street clearly indicate the limits of the carriageway over which vehicles can pass. This application will not



change that and does not encroach into the highway. LCC Highways has no objections to the proposal. Notably, there are two narrow streets leading to the businesses to the rear of Plumbe Street. The proposal would not significantly affect surrounding highway conditions and would provide adequate parking.

Impact on residential and visual amenities

Policies HS4 and SP5 seek to protect the amenities of existing occupants and future occupiers of development. Policy SP4 also states that new development will be supported within Development Boundaries where, amongst other things, it would not have an unacceptably detrimental impact on residential amenity or other existing land users. Policy HS4 also requires new housing to be high quality in its construction and design in accordance with Policy SP5 which requires development to respect locally characteristic street layouts, scale and massing, as well as have regard to high quality materials appropriate to the site's context.

The existing terraced houses on Plumbe Street are close to businesses and potential noise sources and to this extent there may be some level of background noise. However, where businesses already co-exist with neighbouring properties, it is unlikely that that this would be at unacceptable levels. The Council's Environmental Health Officer (EHO) has no objections in respect of this. Disruption during construction work can be mitigated by controlling hours of work as recommended by the Council's EHO.

In respect of the amenities of existing neighbours, the gable windows to the opposing gable as shown below are small windows that do not affect habitable rooms.



There would be no facing windows above ground floor level towards the above property and overlooking from rear windows would be consistent with a row of terraced properties. The amenities of neighbours would therefore be satisfactorily safeguarded.

The appearance of the proposed dwellings would respect the scale, form, design and materials of the terrace and would be likely to have a positive impact on the street scene.

Risk of flooding

Policy CC4 seeks to ensure that development does not result in increased flooding either on the development site or elsewhere. In this case, the site falls within Flood Zone 2 where there is an increased risk of flooding. A Flood Risk Assessment has been submitted which indicates that the risk is moderate and can be satisfactorily mitigated by access to warning systems and construction details. The Local Lead Flood Authority do not comment on minor development proposal and refer to standing advice which should be followed by the applicant. This refers to a minimum finished floor level of 300mm above ground level. In this instance, due to the sloping nature of the site, this figure is not wholly achieved. Further advice is being sought on this issue and will be reported in late correspondence.

Other issues

Policy NE5 states that on sites that are known to be contaminated, applicants will be expected to carry out an appropriate survey. The site has the potential to be affected by historic uses. A condition is necessary therefore to require a desk top study and where necessary, a remediation strategy prior to the commencement of the development.

Conclusion

The proposal would in principle comply with development plan policies in respect of the location of new residential development and would be beneficial in infilling a vacant gap within the street frontage. Objections have been received but it has been found that there are no overriding reasons which would prevent development from being permitted subject to considerations of flooding which will be reported on further prior to determination of the application.

Recommendation: Delegate authority to the Head of Housing and Development Control to grant planning permission subject to a satisfactory resolution of flooding issues and 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 drawings 1, 2, 3, 4, 5 and 6, received on 18 March 2019.
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. 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.
5. 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.

6. Neither dwelling shall be first occupied until its associated off-street parking provision of one space for each dwelling has been constructed, surfaced and is

available for use as indicated on the approved plans. The approved car parking space for each dwelling shall thereafter be retained at all times.

7. No dwelling shall be first occupied until its associated refuse and recycling storage has been provided within the rear yard of each property and is available for use. The refuse and recycling storage facilities shall thereafter be retained at all times.
8. No development shall be commenced until a scheme for off-site works of highway improvement to provide a kerblin between the edge of the application site and the adjoining side has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out and completed prior to either of the approved dwellings being first occupied.

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 protect the amenities of local residents, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).
5. 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.
6. 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).
7. 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).
8. To ensure a suitably defined edge with the adjoining highway, in the interests of 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.

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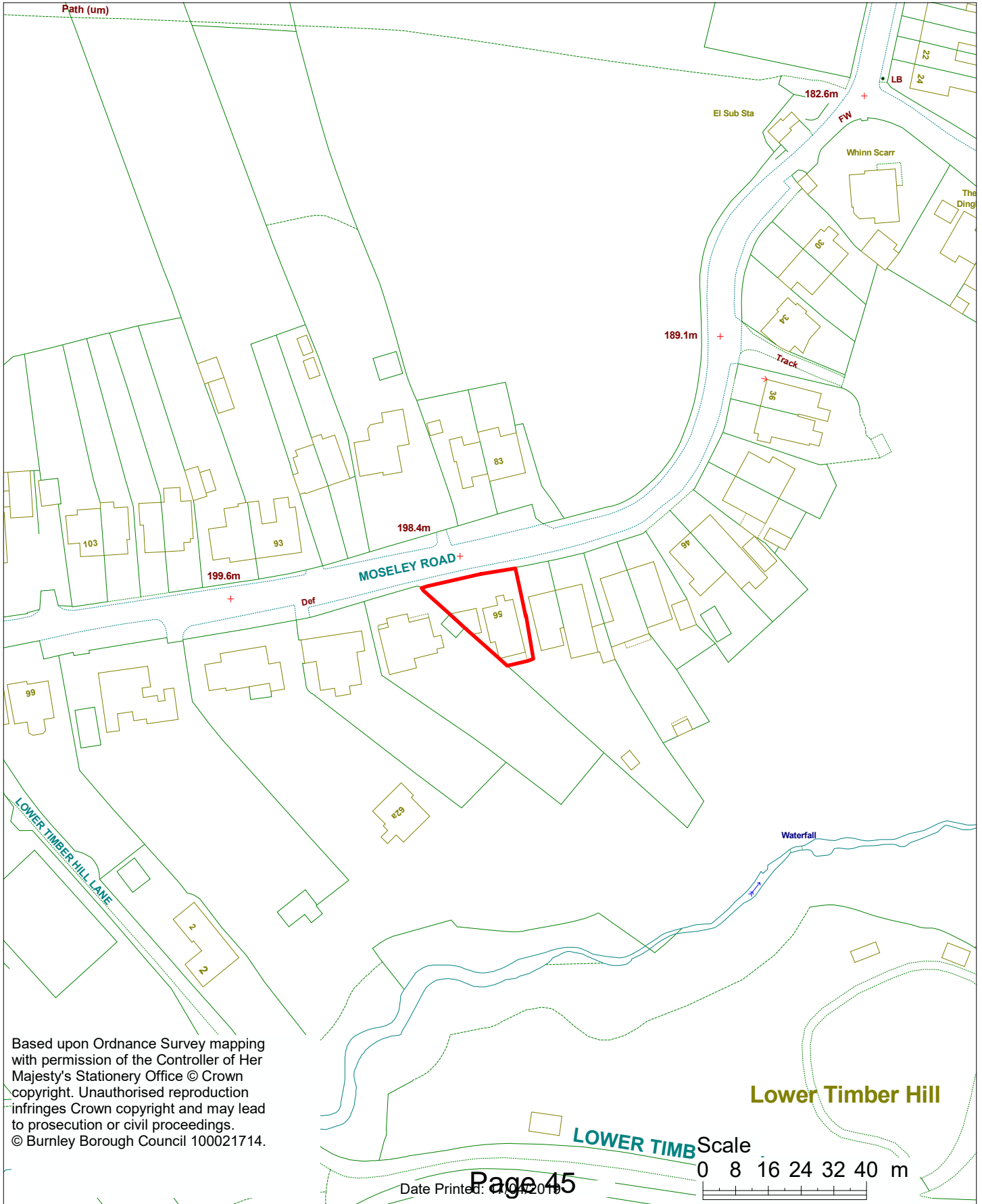
Paul Gatrell Head of Housing and Development

Location:



56 Moseley Road, Burnley

1:1250



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Application Recommended for Approval

APP/2019/0014

Coalclough with Deerplay Ward

Full Planning Application

Sitting room extension and balcony to rear (part retrospective)

56 MOSELEY ROAD BURNLEY

Background:

The application relates to a detached house. Some of the work has been carried out.

An objection has been received.

Relevant Policies:

National Planning Policy Framework [NPPF]

Burnley's Local Plan (2018) [BLP]

HS5 – House Extensions and Alterations

Site History: No applications.

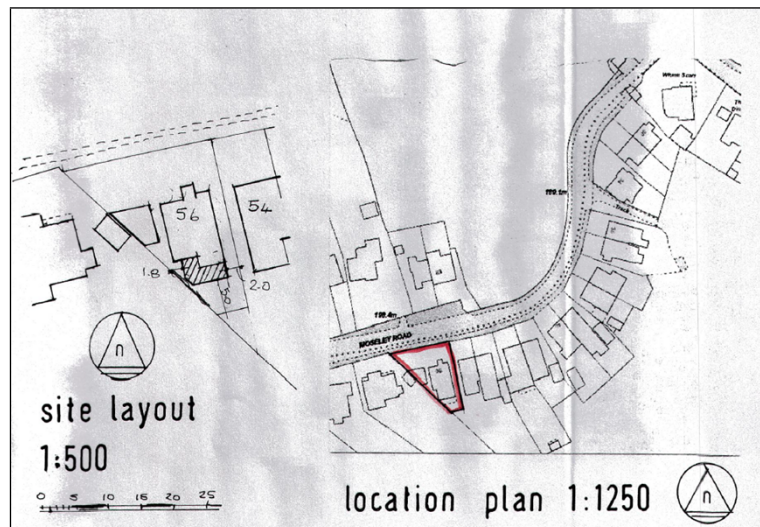
Consultation Responses:

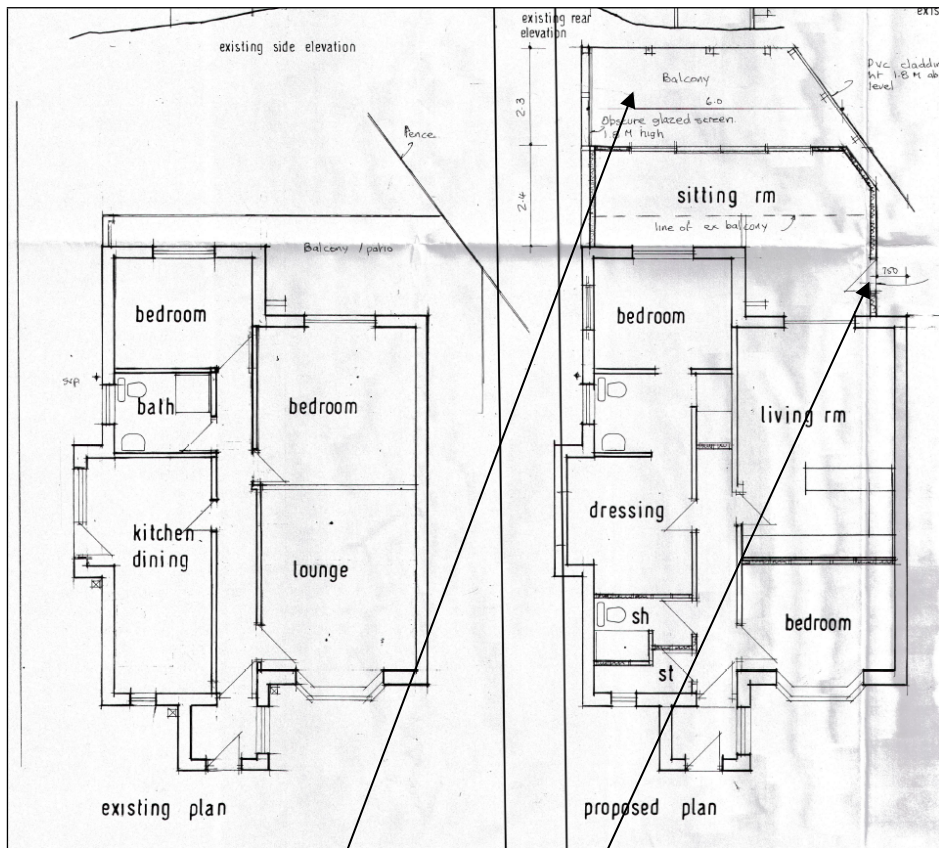
Highway Authority – No objections.

Neighbouring residents – Objection made on the grounds of loss of privacy resulting from overlooking from the balcony/raised platform and from a glazed side door.

Planning and Environmental Considerations:

The application relates to a detached bungalow; the proposal is to erect/complete a small rear extension together with a raised platform which is intended to provide as a balcony. The location of the site and plan details are as follows.





Before and after layout plans
Balcony Glazed side door



Raised platform for balcony



Extension viewed from neighbours garden
Glazed door Extension Proposed balcony



View towards neighbouring dwellings

Policies and Assessment

Policy HS5: Requires that:

Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5.

The extension is of timber clad construction methods, meeting current standards of material quality and sustainability, and would be in accordance with SP5.

The Council will permit extensions and modifications to existing residential properties where:

The extension is subordinate to the existing building, to allow the form of the original building to be clearly understood;

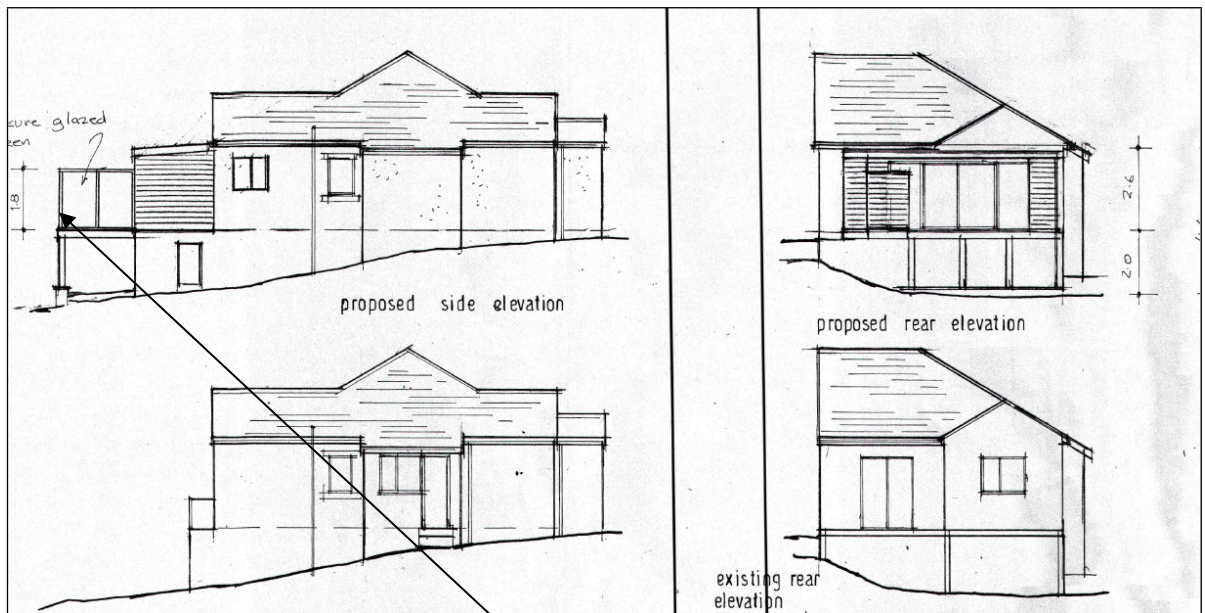
The small rear extension would be subordinate; the integrity of the building would not be affected by the clearly additional rear extension.

The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;

The extension would be in keeping with the host dwelling and its neighbours.

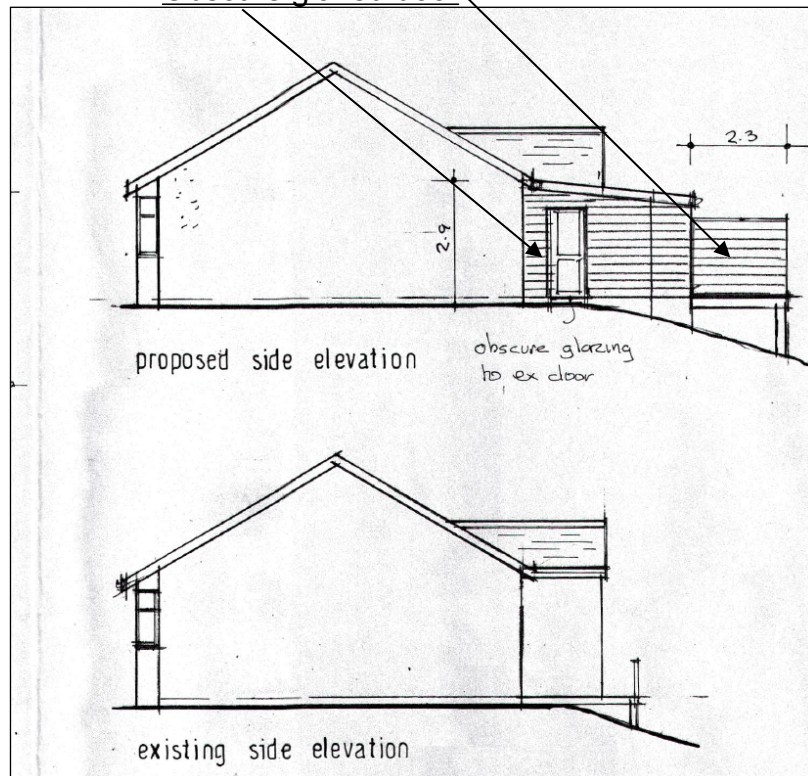
The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by the occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight, using the distances set out in Policy HS4 3)c);

Because of the significant difference in ground levels, a significant degree of overlooking of neighbours could result from the proposal. The applicant seeks to avoid this harm by provision of screens to the flanks of the balcony and to provide obscure glazing in the side door. This would reduce overlooking of neighbours gardens. A condition is recommended to ensure that this is put into effect.



Proposed screens

Obscure glazed door



Existing and proposed

The proposal does not lead to an unacceptable loss of parking, both in curtilage or on street and does create a danger to pedestrians, cyclist or vehicles;

There would be no impact on parking.

and

The proposal does not lead to an unacceptable loss of useable private amenity space.

The proposed balcony would replace the limited, difficult to use rear garden area.

In conclusion, the proposed extension and raised platform/balcony could be carried out without significant harm to the amenities of neighbouring dwellings or to visual amenity.

Recommendation:

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

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17.4.2019

Housing & Development
Town Hall, Manchester Road

Ref.

APP/2019/0078

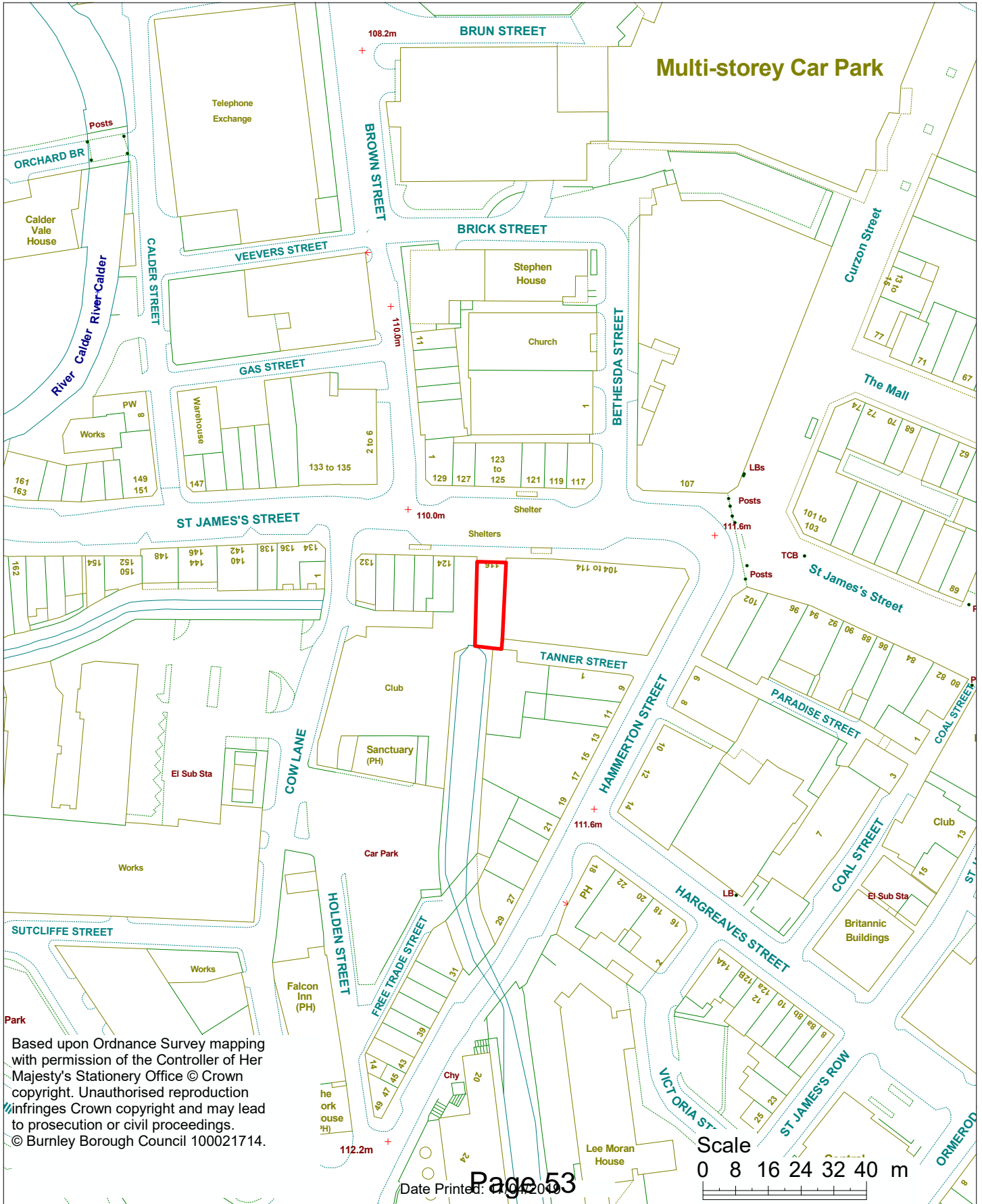
Paul Gatrell Head of Housing and Development

Location:



116 St James's Street, Burnley

1:1250



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Application Recommended for Approval

APP/2019/0078

Daneshouse with Stoneyholme Ward

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

Background:

The application relates to an existing retail unit (currently vacant).

An objection has been received.

Relevant Policies:

National Planning Policy Framework (NPPF)

Burnley Local Plan (2018)

HE2 – Designated Heritage Assets

TC8: Shopfront & Advertisement Design

TC2: Development within Burnley and Padiham Town Centres

TC3: Burnley Town Centre – Primary and Secondary Frontages.

IC1: Sustainable Travel

Relevant Planning History: None.

Consultation Responses:

Highway Authority – No objections.

Neighbouring Occupier – Letter on behalf of DW Fitness First (DWFF) that occupies 104 St James's Street making representations as follows (summarised):

- DWFF operate a large gym/leisure use in the adjoining building, the viability of which would be adversely affected by the gym/leisure use next door. Any potential closure would have implications on the viability and vitality of the town centre as a whole.
- Access to the leisure uses would be via Tanner Street which is used as a refuse service area.
- The access to the new facilities is set within an inactive/dead frontage set back from Hammerton Street. NPPF paragraph 91 and 108 are cited as they require that development should be *safe and accessible with clear and legible pedestrian routes* and with *safe and accessible access for all users*. The access would be unwelcoming and potentially dangerous.
- The proposed leisure studios would be devoid of all street presence and would present potential viability implications to the business.

[Comment- *These are pertinent representations and are discussed in the main report*]

Planning and Environmental Considerations:

The proposal relates to two-storey premises fronting the main spine of Burnley Town Centre. For planning purposes it is identified as within the Town Centre Conservation Area, and within a Primary Shopping Area, with a Secondary Frontage.

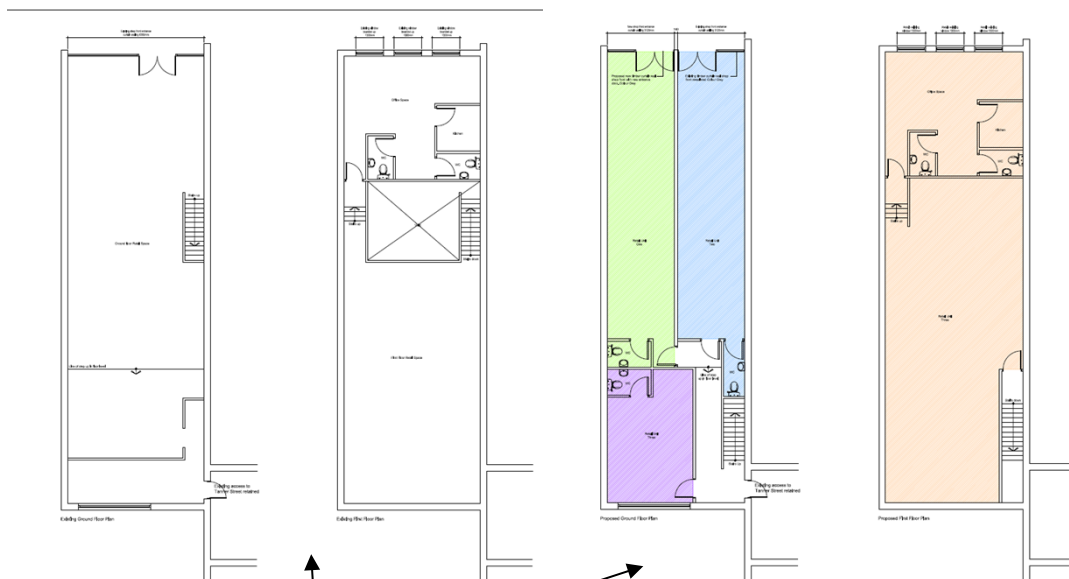
The building has a rectangular footprint, extending through to the rear of the block, from which a secondary access is gained from Tanner Street.



Application site

The building is currently vacant and the present proposal is to refurbish it, converting it to:

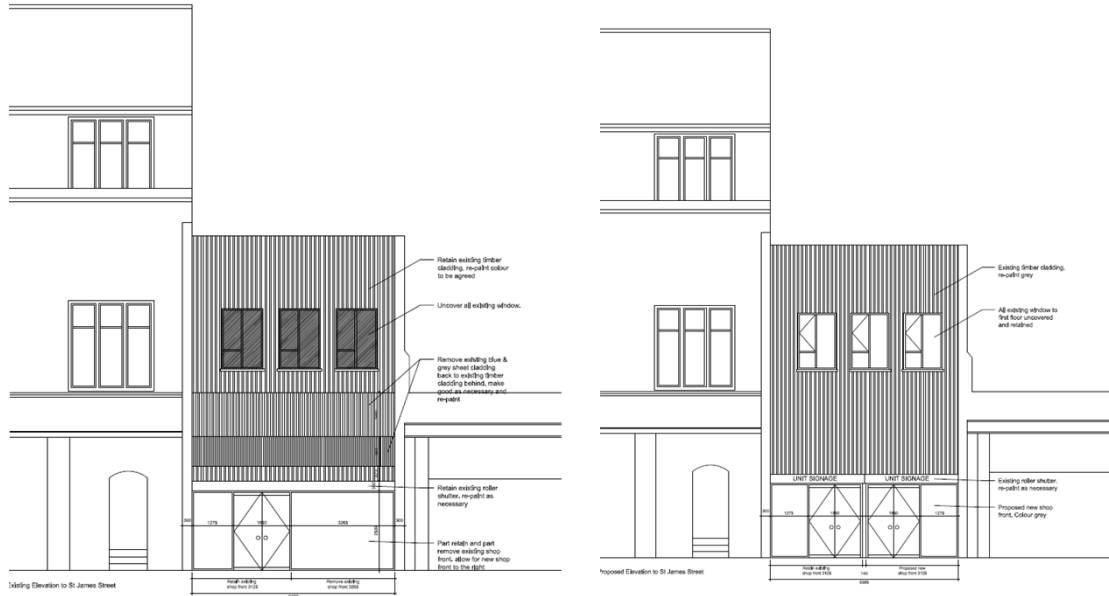
- two smaller retail units each with a separate shop front to St James's Street;
- one small unit at the rear also to be used as a gym/fitness studio;
- a dance studio at first floor level, with access from Tanner Street via a new internal starway.



Before and after internal layout drawings

The frontage of the building has at some time in the recent past been clad with vertical boarding and three lights to the upper floor. The present proposal would see the elevation simplified by removal of an overly heavy mock-fascia banding, renovation of

the vertical boarding, with a charcoal/black finish; and modification of the contemporary minimal, metal framed single shop front to provide two shop fronts of similar style.



Before and after application drawings

The alterations have already been carried out and is shown in the following images:



Application site



Rear access from Tanner Street



Rear window outlook from within the small ground floor gym

Law, Policies and Assessment

The site is within the Town Centre Conservation Area therefore the Planning (Listed Buildings and Conservation Areas) Act 1990 applies to the proposal; S72 requires that special attention be paid to the desirability of preserving or enhancing the character of that area. The NPPF identifies the building as a designated heritage asset.

Policy HE2 sets the relevant criteria:

Proposals affecting designated heritage assets and/or their settings will be assessed having regard to the desirability of sustaining and enhancing the significance of the asset and, where appropriate, securing a viable use most consistent with conservation. All levels of harm should be avoided.

The proposal would enhance rather than cause harm to the area. The external boarding would continue to hide the blemished elevation – its presumed purpose. Unnecessary treatments would be removed, leaving the elevation with a minimal, contemporary appearance. This would provide a sharp visual contrast with the adjacent, more traditional buildings alongside, and help to emphasise their historic appearance.

The continued use as A1 retail would be in accordance with **Policies TC2 and TC3**.

The changes made to the shop front (as such) would be of a minor material nature. **Policy TC8** does not expect buildings that are not listed or of traditional appearance to be provided with ‘traditional’ shop fronts of timber or cast metal. The resultant shop front would be appropriate to the character of the existing building and streetscene and would be in accordance with the policy.

Representations

The Highway Authority raises no objection to the proposal.

The representation on behalf of the neighbouring business includes comment on relevant planning considerations.

In the first point it is indicated that the new use could threaten the viability of DWFF’s present use, and consequently the viability and vitality of Burnley Town Centre as a whole. However, this is a matter of competition between two uses operating in the same field, and the planning system cannot operate to protect one business party against another. Competition between businesses is not a planning matter.

The representation refers to access being from Tanner Street which is shown on the following image:



Tanner Street is a short cul-de-sac leading from Hammerton Street. In earlier years (up to the 1950s) Tanner Street gave access to the stage door and gallery entrance to the then Burnley Opera House, although the buildings were subsequently redeveloped, and there is no readily available documentary information of this history.

The street is block-paved in a manner that delineates a pedestrian margin on each side so that pedestrians would have a proper refuge from traffic. Waste/recycling bins from nearby premises are currently stored on the footway margin on one side. Whilst such storage is not desirable, visitors to the rear of the application site would still have reasonable access along the other side margin.

As regards security, the representation chimes with the requirements of **Policy IC1** which requires the provision of safe pedestrian access. A condition is recommended to require provision of lighting in the vicinity of the rear doorway of the premises in order to improve night time visibility/security.

In conclusion, the development would enhance the appearance of the conservation area and add to the vitality of Burnley Town Centre.

Recommendation:

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: 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. 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 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).

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17.4.2019

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BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part II: Decisions taken under the scheme of delegation.
For Information

30th April 2019

Housing and Development

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APPLICATION NO

LOCATION

PROPOSAL

Delegated Decisions from 04/03/2019 to 14/04/2019

ADG

APP/2019/0016

TRAVIS PERKINS LIMITED
ACCRINGTON ROAD

Application for consent to display advertisements

7 fascia signs, 2 hoarding signs and 1 other all non-illuminated

FG

APP/2018/0583

GROVE MILL
GROVE LANE

Proposal to erect an industrial unit

APP/2018/0575

WATERLOO PUBLIC HOUSE
TRAFALGAR STREET

Renovation of former public house to form new

offices to upper floors, cafe lounge, meeting space to the ground floor for educational purposes; 'digital inclusion centre'.

APP/2018/0585

AIRCELLE HUREL DUBOIS COMPOUND
ENG BELLING WHOLE SITE
BANCROFT ROAD

Proposed construction of a DHL Box Store

APP/2018/0574

LAND ADJACENT
THE FALCON
COW LANE

Proposed 3 storey extension with ground floor car park; first floor D2 Use; and third floor A4/A3 Use with roof terrace.

APP/2019/0044

4
PADGATE PLACE

Proposed single storey extension

APP/2018/0515

120
COLNE ROAD

Variation of condition 6 of planning permission

12/95/0500, to allow provision of additional parking for 10 vehicles including previously approved parking for 10 vehicles on

APP/2018/0553

2
GREENDALE CLOSE
CLIVIGER

Proposed dormer to side elevation north/east,

bi-folding doors to front elevation

APP/2019/0046

19

Proposed two storey extension

<u>APPLICATION NO</u>	<u>LOCATION</u>	<u>PROPOSAL</u>
	INGLEWHITE FOLD	
APP/2019/0011	VOKES INTERFILTA FARRINGTON ROAD	Proposed new fence and gates
APP/2019/0050	399 RAM INN BURNLEY ROAD	Proposed installation of pergola and associated additional area of paving within grounds of existing public house
APP/2018/0572	2 HASLAM COURT	Two storey extension to side of existing dwelling, rear extension and front porch
APP/2018/0582	ASHFIELD MILL ACTIVE WAY	Proposed single storey extension to south elevation to provide new canteen facility, install high level windows on north elevation to provide natural light to mezzanine floor
APP/2018/0555	22 CLEVELANDS ROAD	Erection of two storey side extension
APP/2018/0504	LAND AT WEST SIDE OF STATION ROAD & ADJACENT TO PADIHAM GATEWAY AND	Proposed residential development of 45no. dwellings and associated works
APP/2019/0048	ALDI FOODSTORE TODMORDEN ROAD	Application for the variation of condition 8 of planning permission APP/2015/0193, to allow to extend servicing hours from (06:30 - 22:00 Monday to Saturday and 09:00 - 17:00
APP/2019/0053	36 CULSHAW STREET	Larger replacement front porch and extensions to rear
APP/2019/0030	18 ST GEORGE'S SQUARE	Single storey side and rear extensions with roof over, front porch with garage conversion and car parking for 3 vehicles

APPLICATION NO

LOCATION

PROPOSAL

FR

APP/2019/0045

OAK MILL GROUND FLOOR
MANCHESTER ROAD

Variation of condition 5 of planning permission

APP/2016/0531, to allow direct access between
gym and Manchester Road

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