

DEVELOPMENT CONTROL COMMITTEE

Thursday, 19th March, 2020
6.30 pm





DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 19th March, 2020 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: [Request To Speak form](#). You can also register to speak via the online agenda. Requests will be dealt with in the order in which they are received.

A G E N D A

1. Apologies

To receive any apologies for absence.

2. Minutes

5 - 10

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

11 - 12

To consider reports on planning applications for development permission:

- | | |
|--|---------|
| a) FUL/2019/0574 - 1 The Paddock, Highfield Avenue, Burnley | 13 - 28 |
| b) FUL/2019/0629 - Bend Hill Farm, Granville Street, Briercliffe | 29 - 40 |
| c) FUL/2019/0556 - Jalna HFE, 285B Manchester Road, Burnley | 41 - 48 |
| d) HOU/2019/0223 - Sunnyside Barn, Mill Hill Lane, Hapton | 49 - 54 |

e)	FULR3/2019/0639 - Rear of 278-292 Cog Lane, Burnley	55 - 60
f)	FULR3/2019/0640 - Rear of 2-34 Emily Street/17-51 Hollingreave Road, Burnley	61 - 66
g)	FULR3/2019/0641 - Rear of 1-31 Brush St/2-32 Florence St/260-270 Accrington Rd, Burnley	67 - 72
h)	FULR3/2019/0642 - Rear of 105-141 Dall St/70-110 Hollingreave Rd, Burnley	73 - 78
i)	FULR3/2019/0643 - Rear of 1-11 Graham St/6-12 Villiers St/1-21 Cardwell St, Padiham	79 - 84
j)	FULR3/2019/0644 - Rear of 1-39 Ingham St/2-40 Cobden St, Padiham	85 - 90
7.	Decisions taken under the Scheme of Delegation	91 - 96

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

MEMBERSHIP OF COMMITTEE

Councillor Alan Hosker (Chair)	Councillor Sue Graham
Councillor Mark Payne (Vice-Chair)	Councillor John Harbour
Councillor Afrasiab Anwar	Councillor Mohammed Ishtiaq
Councillor Gordon Birtwistle	Councillor Marcus Johnstone
Councillor Frank Cant	Councillor Gordon Lishman
Councillor Saeed Chaudhary	Councillor Neil Mottershead
Councillor Ivor Emo	Councillor Asif Raja
Councillor Andy Fewings	Councillor Jeff Sumner

PUBLISHED

Wednesday, 11 March 2020

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DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Wednesday, 12th February, 2020 at 6.30 pm

PRESENT

MEMBERS

Councillors A Hosker (Chair), M Payne (Vice-Chair), A Anwar, G Birtwistle, F Cant, S Chaudhary, I Emo, A Fewings, S Graham, J Harbour, M Ishtiaq, M Johnstone, G Lishman, A Raja and J Sumner

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Alec Hickey	– Planning Team Manager
Emma Barker	– Principal Legal Officer - Litigation & Regulation
Alison McEwan	– Democracy Officer

89. Apologies

Apologies for absence were received from Cllr Neil Mottershead.

90. Minutes

The Minutes of the last meeting held on 9th January 2020 were approved as a correct record and signed by the Chair.

91. List of Deposited Plans and Applications

The following members of the public attend the meeting and addressed the Committee under the Right to Speak Policy:

Mr Faisal Bashir – FUL/2019/0547 – 46 Cambridge Drive, Padiham

RESOLVED

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

92. FUL/2019/0373 Stoney Raikes Barn, Robin House Lane, Briercliffe

Town and Country Planning Act 1990

Proposed outdoor arena (Proposal affects Public Footpath No. 14, Briercliffe)

Stoney Raikes Barn, Robin House Lane, Briercliffe.

Decision: That the application be approved with the following amended conditions.

Conditions:

1. The development must be begun within three years of the date of this decision.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: land ownership plan, map 1, map2, location plan 1, location plan 2, photo 1, construction details for the arena, cross-sections of the land, design and access statement, floodlight information; all received 1st August 2019. Also additional floodlight information and additional highways information (in respect of the construction method statement) both received 20th Dec 2019.

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

3. The arena shall not be used between 21.00 hrs and 08.00 hrs.

Reason: To safeguard the amenity of nearby residents and to ensure there is no adverse effect on the quality of the rural area, in accordance with policy EMP7 of the Burnley's Local Plan July 2018.

4. No competitions or other events shall be held at the arena.

Reason: To safeguard the amenity of nearby residents and to ensure there is no adverse effect on the quality of the rural area, in accordance with policy EMP7 of the Burnley's Local Plan July 2018.

5. The arena shall only be used by horses stabled at the premises and dogs kennelled at the premises.

Reason: To safeguard the amenity of nearby residents and to ensure there is no adverse effect on the quality of the rural area, in accordance with policy EMP7 of the Burnley's Local Plan July 2018.

6. For the full period of construction facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. There should also be provision to sweep the surrounding highway network by mechanical means if needed.

Reason: 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.

7. The details submitted in respect of the construction method statement (highway matters), received by e-mail on the 20th Dec 2019, shall be adhered to throughout the construction period.

Reason: To safeguard safety and amenity in the vicinity of the construction works, in accordance with Policies SP5 and NE5 of the Burnley's Local Plan (July 2018).

8. The floodlights hereby approved shall not be used outside the hours 08.00 to 19.30 hrs Monday to Sunday.

Reason: To safeguard the amenity of nearby residents and to ensure there is no adverse effect on the quality of the rural area, in accordance with policies EMP7 and NE5 of the Burnley's Local Plan July 2018.

9. The external lighting scheme (associated with the development hereby approved shall be designed, installed and operated in accordance with the Institution of Lighting Professionals' Guide for the Reduction of Obtrusive Light GN01;20011 (Environmental Zone E2), and light intrusion into the windows of any sensitive premises will not exceed 2.5 lux before 23.00 hours and 1 lux after 23.00 hours.

Reason: To safeguard the amenity of nearby residents and to ensure there is no adverse effect on the quality of the rural area, in accordance with policies EMP7 and NE5 of Burnley's Local Plan July 2018.

10. No development shall take place that obstructs or removes any part of the Public Footpath No. 14 on the site unless a public footpath diversion order has first been obtained to do this.

Reason: To ensure that the existing public rights of way are not affected prior to the applicant gaining authority to do so through the requisite process, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

93. HOU/2019/0577 12 Plover View, Burnley, Lancs

Town and Country Planning Act 1990
Retention of gate/fence to side and rear garden area
12 Plover View, Burnley

Decision: That planning permission be granted.

**Town and Country Planning Act 1990
Retention of storage container at rear of shop premises
46 Cambridge Drive, Padiham, Lancashire**

A motion to approve the application as set out in the report was moved and seconded. An amendment to add an additional condition to require part of the container to be clad with wooden panels was moved and seconded. On being put to the vote, the amendment was carried.

A motion was then moved and seconded to approve the substantive motion. On being put to the vote, this motion was carried.

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

Conditions:

- 1 The container hereby permitted shall be removed on or before 2 years from the date of this decision notice, unless a further permission has been sought and granted.

Reason: In the interests of visual amenity. This is in accordance with the following policy SP5 of Burnley's adopted Local Plan.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plan; Drawing number 2019/0016/0001 – Plans and elevations as existing and proposed, site location plan and site layouts as existing and proposed received 6th November, 2019.

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

- 3 The container hereby permitted shall be painted in dark green and shall be maintained in a good condition throughout its use.

Reason: In the interests of visual amenity. This is in accordance with the following policy SP5 of Burnley's adopted Local Plan.

- 4 The container shall be used for storage purposes only. No food preparation or cooking shall take place within the storage container.

Reason: In the interests of residential amenity.

- 5 The container hereby permitted shall be clad in timber on the side (North) elevation as shown on approved plan 2019/0016/0001 and shall be maintained in good condition throughout its use.

Reason: In the interests of visual amenity. This is in accordance with the following policy

SP5 of Burnley`s adopted Local Plan.

95. Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation.

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BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

Part I: Applications brought for
Committee consideration

19th March 2020

Housing and Development

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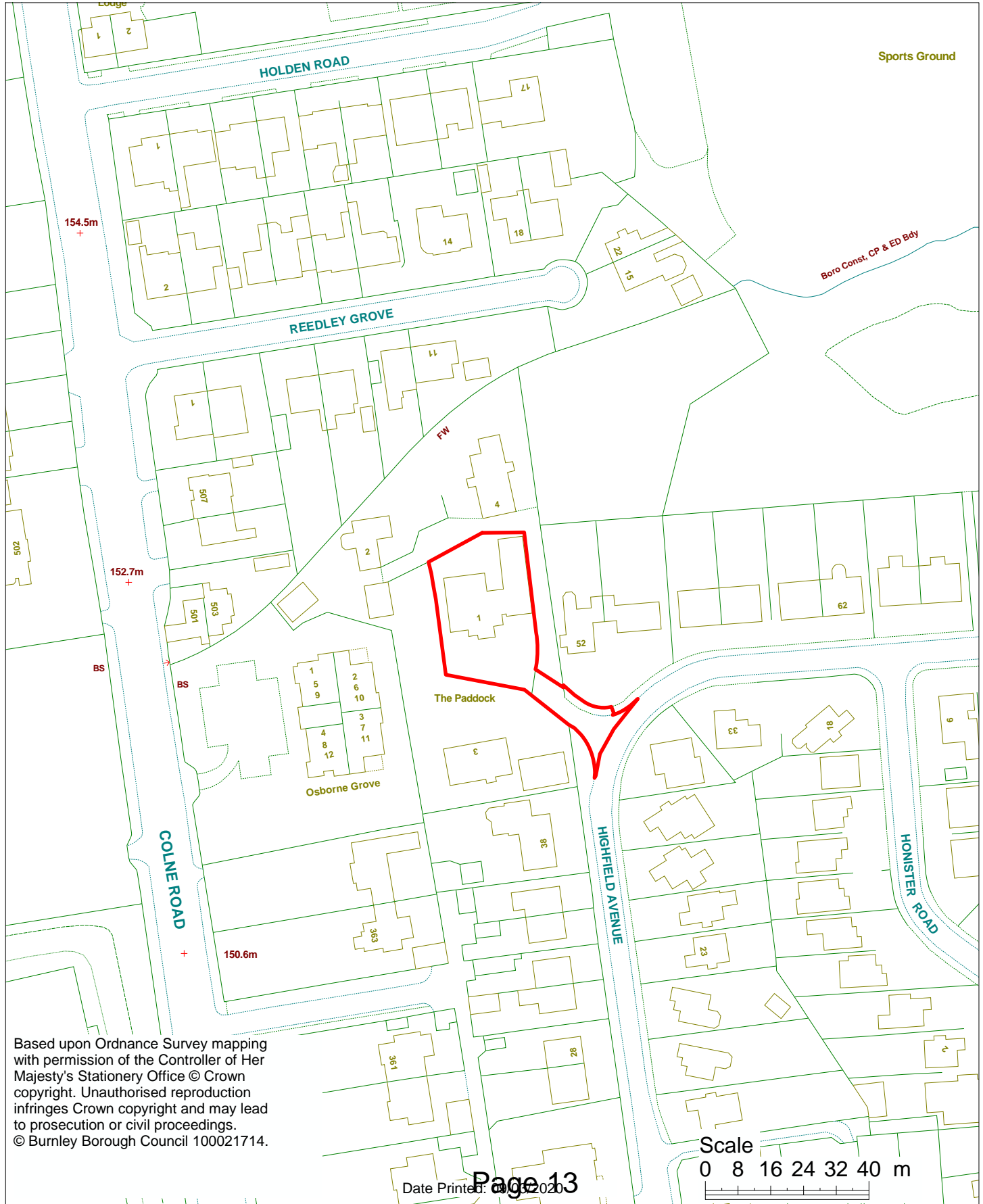
Paul Gatrell Head of Housing and Development

Location:



1 The Paddock, Highfield Avenue, Burnley

1:1250



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Application Recommended for Approve with Conditions FUL/2019/0574 Lanehead

Town and Country Planning Act 1990

Change of use of care home to house in multiple occupation (13 no. rooms with communal living space).

1 The Paddock Highfield Avenue Burnley Lancashire

Background:

No. 1 The Paddock is a large detached property accessed from Highfield Road, Burnley. The house, formally a single residential property, has more recently been used as a home for the elderly (C2). The property forms part of a small group of dwellings known as 'The Paddock'. Numbers 2,3, and 4 the Paddock share an access road which leads directly from Highfield Road. The site has an area of hardstanding to the front of the property and a garden area to the rear.

The surrounding area is typically suburban in character, with a mix of detached, semi detached and bungalow properties. The site is within close proximity to local services and transport routes, along Casterton Avenue, Colne Road and Briercliffe Road which are within walking distance.

It is thought the property was built in the early 1980's with an application to change the use from C3 to C2 in 1987. Two extensions to the property were granted on appeal in 1989. The extension includes the annexe which is attached to the eastern elevation of the property.

The site has been subject to 3 planning appeals and 1 costs appeal since 2017 and a older appeal in 1989 (see history section below). All appeals have been dismissed by the Planning Inspectorate. Whilst the appeals that have been considered for the site have been about different development proposals, one common issue running across all appeals has been the effect of the development on the highway network.

The site still retains its C2 use with permission APP/2018/0025 approved on the 23/3/18 and conditioned to only have 22 en-suite bedrooms and a maximum limit of 16 people to be cared for (condition 5 of APP/2018/0025). An appeal to remove condition 5 was dismissed on 28/11/18 with the Inspector stating the condition satisfied the 6 tests set out in the NPPF. Furthermore the removal of the condition would *'result in significant harm to the living conditions of neighbouring occupants, with regards to noise and disturbance which would conflict with policy IC5.'*

The key consideration in previous applications and indeed appeal decisions has been the principal issue of parking.



Photo 1 - Front elevation of the property, annexe highlighted within the red dash



Photo 2 Western elevation



Photo 3 - Annexe which is attached to the eastern elevation



Photo 4 – hard standing area to the front of the property



Photo 5 – access serving No. 4



Photo 6 – gable elevation of No. 4 The Paddock

Proposal

The application seeks consent for the change of use of the care home (C2) to a 13 bed HMO (sui generis). The layout of the accommodation will be as follows:

Annexe: shared common room area, secure cycle store,
Ground Floor: 5 bedrooms, lounge, kitchen/dining, laundry
First Floor: 8 bedrooms, kitchenette
2nd Floor: 2 TV rooms

A total of 9 parking spaces will be provided to the front of the site. Cycle storage will be provided within the annexe (the single storey later addition to the property), together with a gym and living area.

A garden area to the rear of the property will provide shared amenity space for the occupiers.

An area of tree planting on the southern boundary of the site (the common boundary with No. 3) has been shown on updated plan 17/017/15 (received on 7.2.20) and will be conditioned to be planted prior to the development being brought into use.

Relevant Policies:

Burnley's Local Plan 2018

SP1 – Achieving Sustainable Development
SP5 – Development Quality and Sustainability
IC3 – Car Parking Standards
NE5 – Environmental Protection

NPPF 2019

The NPPF features no specific guidance on the subject of houses in multiple occupation, although the general guidance at paragraph 59, on the need for authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, is relevant.

Burnley Council standards for houses in multiple occupation October 2018

From the 1st of October 2018, it is a legal requirement for all HMO's to be licenced if the property is occupied by five or more persons, from two or more separate households. The standards set out amongst other things the space standards which are required for HMO's, waste disposal, management and fire assessment. The standards will be used to assess all application for HMO's within the borough.

Site History:

APP/2019/0081 – change of use of care home to student accommodation (20 beds with communal living) Refused 30 May 2019. Appeal dismissed 1/11/19 (APP/Z2315/W/19/3233179)

APP/2019/0081 - Costs decision appeal dismissed APP/Z2315/W/19/3233179 1.11.19

APP/2018/0127: use of the site as student accommodation (sui generis) Refused 3.5.18 (22 bedrooms)
Appeal dismissed: 29.11.18

APP/2018/0025: Use of site as residential care home/nursing home (Class C2) – Granted APP/2018/0127:

APP/2018/0025: Use of site as residential care home/nursing home (Class C2) – Granted APP/2018/0127.

Appeal condition 5 of APP/2018/0025 'the maximum number of people for whom care shall be provided is 16.' Appeal dismissed 29/11/19

Inspector concluded that 'the effect of removing condition 5 would result in significant harm to the living conditions of neighbouring occupants, with regards to noise and disturbance....'

APP/2017/0231: change of use from nursing home (C2) to key worker accommodation (sui generis) Refused 14.7.17
Appeal dismissed 15.10.17 [APP/Z2315/W/17/3183354]

APP/2017/0114: Change of Use from Home for the Elderly to Dwelling (Class C3) – Granted (27/4/2017)

12/89/0115: Two extensions to Home for the Elderly to provide an additional 6 bed spaces and use of garage for residential purposes – Refused [Granted on Appeal]

12/87/0535: Change of use from private dwelling (Class C3) to Home for the Elderly (Class C2) for a maximum of 10 residents – Granted

Consultation Responses:

Neighbour Comment: 1 letter was received on the first round of consultation. Following amended plans received in February, a further 14 days was given. Three letters were received and can be summarised as follows:

Following a second round of consultation, 2 further letters were received:

- Incorrect submitted layout plans which are misleading
- There are currently 22 bedrooms with bathrooms which have been created on site
- A full internal inspection of the site should be carried out by building control
- Previous appeal decisions all refused
- Parking within the area is already at saturation point in particular on street parking on Highfield Avenue
- The car parking layout showing 9 spaces does not allow for manoeuvrability and will mean reversing on the shared access into the site
- There are 8 residents altogether for 2,3,and 4 The Paddock with 12 vehicles between them and 1 motorcycle. The proposals will exacerbate the volume of traffic
- Removal of trees
- No information on the management of the proposed accommodation. Increase in number of residents will have the potential to increase noise and disturbance
- HMO's generally tend to be located within major transport routes and not in quiet residential areas
- Privacy and over looking issues into bedroom windows
- Unacceptable parking layout, no consideration for use of electric cars and external charging points

Highways - Previous objections have been withdrawn with an amended plans received on the 7th Feb.

With respect to the proposed application we would not wish to raise an objection.

It is noted that the application as it has now been presented relates to the building as a whole with the inclusion of the area known as the annex, this is now to be used as a

gym and cycle storage rather than residential accommodation. The ratio of off street car parking to bedrooms is as suggested to be acceptable by a Planning Inspector at an earlier planning appeal.

Should you wish to support the application we would wish for the following condition to be added to the decision notice.

1. The car parking scheme shall be marked out in accordance with the approved plan before the occupation of the associated dwelling and permanently maintained thereafter for communal use only. Reasons: To allow for the effective use of the parking areas.

2. The cycle storage facilities shall be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reasons: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion.

Environmental Health: No objection in principle subject to the following conditions

Noise and Dust

1. The development shall not be commenced until a scheme specifying the provisions to be made to control noise and dust emanating from the site during construction works has been submitted to, and approved in writing by, the Local Planning Authority. This scheme should include details of the construction methods to be employed and the equipment to be used.

Reason: To ensure that the proposed construction work does not cause nuisance and disturbance to neighbouring occupiers

Prior Submission. Refuse Storage & Recycling

2. No development shall take place before details of the provisions for the storage and recycling of refuse have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the building(s) and shall thereafter be made permanently available for the occupants of the building(s).

It is not considered that condition 1 is reasonable given there are no alterations to the external appearance of the building. The main works will be internal and an eb contained.

Housing Needs: No Objection

Planning and Environmental Considerations:

The principle of development

The site is located within the development boundary of the adopted Local Plan, as such policy SP4 states that development will be focused on Burnley and Padiham with development of an appropriate scale.

Main issues

- Impact on the character of the area
- Impact on amenity of neighbours
- Impact on highway network
- Impact on housing provision

Design: Impact on the character of the area

Policy SP 5 of the adopted Local Plan amongst other considerations seeks new development to respect existing, or locally characteristics street layouts, scale, massing and use an appropriate palette of materials. This is detailed further in policy HS5, stating alterations and extensions to dwellings should be high quality in construction. This is further supported in the NPPF, Paragraph 124, which states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

As described above the site is located within a suburban area with a mix of house types. The application does not involve any major alterations to the external appearance of the property, as such there will be no impact on the street scene when glimpsed from Highfield Avenue, which is approximately 35m away.

Objectors have raised the issue that the character of the area will alter with the potential for an increase in noise and general disturbance. This is a large property, and even if was occupied by a single family there would be potential for noise. Should any issues arise from noise then this can be dealt with under legislation with the Council's environmental health team.

As there are no physical alterations to the external of the building, the development is considered to be acceptable in accordance with Policies HS5 and SP5.

Impact on the amenity of residents

Policy SP5 of the adopted Local Plan seeks to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including reasoning of overlooking.

No. 3 The Paddock lies approximately 25m south of the front elevation of the property. There is a wooden fence approximately 1.8m high with established trees within the garden of No. 3. I do not consider that there will be any issues of over looking.

To the rear is No. 4 The Paddock (see photo 6) which is located approximately 14m away onto a blank gable. The proposed development does not involve the creation of any additional windows at 1st floor and therefore in terms of privacy and overlooking the situation remains status quo.

Furthermore, in the appeal for the 22 bed student accommodation, the Inspector concluded that whilst there may be a change in the comings and goings from the building and in terms of activity taking place at the site compared to a care home or a dwellinghouse, that there would be '*no unacceptable adverse impact of the amenity of neighbouring occupants or adjacent land users.*' The proposed scheme is for a reduced number of potential occupants and therefore the degree of amenity impact will be reduced from the view taken by the Inspector for the student accommodation.

It is considered that the scheme would not be detrimental to the amenity of neighbouring residents in terms of overlooking, loss of privacy or overshadowing and as such complies with policies HS4 part 3, HS5, SP5 and NE5 of Burnley's adopted Local Plan.

Impact on the Housing Provision

The NPPF recognises the role of the planning system in providing a supply of housing required to meet the needs of present and future generations and the need to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

One of the government's strategic housing policy objectives is to create sustainable, inclusive, mixed communities in all areas. They are also clear that local policies should be informed by a robust, shared evidence base particularly with regard to housing need and demand. Furthermore, sustainable development has become a primary focus of national guidance which has significant implications for all aspects of new development but particularly accessibility, parking and the effective and efficient use of land. Guidance is clear that the conversion of existing housing can provide an important source of new housing.

The approach is also a focus in Burnley's adopted Local Plan, with the second of the 11 key objectives listed on 'population and housing'. Policy SP2 of the Local Plan sets out the housing requirement from 2012-2032 including the re-use of empty homes and buildings. Furthermore, policy SP4 sets out the development strategy for the borough directing development to be focused within the development boundary which this property is located within.

Impact on the Highway Network

Paragraph 32 of the NPPF states that planning decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people; and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Burnley's adopted car parking standards state that a 1 bedroom HMO should provide 1 space per dwelling, so this would equate to 13 parking spaces to serve the development, if all the occupiers had a car. The site will also have secure internal cycle storage which has been provide within the annexe part of the property.

Highways has been the main issue on the site which has been discussed through all the planning appeals. The following table summarises the previous proposed uses and the amount of parking put forward:

Application	Proposal	Number of units/rooms	On site parking
APP/2019/0081	student accommodation	20	9 on site + 5 bike racks *14 spaces were required and Inspector agreed with this by LCC
APP/2018/0127	Student accommodation	22 beds	8
APP/2018/0025	C2 residential care home	16 persons 22 ensuite beds	8
APP/2017/0231	Key workers	21	9

The Inspector for the most recent appeal decision for application APP/2019/0081 discussed an acceptable ratio for parking, paragraph 7 of the appeal decision (APP/Z2315/W/19/3233179);

'The Council consider that 14 should be provided for 20 residents and taking all the above considerations into account I consider this to be reasonable.'

Taking a ratio from this and applying to this site $14/20 = 0.7 \times 13$ (bed HMO) = 9.1 spaces.

The on site provision of 9 car parking spaces has therefore been provided, together with internal cycle storage and LCC Highways have no objection to this subject to conditions that the car park layout should be carried out prior to occupation.

Furthermore, the site is within a sustainable location which has been accepted by the Inspector *'the appeal site is located in an area with reasonable access to services and facilities and public transport'*. (paragraph 7 of appeal APP/Z2315/W/19/3233179).

Given the history of the site and the appeal decisions, it clear that parking is a real issue for the site and its relationship with the surrounding highway network. Whilst the previous decisions are material considerations, each application has to be taken on its own merits. Through changes and additional information on the submission, an on-balance decision has been taken that parking on site can be accepted.

Impact on the Housing Provision

The NPPF recognises the role of the planning system in providing a supply of housing required to meet the needs of present and future generations and the need to boost significantly the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

One of the government's strategic housing policy objectives is to create sustainable, inclusive, mixed communities in all areas. They are also clear that local policies should be informed by a robust, shared evidence base particularly with regard to housing need and demand. Furthermore, sustainable development has become a primary focus of national guidance which has significant implications for all aspects of new development but particularly accessibility, parking and the effective and efficient use of land. Guidance is clear that the conversion of existing housing can provide an important source of new housing.

The approach is also a focus in Burnley's adopted Local Plan, with the second of the 11 key objectives listed on 'population and housing'. Policy SP2 of the Local Plan sets out the housing requirement from 2012-2032 including the re-use of empty homes and buildings. Furthermore, policy SP4 sets out the development strategy for the borough directing development to be focused within the development boundary which this property is located within.

Conclusion

The site is within a sustainable location and the Council supports development that will help to add to the overall mix of housing provision in the borough.

Recommendation: Approve subject to conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plans listed on this notice below.

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

3. The car parking scheme shall be marked out in accordance with the approved plan 17/017/15 received on 7/2/20 before the occupation of the HMO and permanently maintained thereafter for communal use only.

Reasons: To allow for the effective use of the parking areas in accordance with policy IC3 of Burnley's adopted Local Plan (2018).

4. For the avoidance of doubt, the layout of 13 HMO single occupancy bedrooms shown on the submitted layout on drawing 17/017/2h (received 7.2.20), shall

not be constructed to permit any form of accommodation other than the use described in the grant of the permission.

Reason: To ensure that there is no doubt about the meaning of this planning permission and the form of accommodation for which is granted.

5. The cycle storage facilities shall be provided in accordance with the approved plan 17/017/2h received on the 7.2.20, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

Reasons: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion in accordance with policy IC3 of Burnley's adopted Local Plan (2018).

6. For the avoidance of doubt and prior to the occupation of the HMO, the internal layout of the annexe part of the building including; cycle storage, residents gym and lounge as proposed on plan 17/017/2h shall be implemented and ready for use for residents.

Reasons: To allow for effective use of the approved HMO and to provide ancillary facilities to the occupiers to define the permission.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification):
 - (i) no external alterations, including roof alterations, or extensions shall be carried out to the building
 - (ii) no garages or outbuildings shall be erected within the curtilage of the building; unless planning permission for such development has been granted by the Local Planning Authority.

Reason: Reason: To enable the local planning authority to consider future development having regard to policies SP5 and HS5 of Burnley's adopted Local Plan.

8. Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays. Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policy SP5 of Burnley's adopted Local Plan.

9. No development shall take place before details of the provisions for the storage and recycling of refuse have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the building(s) and shall thereafter be made permanently available for the occupants of the building(s).

Reason: To ensure adequate provision for bin storage in the interests of the visual amenities of the area, in accordance with the Policies SP5 and HS4 of Burnley's Local Plan (July 2018).

10. Details of a scheme of electric vehicle charging to serve the development shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The scheme shall be implemented in accordance with the approved details prior to first occupation.

Reason: In accordance with policy IC3 of Burnley's adopted Local Plan.

11. Before the development is brought into use, the new hedge (identified on drawing 17/017/15, received 7.2.20) shall be provided in the position shown on that drawing, in accordance with details to be submitted beforehand to and approved in writing by the Local Planning Authority. The details shall include a planted area at least 14 metres by 1 metre in extent and plant species sufficient to provide a continuous hedge, with the expectation that it will grow to a height of 2.4 metres within 3 years of planting.

Reason: In the interests of the amenities of future residents of the nearby residents and visual amenities of the area in general in accordance with policy SP5 of Burnley's adopted Local Plan.

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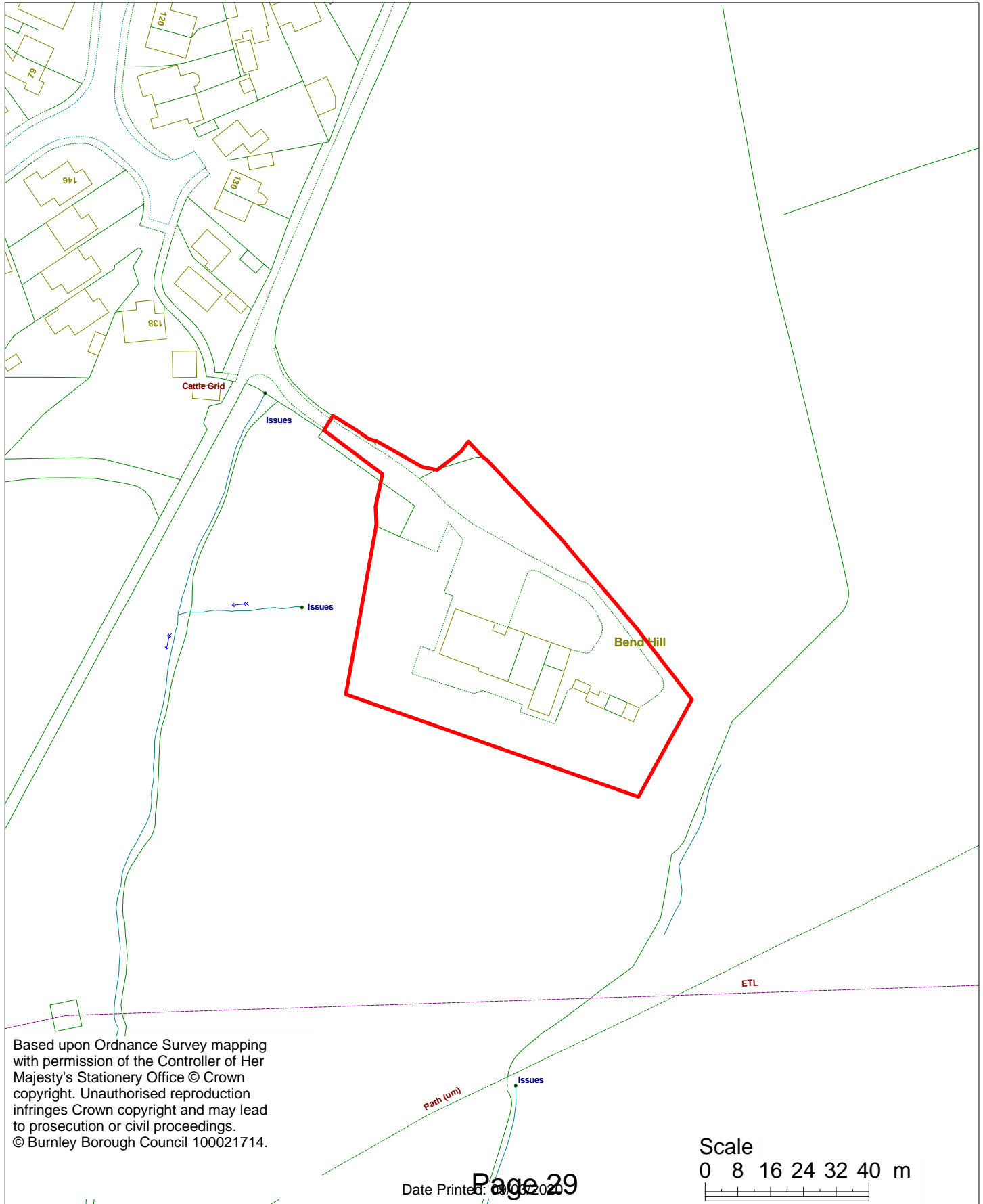
Paul Gatrell Head of Housing and Development

Location:



Bend Hill Farm, Granville Street, Briercliffe

1:1250



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Town and Country Planning Act 1990

Convert dwelling (Class C3) to a childrens' care home with rooms for education
(mixed C2/D1 use) and external alterations
Bend Hill Farm Granville Street Briercliffe Lancashire

Background:

The proposal is to adapt an existing farmhouse with attached garage to use as a childrens' care home for up to six children. The proposed care home includes teaching rooms for on-site education.

The property is large enough to support the proposed use without extension and only minor external alterations, including replacing the existing garage door with windows. The originally submitted application included a proposed dormer to the front and rear of the existing garage roof but these have been removed from the proposals and replaced by 2no. rooflights to both the front and rear garage roof slopes.

North elevation



South elevation



Approach to north side

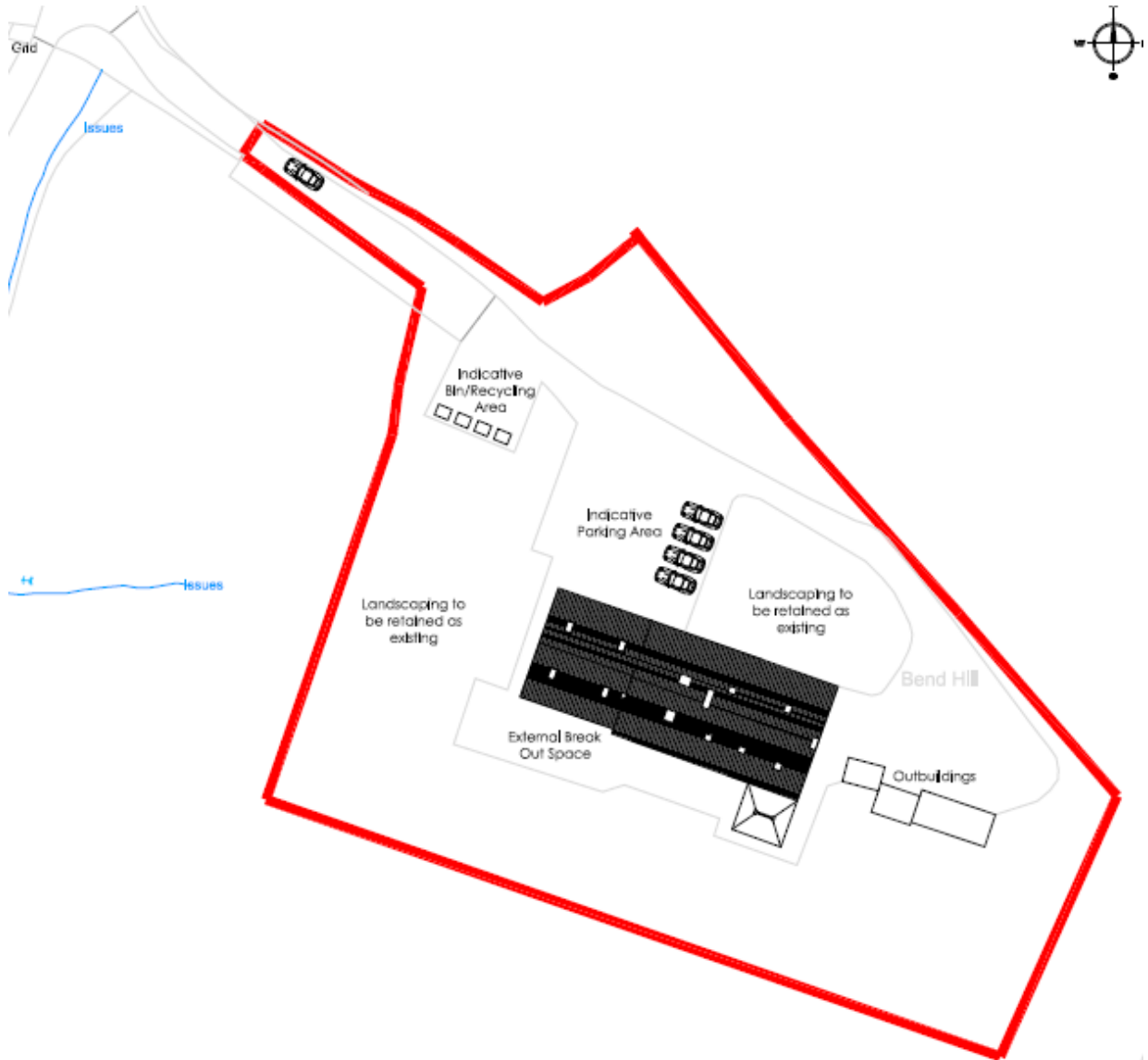


Driveway



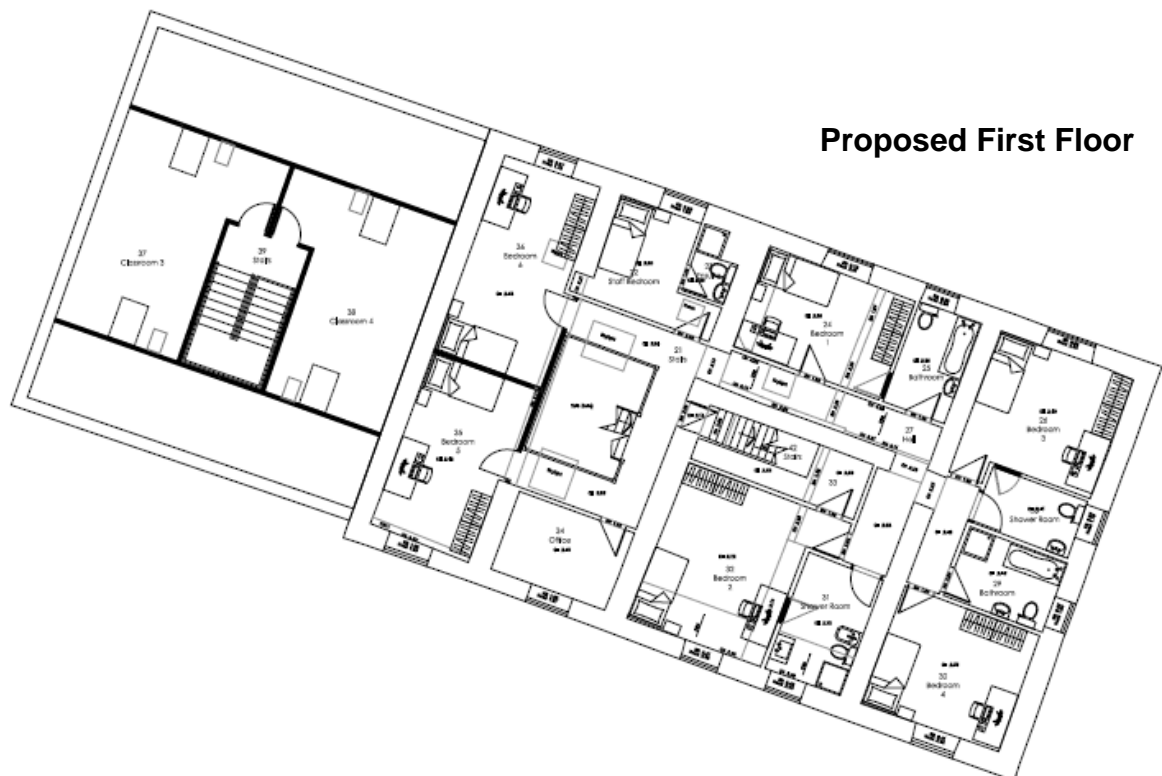
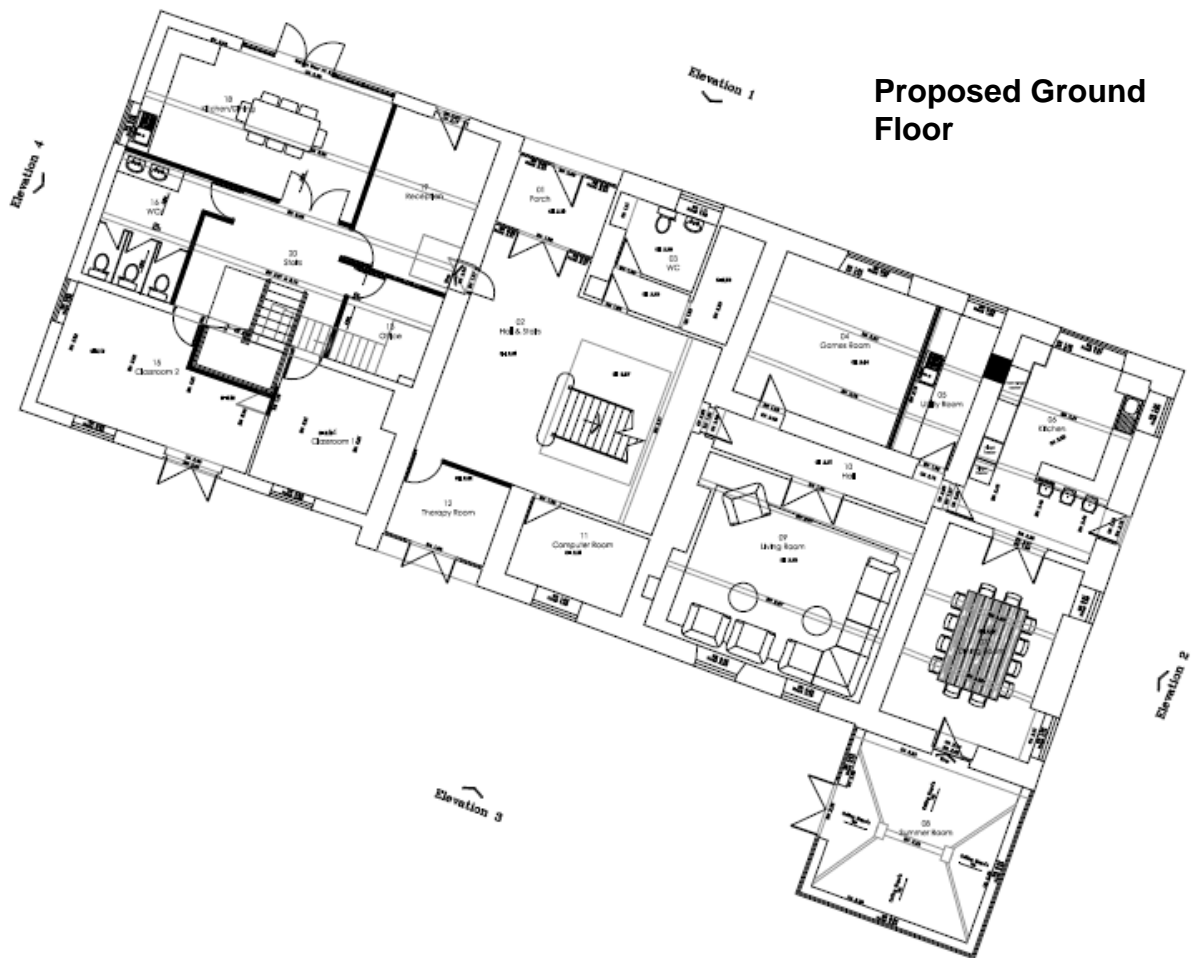
The property is accessed from an access track off Granville Street which also contains Public Footpath No.153 (Briercliffe). Part of the Brun Valley Greenway is located within the open fields to the south and east sides of the site.

Proposed Site Plan



The property would be used as a Class C2 residential care home for six children living together with care provided and also partly for the provision of education for those six children (Class D1). The proposed ground floor would provide a kitchen, dining room, games room, living room, computer room, therapy room, a reception room and two classrooms; whilst, the first floor would provide six bedrooms for children, a staff bedroom and two classrooms.

Part of the roofspace of the main two storey property would be used as an office and a further staff bedroom.



The proposed residential home would be for children aged between 6 and 18 years in need of support in overcoming some form of childhood trauma. The applicant intends to provide quality care in a family home setting.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP4 – Development strategy

SP5 – Development quality and sustainability

NE5 – Environmental protection

IC1 – Sustainable travel

IC3 – Car parking standards

The National Planning Policy Framework

Site History:

12/93/0134 – Conversion of barn to dwelling: extension to existing cottages; alteration to existing outbuildings and conversion to garage, removal of brick dairy shed and upgrading existing lane. Approved June 1993.

Consultation Responses:

LCC Highways

No objection.

Environmental Health

No comments to make.

Briercliffe Parish Council

The Parish Council expresses some concern but states that this does not amount to an objection. There is a concern regarding the joint use of the farm road to Bend Hill Farm from Granville Street and Hallam Street. There are at least three residential properties at Musty Haulgh Farm which is lower down the farm road and a small agricultural holding. The concern is the amount of traffic that may use this road. In good weather the road serves as a well used path which gives access to the Oggly Coggly and another path that leads to Netherwood. Request that consideration be given to safety issues and the potential frequency of traffic movements generated by the Bend Hill development.

Publicity

A letter of objection has been received from Councillor Margaret Lishman. The letter states that Councillor Lishman has received representation from residents in the vicinity of the proposed development that raise concerns about the state of the access to the site and the proposed use as a childrens home. The concern relates to the very poor condition of the access and additional traffic that would worsen the situation. It also states that there is concern that the future residents of the facility would cause problems locally.

Letters of objection have been received from 13 properties, including Musty Haulgh Farm and Musty Haulgh Barn and from a person who states that he owns the access

road to Bend Hill Farm and that the applicant does not have legal access over the road for the proposed use. A summary of the objections is provided below:-

- The lane cannot withstand any more traffic and is a terrible state of disrepair and almost impassible
- The track is used by dog walkers, horses and families, using the public footpath leading to the Burnley Way and Bronte Way
- It is difficult to pass safely on the lane
- Impact on safety and well being of local residents and users of the public footpath
- Access 24/7 by 18 staff and other professionals, deliveries, post van etc would not be safe
- Increase in noise from and disturbance from traffic with shift workers causing noise at unsocial times of the day
- It will blur the urban and rural boundary
- Impact on ecological features
- A flood lit area will cause light and noise pollution
- Unacceptable loss of privacy with increased opportunity for overlooking
- Should protect the rural area to safeguard its unique character
- The proposal is a business and will generate a disproportionate amount of traffic
- Object to external changes and dormers that would be out of character with the farmhouse [the proposed have now been removed from the proposals]
- Impact of fumes/air quality from increase in traffic and affect on health of the users of the public footpath and local residents
- The area of Briercliffe has a serious and ongoing problem with gangs of youths
- Fear of crime and anti-social behaviour, concerns about security
- Concern over the type of social/behavioural problems that the applicant deals with and the affect this could have on families with children in the surrounding residential area
- Lack of nearby amenities for occupants
- It will put additional strain on the local community police officers
- There are 60 childrens' homes across Burnley, Pendle, Rossendale, Blackburn and Ribble Valley and the applicant has not justified the need for a further one in the area

Planning and Environmental Considerations:

Principle of proposal

The proposal is for a supported residential use, utilising an existing large dwelling in spacious surroundings, on the edge of the Briercliffe urban area. The development is confined to a change of use without the need for expansion or new buildings. Given that the proposed use would be mainly a residential use with associated schooling/education, it would not conflict with Policy SP4 which seeks to strictly control development in the open countryside. A neighbour objection states that a need for a further childrens' home has not been justified by the applicant. Whilst the applicant is likely to have a different view it should be noted that there is no planning requirement to demonstrate a need. The National Planning Policy Framework (NPPF) states that plans and decisions should apply a presumption in favour of sustainable development. The re-use of an existing building for a supported residential use would therefore be acceptable in principle. The main issues relate to the suitability of the proposed use,

having regard to access considerations, impacts on the rural character of the area and residential amenities.

Suitability of access

Policy IC1 states that development schemes should, as appropriate to their nature and scale, promote sustainable travel and provide safe and convenient access.

The proposed site is at a convenient location on the edge of the built-up area. The proposed use is similar to a domestic household, with up to six children within the ages of 6-18 living together but with care provided by professionals, inclusive of education needs. There may be up to a total of 25 staff employed overall with 18 of these being care workers, working across three shifts (six care staff at any time). Concerns have been raised by neighbouring properties that the single track private access leading from Granville Street to Bend Hill Farm is inappropriate to cater for additional traffic.

The private lane in question which is also a Public Footpath is in a very poor state of repair with large pot holes, making it difficult and unsuitable for domestic vehicles. In terms of the volume of traffic, whilst there would be regular daily trips for care workers and professionals to the site, these are not too dissimilar to those associated with the volume of trips to and from a very large domestic property. Notably, the premises which were previously occupied as cottages and a farm would also have been capable of generating higher levels of traffic movements along this lane.

The lane is single width but there is good visibility and line of sight between the turning into Bend Hill Farm and the start of the lane from the end of Granville Street and this enables a vehicle to wait if needed before proceeding along the track. There would be a ceiling on additional traffic movements as the number of care workers and other professionals attending the premises would be directly related to the number of children who would be living at the premises which is up to six only. This level of increase in traffic movements would be small and limited and would not significantly affect either the safety or enjoyment of the public footpath. There is no reason, in volume terms, why the existing lane would be unsuitable to serve the proposed use. The local highway authority has stated that they have no objections to the application.

In terms of the repair of the lane, it is acknowledged that the part of the lane from the end of Granville Street up to the start of the driveway to Bend Hill Farm is in a neglected and poor state of repair. This condition has only worsened over years and requires basic repairs to allow it to be continued to be used for access purposes. The applicant has agreed to carry out suitable maintenance. The access road would be scraped to remove irregularities and new surface material introduced and rolled in firmly to create a solid base. Following on from this, the lane would be maintained by repair patches and resurfaced when required.

A condition is recommended to require the maintenance to be carried out prior to the commencement of the proposed use. Notably, the owner of the private access road has objected to the application and states that there is no right of access for the proposed use. The applicant asserts that this is incorrect. This is a private and legal matter for the parties concerned. The proposed use can be adequately served by the existing access and in this case, due to its poor condition, the applicant has agreed to carry out basic maintenance. The site also provides adequate space for parking. The proposal therefore satisfies the requires of Policy IC1.

Impact on site's rural character

Policy SP5 requires proposals to, amongst other things, have respect to their landscape setting. The proposal, as submitted, included two new dormers to be constructed in the existing garage roof. These would have appeared discordant with a vernacular rural building and as such, the applicant agreed to replace these with new rooflights. The proposal involves minimal other external changes, including the replacing the existing garage door with windows. The landscaping within the curtilage of the property would be retained as existing and adequate space provided for refuse and recycling storage which can be concealed by a screen enclosure. A neighbour objection refers to the potential for light pollution. There is already patio and outside sitting areas at the property but a condition is recommended to require any additional external lighting to be agreed with the Council. The proposed changes to the existing dwelling are therefore minimal and would not lead to any significant impact on the rural character of the site or the surrounding area. There would therefore be no conflict with Policy SP5.

Residential amenities

Policy SP5 requires proposals to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users and occupiers of the development.

The nearest part of the property at Bend Hill Farm is approximately 95m to the rear elevation of the nearest dwelling on Talbot Drive and a minimum of 50m between the nearest part of the corresponding curtilages. There is therefore no significant impact on residents from the occupation of the property as a childrens' home. Neighbour objections refer to increased noise and pollution from car trips using the private lane. However, the number of trips associated with care workers and professionals would be limited and would not lead to any discernible increase in noise or pollution.

Neighbours are also concerned that the proposed use would lead to problems with anti-social behaviour and crime. There is no reason, however, to believe that this would be the case and these are not planning issues that affect the consideration of this application.

The property is a suitable for the proposed use and would not significantly affect existing residential amenities and therefore complies, in this respect, with Policy SP5.

Conclusion

The premises would be a suitable use as a small childrens' home, catering for the needs of up to six children. The access serving the site is in poor condition but basic improvements which have been agreed with the applicant would be sufficient to afford improved access to the site. There would be no significant impact on the amenities of neighbouring properties which are relatively remote from the premises and fears of anti-social behaviour and crime are not material planning considerations in this case. There is a presumption in favour of sustainable development; the proposal complies with the development plan and there are no material considerations that outweigh this finding.

Recommendation: Approve with conditions

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plans listed on this notice below.

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

3. The property shall be occupied as a residence for the care of up to a maximum of six children up to 18 years of age only.

Reason: To ensure the satisfactory implementation of the proposal and to ensure that the scale of the development is suitable for the site, having regard to traffic and trip generation along a single width private access, in accordance with Policies SP5 and IC1 of Burnley's Local Plan (July 2018).

4. The use of the property for education purposes, shall be ancillary only and limited to the education of the resident children at the premises.

Reason: To ensure the satisfactory implementation of the proposal and to ensure that the scale of the development is suitable for the site, having regard to traffic and trip generation along a single width private access, in accordance with Policies SP5 and IC1 of Burnley's Local Plan (July 2018).

5. The property shall not be first occupied as a childrens' home until maintenance works to the private access road between Granville Street and Bend Hill Farm have been carried out in accordance with the 'Access track maintenance plan', received on 26 February 2020. The measures contained within the Access track maintenance plan shall thereafter be adhered to and implemented in perpetuity.

Reason: To ensure basic maintenance is carried out to a private road in order to ensure its effective use for access purposes, in accordance with Policy IC1 of Burnley's Local Plan (July 2018).

6. The refuse and recycling facilities indicated on the approved plans shall be screened by a timber surround and available for use prior to the approved use being first commenced. The approved refuse and recycling facilities shall thereafter be retained at all times.

Reason: To ensure a satisfactory appearance to the development, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

7. No additional external lighting shall be installed on the property or site unless details of the lighting including its location, type and illuminance levels, have been first submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent excessive external lighting in the open countryside, to protect the rural character of the area, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).

Janet Filbin
10th March 2020

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Part One Plan

Housing & Development
Town Hall, Manchester Road

Agenda Item 6c

Ref.

FUL/2019/0556

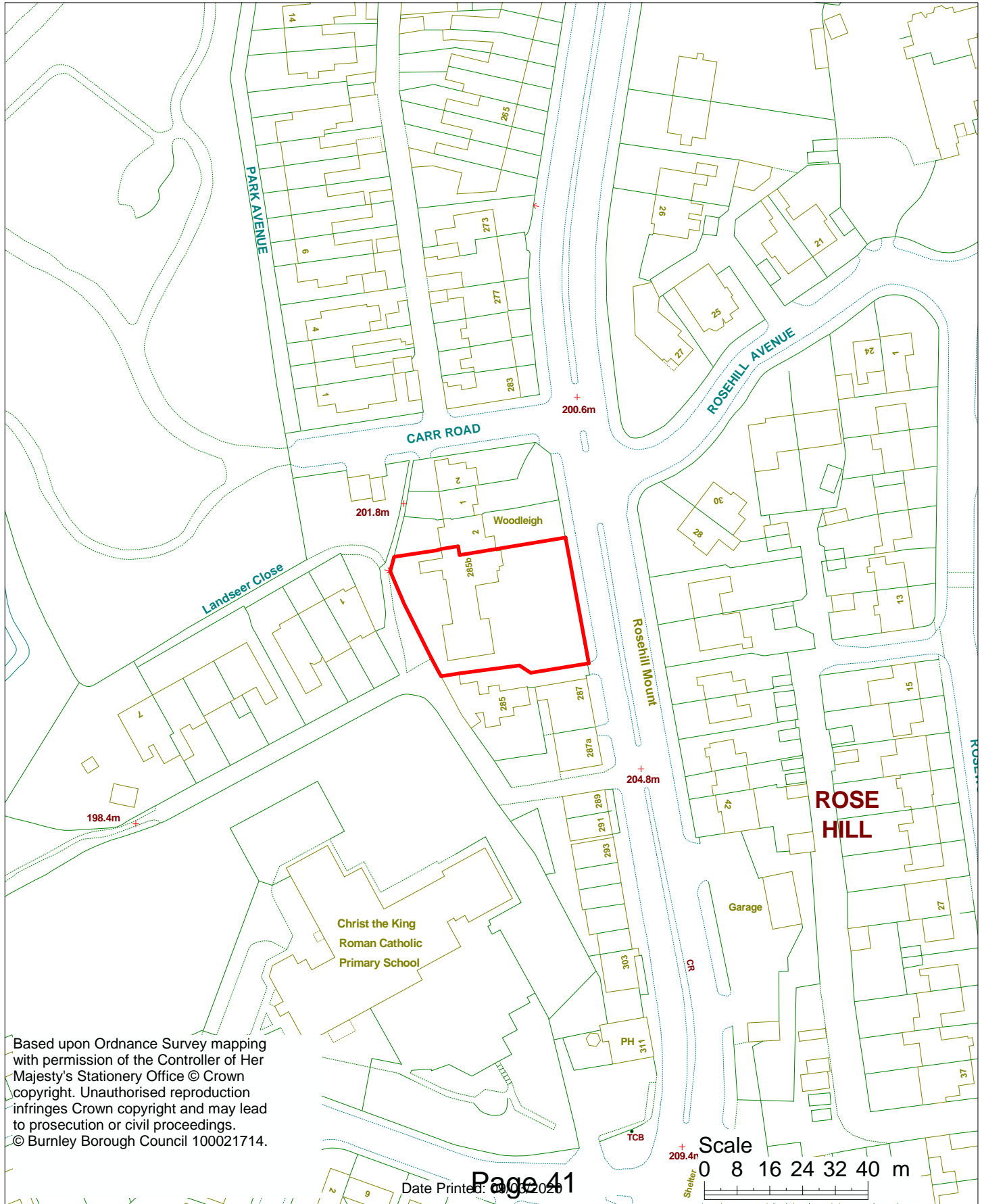
Paul Gatrell Head of Housing and Development

Location:



Jalna HFE, 285B Manchester Road, Burnley

1:1250



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Full Planning Application

Demolition of conservatory and entrance porch and erection of new larger orangery housing new entrance area

JALNA HFE 285B MANCHESTER ROAD BURNLEY

Background:

Site description and surrounding area:

The application relates to Jalne Hfe residential care-home which occupies part of a substantially sized detached three storey Victorian villa to the west of Manchester Road. The building is red brick with horizontal banding and decorative detailing in blue/grey brick with moulded sandstone window openings holding upvc casement frames. The roof is finished with slate and is notable for its variation in height and its projecting bays, dormers and hipped roof turret which create variation in height and depth and add to its visual interest. The villa has been converted into four properties and includes later additions to the front (east) and side (south).

The application property forms the original southern wing of the villa comprising a deeply projecting gabled bay with a double height feature bay window, and modern two storey red brick extensions including a reproduction timber porch and conservatory. The property sits within its own grounds and is set significantly back from Manchester Road with an existing drive, parking area and garden to the front (east). The access from Manchester Road remains unaltered by this proposal. The property is partially screened from public view by hedgerows and mature planting. The immediate neighbouring property is No.2 Woodleigh attached to the north.

The application site lies within a predominantly residential area and is within the development boundary as defined in Burnley's Local Plan.



Existing Front (south) Elevation



Existing Porch and Conservatory

Proposed Development for which consent is sought:

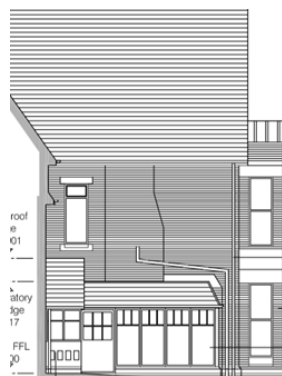
The application seeks planning permission for the demolition of the existing entrance porch and conservatory to the front (eastern elevation) and replacement with the construction of a larger single storey extension, in the style of an orangery. The proposed extension will serve as a lounge and new entrance area to meet the operational requirements of the residential care home.

The proposed orangery will form a partial infill between the existing projecting gabled bay and the later side extension, to a width of 7.3m, and will be predominantly glazed to the front (east) and side (south) elevations. It will project 6.5 m from the front of the property finishing flush with the front of the projecting gable but set back from the feature bay window by 1.5m in order to maintain subservience. The height of the extension, which has a glazed lantern roof, is 2.8m to the eaves and 3.2m to the ridge, designed to align with the lintel of the existing ground floor bay window.

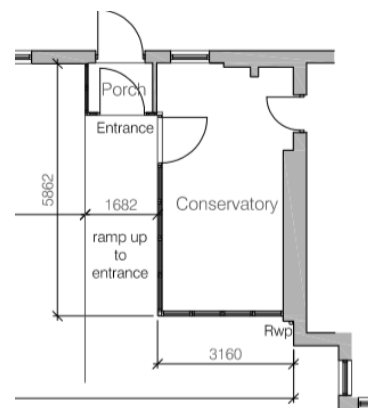
The proposed materials are red brick laid to match the existing courses with a stone plinth detail which is consistent with the main building. The proposed window openings have continuous stone cills and are vertically emphasised to respect the proportions of the existing. Proposed window frames and doors are upvc to match those on the main building and the roof will be flat with a upvc framed glazed lantern.



Existing Front Elevation



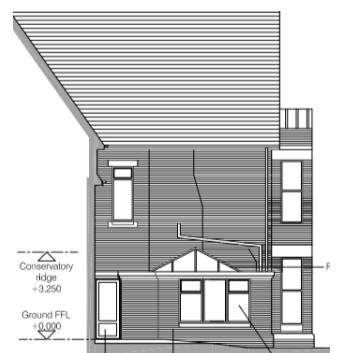
Existing Side Elevation



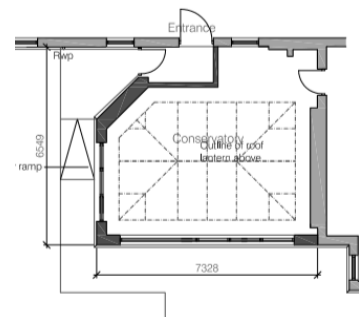
Existing Floorplan



Proposed Front Elevation



Proposed Side Elevation



Proposed Floorplan

Relevant Policies:

Burnley's Local Plan (July 2018)

SP4 - Development Strategy

SP5 – Development Quality and Sustainability

National Planning Policy Framework (2019)

Article 35 Statement:

The Local Planning Authority has acted positively and proactively in determining this application in accordance with paragraph 38 of the National Planning Policy Framework by liaising with the applicant, assessing the proposal against relevant planning policies and all material considerations including representations that have been received and subsequently deciding to grant planning permission in accordance with the presumption in favour of sustainable development.

Relevant Site History:

APP/1999/0531: Proposed conservatory – Granted

Consultation Responses:

LCC Highways: The proposal raises no highway concerns and raises no objection.

Environmental Health: No comment.

Publicity: Three letters of representation have been received including a letter of support; an observation that further car parking facilities could be provided within the grounds; and a letter of objection on the following grounds:

- Noise, fumes and disturbance caused during the construction phase
- Potential to cause parking and access problems during the construction phase
- The extension would impact on the historic building and its setting

Planning and Environmental Considerations:

The Principle of development:

The application site is located within the development boundary as defined in Burnley's Local Plan which is the focus for development of an appropriate type and scale. The proposal involves the replacement of an existing entrance porch and conservatory with a larger single storey extension, to meet the operational needs of the care-home, and no change is proposed to the use of the premises. It is considered that the development is appropriate in principle. The main issues for consideration relate to the acceptability of the design (visual impact) and the impact on the residential amenities of the neighbouring attached property, No 2 Woodleigh.

Visual Impact/Design and Appearance

The Local Plan requires high standards of design, construction and sustainability in all types of development. Local Plan Policy SP5 amongst other considerations seeks new development to have respect for their setting, use an appropriate palette of materials and ensure there is no unacceptable adverse impact on the amenity of neighbouring occupants.

Revisions have been made to the design of the extension following the advice of the case officer. This has resulted in a reduction in the depth of the extension in order to provide an acceptable degree of subservience; the incorporation of a stone plinth detail; and amendments to the window openings and frames to respect the existing proportions and details.

It is considered that the proposed extension respects the architectural characteristics, scale, detailing and materials of the main house. It is also considered to be visually subservient to the main house, allowing the form of the original building to be clearly understood, and compatible with the surrounding properties. The grounds surrounding the application property are relatively generous and therefore the proposed extension would not appear visually incongruous or dominate the space nor would it lead to an unacceptable loss of usable private amenity space. The scale and design of the proposed extension is compatible and proportionate to the existing property and does not result in an intrusive form of building in the immediate setting or the wider street-scene.

For the reasons set out above, this development is considered acceptable in accordance with Policies SP5 of Burnley's Local Plan.

Neighbour amenity

Local Plan Policy SP5 requires development to ensure there is no unacceptable impact on the amenity of neighbouring occupants or adjacent land users. The nearest property with the potential to be impacted by the proposal is the attached property to the north, No. 2 Woodleigh. There are no properties to the south of the application site that would be significantly affected by the proposal.

Given the proposed extension will not project forward of the building line, it is considered that the extension will maintain the existing situation with regards neighbouring amenity. It is therefore considered that the proposed development would not cause any unacceptable loss of privacy or overlooking issues and would not result in a significant or unacceptable reduction of outlook or daylight to occupants of neighbouring property. In order to prevent undue noise nuisance to nearby residential properties during the construction phase, it is considered appropriate to include a condition restricting the hours of construction.

Subject to the above, the scheme is considered acceptable in terms of neighbour amenity and would therefore comply with Local Plan Policy SP5.

Conclusion:

Having regard to the above the proposal will satisfy the requirements of Local Plan Policies SP4 and SP5 which seek, among other things, to ensure that development proposals respect existing character and appearance, are well designed and will have an acceptable impact on the amenity of neighbouring properties.

Recommendation: Approve subject to conditions.

Conditions and Reasons:

1. The development must be begun within three years of the date of this decision

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No 1941-PL10 A (Proposed Ground Floor Plan at 1:100 Scale) and Drawing No 1941-PL11 A (Proposed Elevations at 1:100 Scale) received on 29.01.2020

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

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning Authority

Reason: To ensure that the development will be of a satisfactory appearance and to comply with Policy SP5 of Burnley's Local Plan (July 2018).

4. Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays. Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policy SP5 of Burnley's adopted Local Plan (July 2018).

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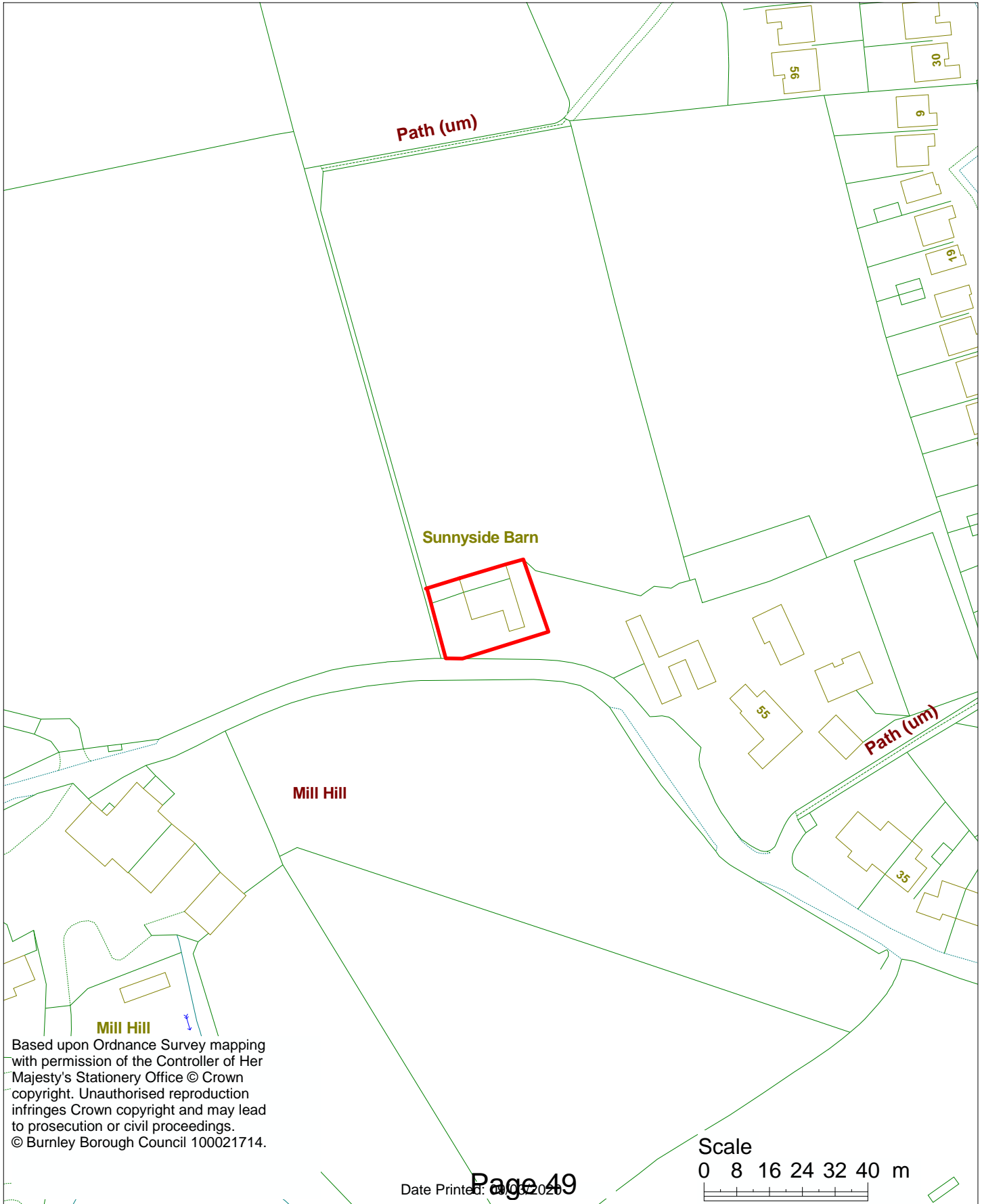
Paul Gatrell Head of Housing and Development

Location:



Sunnyside Barn, Mill Hill Lane, Hapton

1:1250



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**Application Recommended for Approve with
Conditions**
Hapton With Park

HOU/2019/0223

Town and Country Planning Act 1990

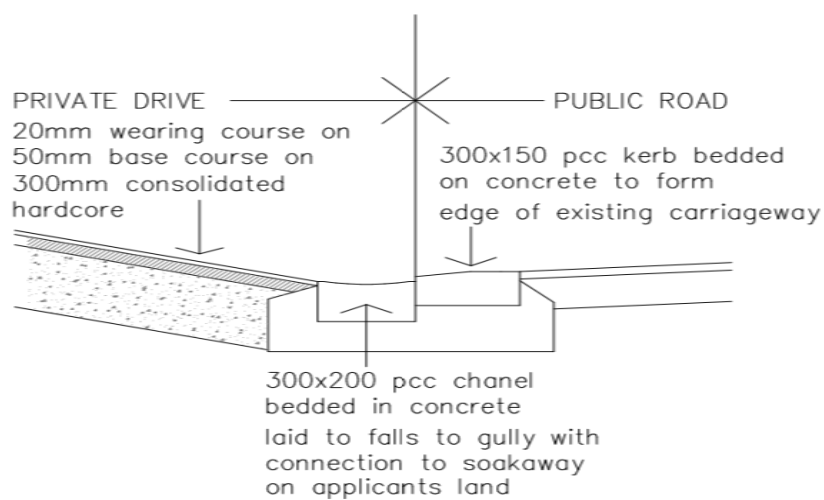
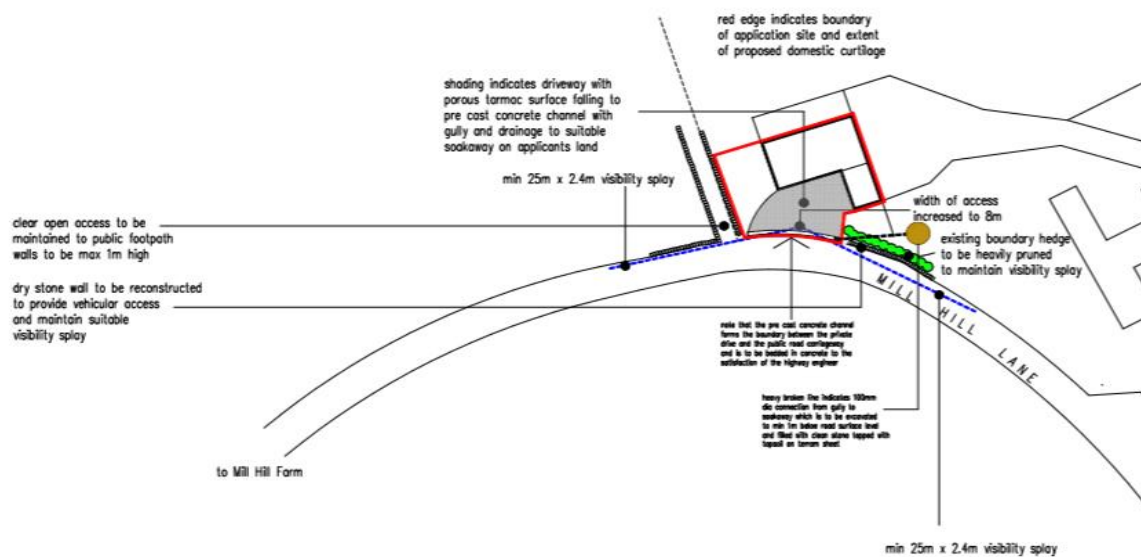
Retrospective application for vehicular and pedestrian access to Mill Hill Lane
Sunnyside Barn, Mill Hill Lane, Hapton, Burnley

Background:

Approval (NOT/2014/0414) was granted in November 2014 to change the use of an agricultural building to a 3 bed dwellinghouse (Use Class C3) on Land at 55 Mill Hill Lane, Hapton. The site was to be accessed via the existing vehicular access to 55 Mill Hill Lane, through the yard of the property. The site lies outside the settlement boundary and within the Green Belt.

Once the development was substantially complete, it was brought to the Council's attention that the owners had created a new vehicular/pedestrian access from Mill Hill Lane to the development.





Relevant Policies:

Burnley's Local Plan 2018

SP5 - Development Quality and Sustainability
SP7 - Protecting the Green Belt

Site History:

NOT/2014/0414 - Prior Approval – Prior Notification of proposed change of use of agricultural building to a 3 bed dwellinghouse (Use Class C3) - Granted

APP/2015/0035 - Approval of details reserved by condition 4 of planning permission NOT/2014/0414 (relating to materials) – Discharged

Consultation Responses:

Parish Council - Object on visual sightlines for vehicles when leaving the site

Highways - No objection subject following amended plan, removing a section of the wall and the hedgerow and increasing the width of the access to 8m to create a visibility splay of 2.4m x 25m from the centre line of the access. The access way, for a minimum of 5 metres back from the highway, shall be surfaced in a bonded material (porous asphalt) to prevent materials being brought onto the highway and a soakaway will be constructed on the applicant's land.

Planning and Environmental Considerations:

The principle of development

Policy SP5 states that the Council will seek high standards of design, construction and sustainability in all types of development. The development carried out under the approve Prior Approval for the conversion has been carried out to a high standard and the creation of the new vehicular and pedestrian access when carried out to the correct specifications requested by the Highway Authority will complement the development.

Policy SP7 details protecting the Green Belt. As the previous agricultural building was granted prior approval to change to a dwelling, the creation of the new access is not disproportionate inline with the conversion and will be restricted solely for the residential use of the property and not for agricultural access/egress thus preserving any further development within the Green Belt.

Recommendation: Approve subject to conditions

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the following approved plans: Amended Existing and Proposed Plan received 26th February, 2020 and Location Plan and Site Plan received 6th August 2019 and.

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

- 3 The new access created shall be restricted solely for residential use of the property and not for agricultural access or egress.

Reason: To ensure that the access is not used by heavier vehicles causing materials from the drive/access to be brought onto the highway.

- 4 The materials used in construction of the development hereby approved shall be of a porous material for a minimum of 5 metres back from the highway and the soakaway shall be constructed on applicant's land prior to the development being brought into use.

Reason: To ensure that no materials are brought onto the highway.

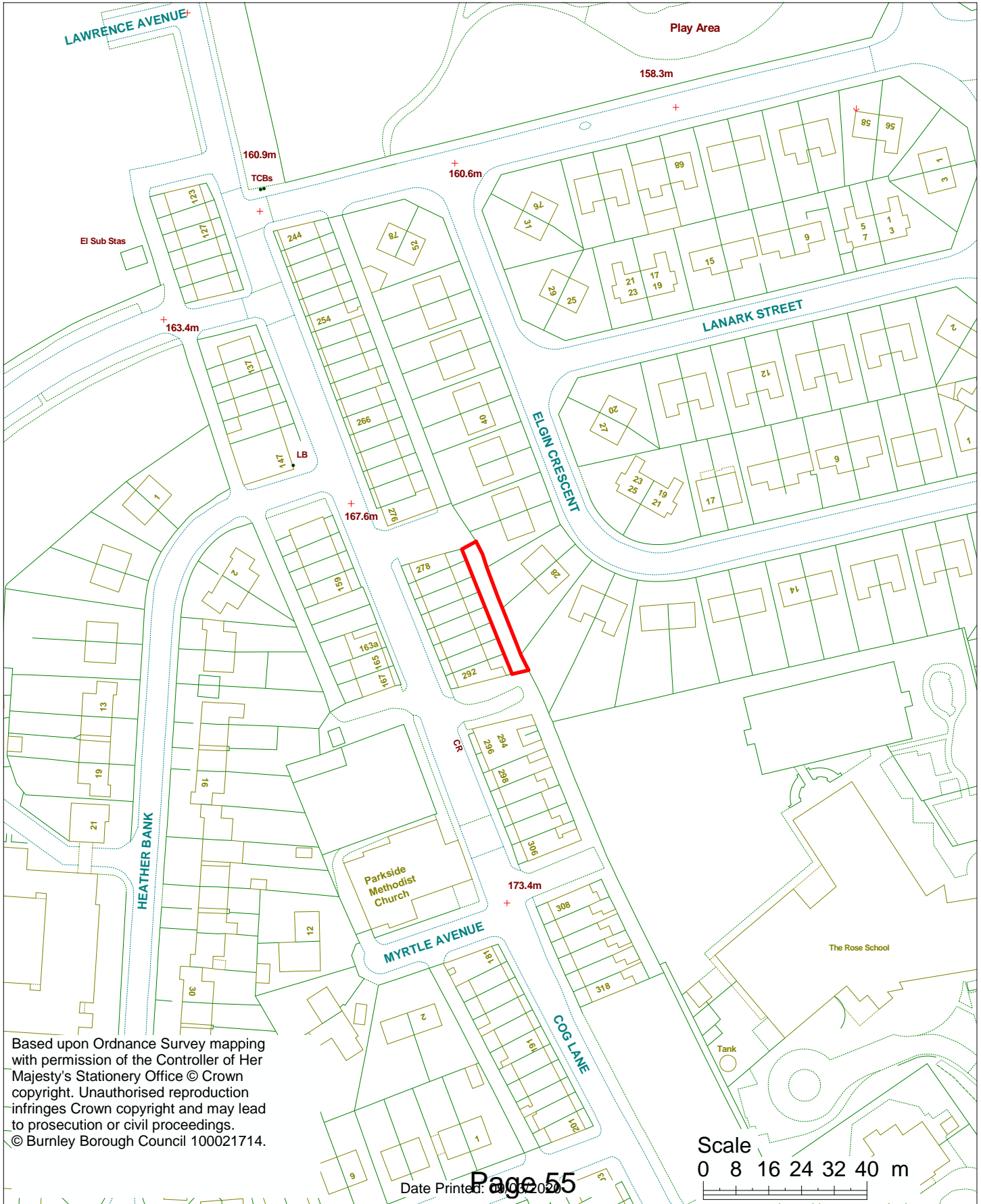
Paul Gatrell Head of Housing and Development

Location:



Rear Of 278-292 Cog Lane, Burnley

1:1250



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Application Recommended for APPROVAL

FULR3/2019/0639

Ward(s) Coal Clough with Deerplay,
Rosehill with Burnley Wood, Rosegrove with Lowerhouse,
and Gawthorpe

Regulation 3 Application

Installation of alleygates

REAR OF 278-292 COG LANE, BURNLEY
2no. sets of 2 metre high Alleygates

A further 5 Full Planning Applications for various alleygating schemes:-`

FULR3/2019/0640 – 2no. sets of 2 metre high Alleygates
REAR OF 2-34 EMILY STREET/17-51 HOLLINGREAVE ROAD, BURNLEY

FULR3/2019/0641 – 3no. sets of 2 metre high Alleygates
REAR OF 1-31 BRUSH STREET/2-32 FLORENCE STREET/260-270 ACCRINGTON
ROAD, BURNLEY

FULR3/2019/0642 – 2no. sets of 2 metre high Alleygates
REAR OF 105-141 DALL STREET/70-110 HOLLINGREAVE ROAD, BURNLEY

FULR3/2019/0643 – 3no. sets of 2 metre high Alleygates
REAR OF 1-11 GRAHAM STREET/6-12 VILLIERS STREET/1-21 CARDWELL ST,
PADIHAM

FULR3/2019/0644 – 4no sets of 2 metre high Alleygates
REAR OF 1-39 INGHAM STREET/2-40 COBDEN STREET, PADIHAM

Background:

Self-locking gates no higher than 2m in galvanised powder coated steel will be installed at both ends of the highways to prevent access to them for those not living in the immediate vicinity.

Alleygating refers to the closure of an alley by the installation of a removable barrier to access (e.g. a locked gate) and/or the installation of a permanent structure.

These applications relate to further gates being erected under the Council's alleygating programme. Under this programme, the back street does not become a private way or legal enclosure. Each resident is given a key to gain access and utility companies will also have access. The gates will be opened by the residents on bin collection days.

Alleygating schemes aim to prevent potential burglars and other trespassers from accessing the rear and side of properties by erecting lockable metal gates in alleyways or footpaths shared by a number of houses.

The applications are on the agenda as the Council is the applicant.

No objections have been received.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP5 – Development Quality and Sustainability

Site History:

No relevant history

Consultation Responses:

LCC Highways

In respect of the alley gating applications in various locations & subject to the correct consultation procedures having been carried out, the highway authority raises no objections to the proposal on highway grounds.

Designing Out Crime Officer, Lancashire Constabulary

Open alleys are unregulated spaces where signs of disorder are produced, creating a permissive environment for crime. By gating the alleys and creating orderly and clean spaces, cues are provided suggesting that this is not a suitable place to offend, and that the risk of detection is high.

As an evidence based security measure, alley-gate schemes can provide defensible space and additional security to the rear of dwellings, which is especially effective in relation to terraced properties.

A large proportion of burglaries occur whereby the intruder gains access to a property via the rear or side of a dwelling. Based on this fact, and local policing knowledge of area, alley-gating schemes in each of these locations would be a benefit to the community in preventing crime and keeping people safe and feeling safe.

As a burglary prevention tool, lockable alley-gates reduce easy unauthorised access to the rear of properties, which impacts on the reduction of crimes, such as burglary, criminal damage, illicit drug use or dealing and anti-social behaviour issues, such as fly-tipping, litter or nuisance.

Alley-gates are physical barriers designed to prevent access to alleys and connected properties and are difficult to climb over or crawl under. Therefore, they might decrease crime by increasing the effort required for offenders to commit burglary (and other crimes). Offenders can also no longer use the excuse that they did not realise access was prohibited, as gates physically mark the boundaries to where they can, cannot act, and are often accompanied by signage.

Alley-gates may also reduce the rewards to offenders by limiting the items, which are possible to remove during offences. If an offender can no longer easily access, and escape from alleys, they are no longer able to remove large items or those not easily concealed and carried.

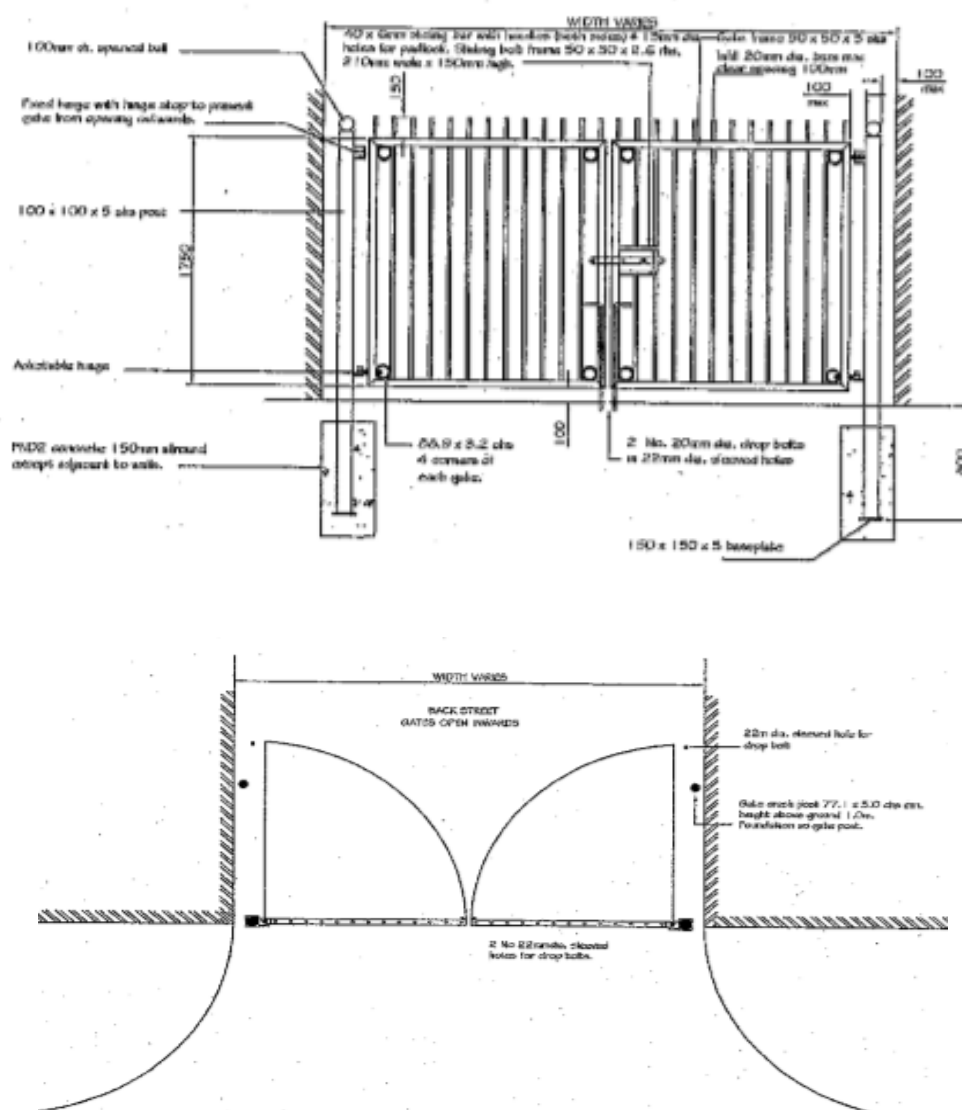
Residents are encouraged to see the alley as their territory and take an interest in the behaviour of people who access it. However, the gates must be tall enough and robust enough to repel offenders, as well as self-locking. If they are flimsy, easily scalable or often or easily left open then they may not be effective for their intended purpose.

There is a real need for active resident and community investment in the alley-gating schemes. If residents are willing to come together and use alley-gates effectively and efficiently, they are more likely to see the desired reductions in crime than if there is disagreement about their implementation and usage.

Planning and Environmental Considerations:

The main consideration is the design and appearance of the gates. All are proposed to be galvanised steel, powder coated in black. They are designed in a simple style, with vertical railings but without horizontal bars in order to prevent unauthorised access (see drawing below). The gates are designed to prevent them being opened outwards over the adjacent highway.

The gates will be in line with the buildings to either side so will not be visible from the wider area and are of a traditional design, so will not affect the character of the area.



Recommendation:

That the applications be approved 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

Part One Plan

Housing & Development
Town Hall, Manchester Road

Agenda Item 6f

Ref.

FULR3/2019/0640

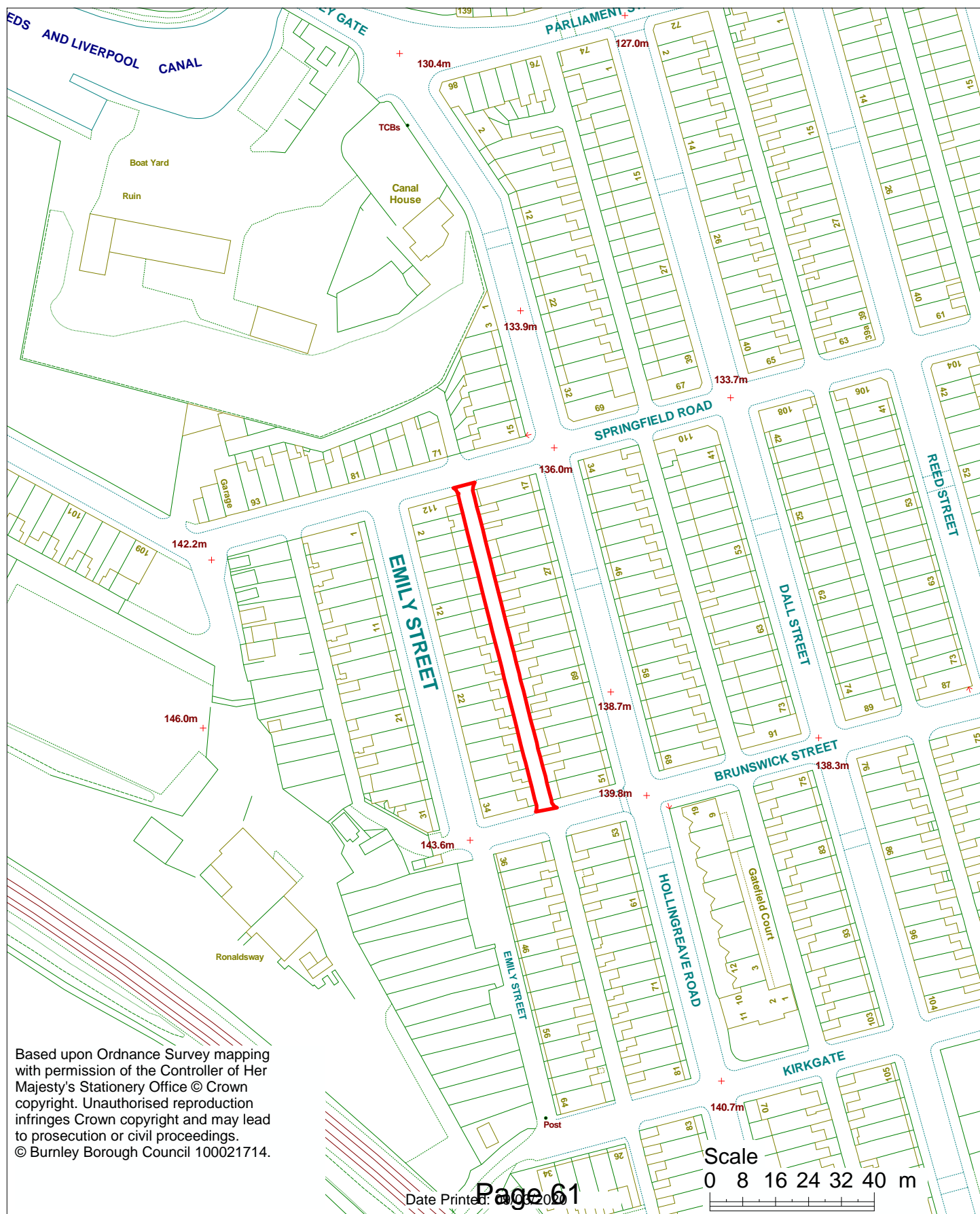
Paul Gatrell Head of Housing and Development

Location:



Rear Of 2-34 Emily Street/17-51 Hollingreave Road, Burnley

1:1250



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Application Recommended for APPROVAL

FULR3/2019/0640

Ward(s) Coal Clough with Deerplay,
Rosehill with Burnley Wood, Rosegrove with Lowerhouse,
and Gawthorpe

Regulation 3 Application

Installation of alleygates

REAR OF 2-34 EMILY STREET/17-15 HOLLINGREAVE ROAD
2no. sets of 2 metre high Alleygates

A further 5 Full Planning Applications for various alleygating schemes:-`

FULR3/2019/0639 – 2no. sets of 2 metre high Alleygates
REAR OF 278-292 COG LANE, BURNLEY

FULR3/2019/0641 – 3no. sets of 2 metre high Alleygates
REAR OF 1-31 BRUSH STREET/2-32 FLORENCE STREET/260-270 ACCRINGTON
ROAD, BURNLEY

FULR3/2019/0642 – 2no. sets of 2 metre high Alleygates
REAR OF 105-141 DALL STREET/70-110 HOLLINGREAVE ROAD, BURNLEY

FULR3/2019/0643 – 3no. sets of 2 metre high Alleygates
REAR OF 1-11 GRAHAM STREET/6-12 VILLIERS STREET/1-21 CARDWELL ST,
PADIHAM

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REAR OF 1-39 INGHAM STREET/2-40 COBDEN STREET, PADIHAM

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Alleygating schemes aim to prevent potential burglars and other trespassers from accessing the rear and side of properties by erecting lockable metal gates in alleyways or footpaths shared by a number of houses.

The applications are on the agenda as the Council is the applicant.

No objections have been received.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP5 – Development Quality and Sustainability

Site History:

No relevant history

Consultation Responses:

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Residents are encouraged to see the alley as their territory and take an interest in the behaviour of people who access it. However, the gates must be tall enough and robust

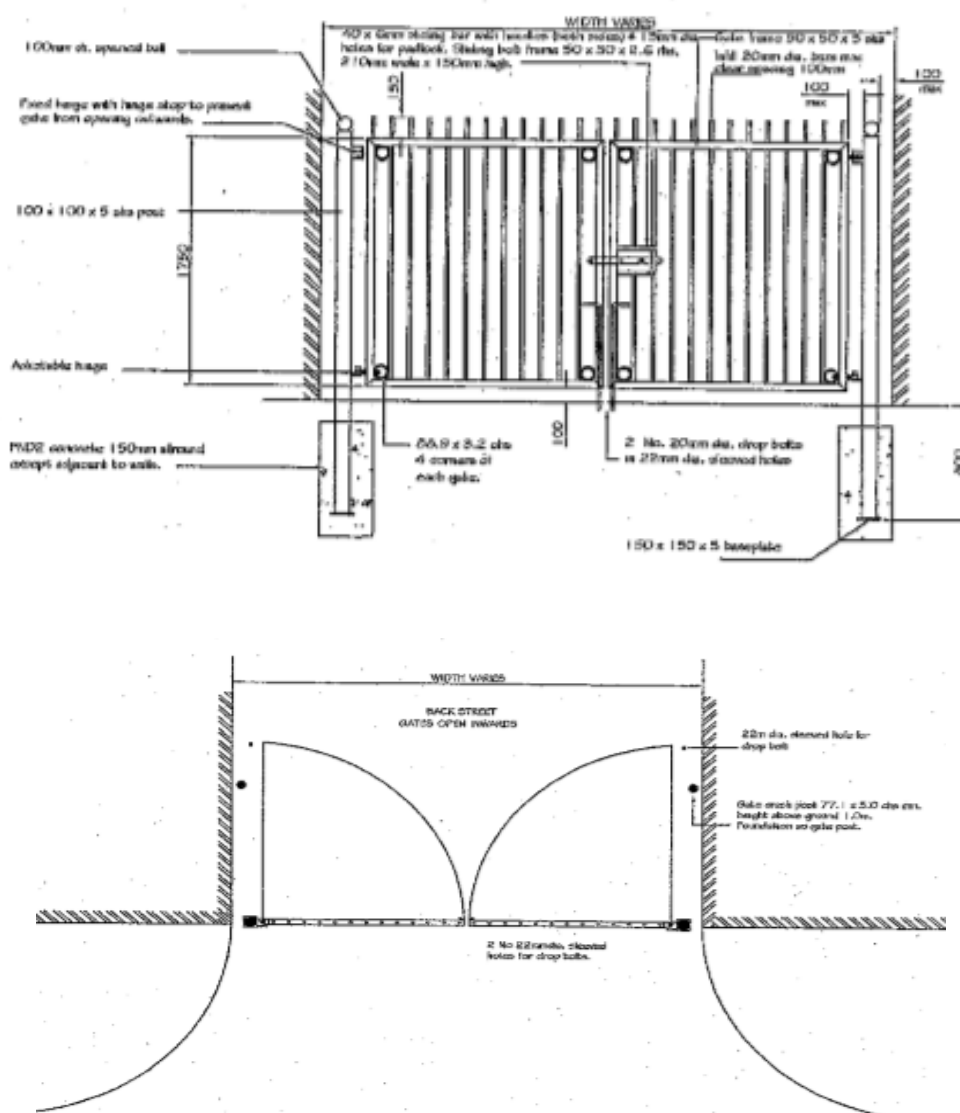
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Recommendation:

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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

27th February, 2020
Karen Morville

Housing & Development
Town Hall, Manchester Road

FULR3/2019/0641

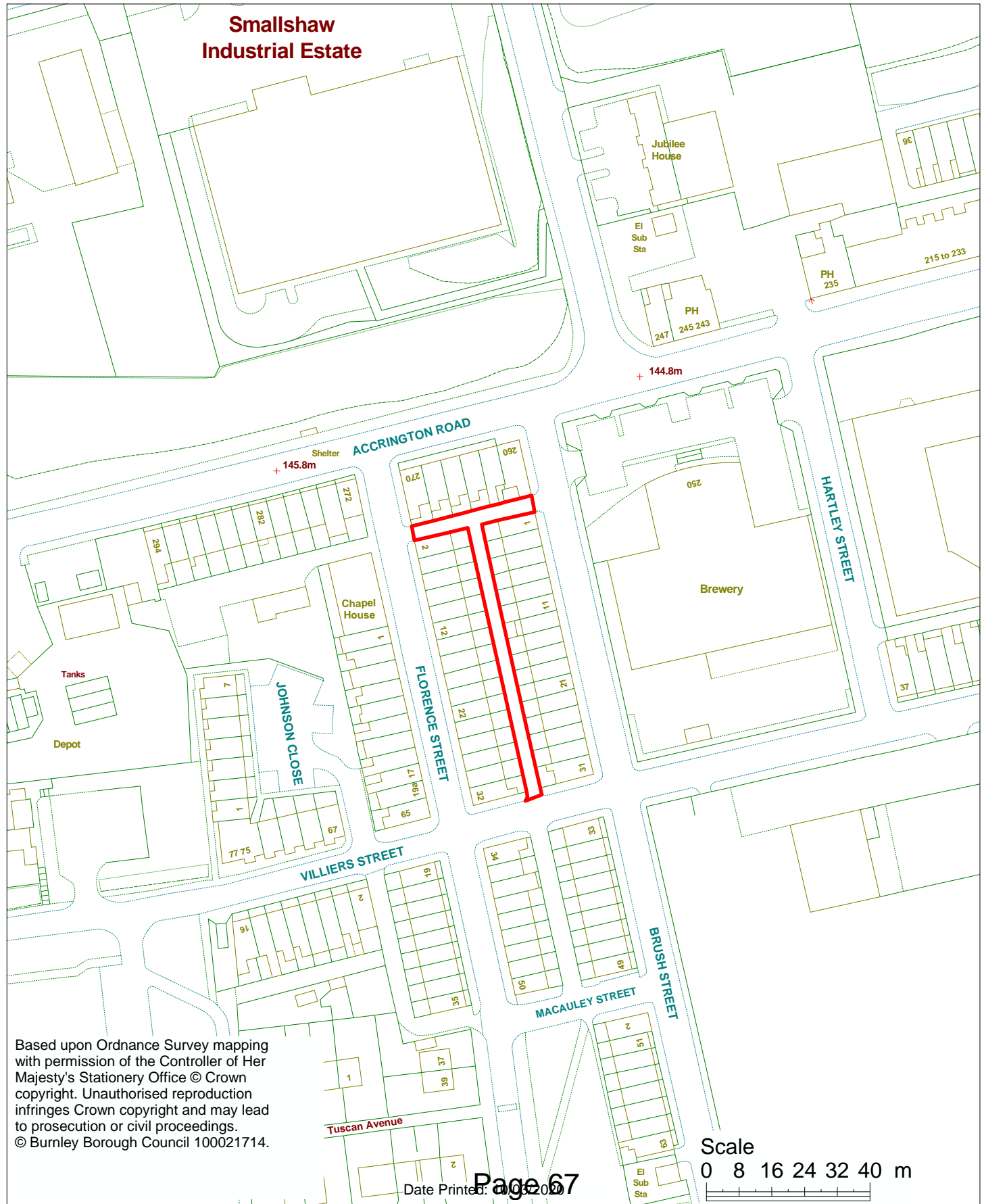
Paul Gatrell Head of Housing and Development

Location:



Rear Of 1-31 Brush St/2-32 Florence St/260-270 Accrington Rd, Burley

1:1250



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Application Recommended for APPROVAL

FULR3/2019/0641

Ward(s) Coal Clough with Deerplay,
Rosehill with Burnley Wood, Rosegrove with Lowerhouse,
and Gawthorpe

Regulation 3 Application

Installation of alleygates

REAR OF 1-31 BRUSH STREET/2-32 FLORENCE STREET/260-270 ACCRINGTON ROAD, BURNLEY

3no. sets of 2 metre high Alleygates

A further 5 Full Planning Applications for various alleygating schemes:-`

FULR3/2019/0639 – 2no. sets of 2 metre high Alleygates
REAR OF 278-292 COG LANE, BURNLEY

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REAR OF 105-141 DALL STREET/70-110 HOLLINGREAVE ROAD, BURNLEY

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REAR OF 1-11 GRAHAM STREET/6-12 VILLIERS STREET/1-21 CARDWELL ST,
PADIHAM

FULR3/2019/0644 – 4no sets of 2 metre high Alleygates
REAR OF 1-39 INGHAM STREET/2-40 COBDEN STREET, PADIHAM

Background:

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The applications are on the agenda as the Council is the applicant.

No objections have been received.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP5 – Development Quality and Sustainability

Site History:

No relevant history

Consultation Responses:

LCC Highways

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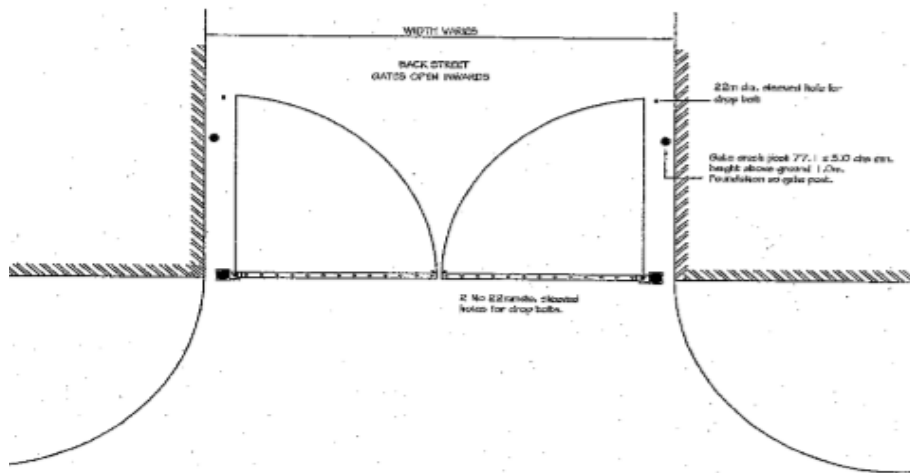
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[illegible]



Recommendation:

That the applications be approved 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

27th February, 2020
Karen Morville

Part One Plan

Agenda Item 6h

Ref.

Housing & Development
Town Hall, Manchester Road

FULR3/2019/0642

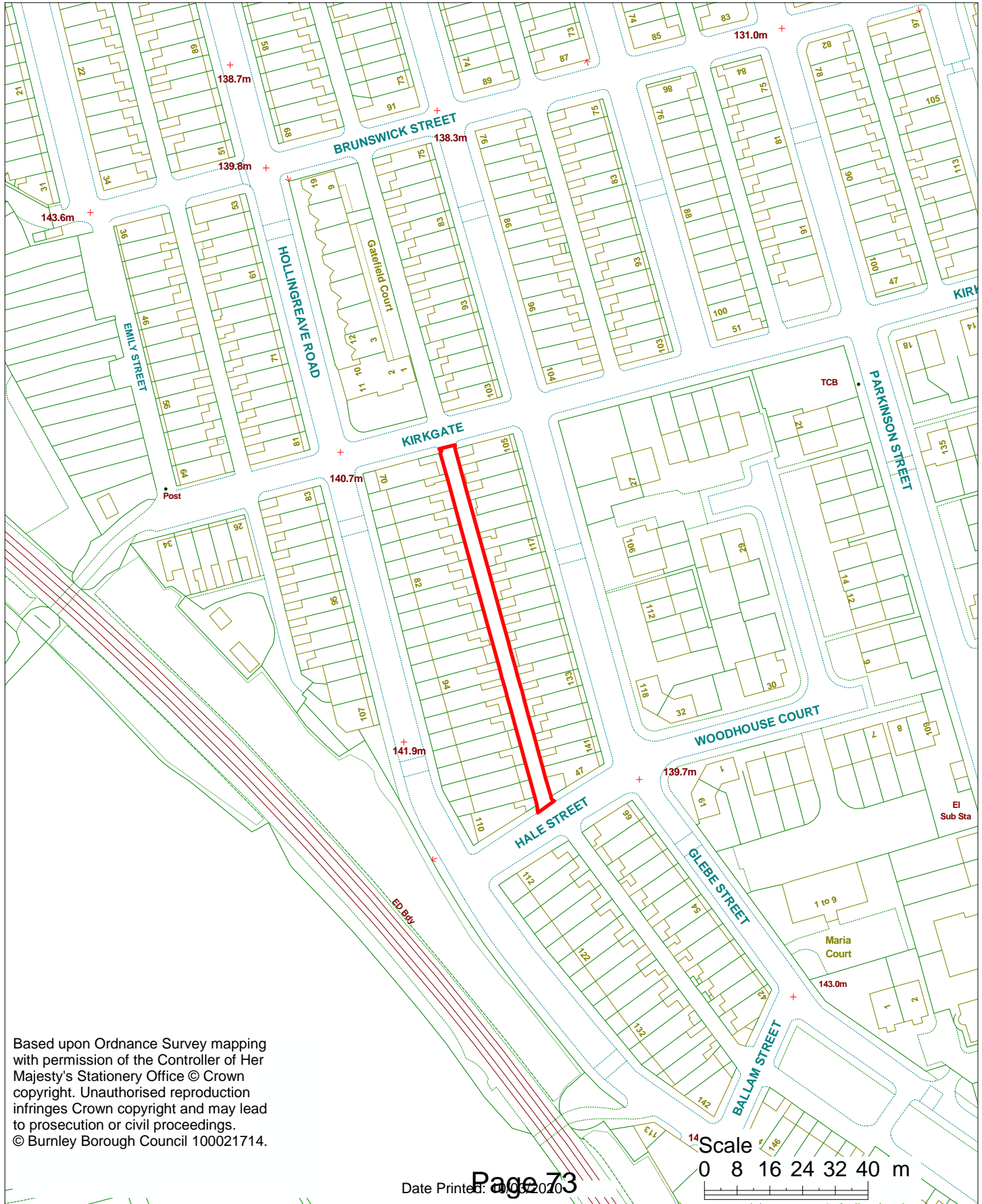
Paul Gatrell Head of Housing and Development

Location:



Rear Of 105-141 Dall Street/70-110 Hollingreave Road, Burnley

1:1250



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Application Recommended for APPROVAL

FULR3/2019/0642

Ward(s) Coal Clough with Deerplay,
Rosehill with Burnley Wood, Rosegrove with Lowerhouse,
and Gawthorpe

Regulation 3 Application

Installation of alleygates

FULR3/2019/0642 – 2no. sets of 2 metre high Alleygates
REAR OF 105-141 DALL STREET/70-110 HOLLINGREAVE ROAD, BURNLEY

A further 5 Full Planning Applications for various alleygating schemes:-`

FULR3/2019/0639 – 2no. sets of 2 metre high Alleygates
REAR OF 278-292 COG LANE, BURNLEY

FULR3/2019/0640 – 2no. sets of 2 metre high Alleygates
REAR OF 2-34 EMILY STREET/17-51 HOLLINGREAVE ROAD, BURNLEY

FULR3/2019/0641 – 3no. sets of 2 metre high Alleygates
REAR OF 1-31 BRUSH STREET/2-32 FLORENCE STREET/260-270 ACCRINGTON
ROAD, BURNLEY

FULR3/2019/0643 – 3no. sets of 2 metre high Alleygates
REAR OF 1-11 GRAHAM STREET/6-12 VILLIERS STREET/1-21 CARDWELL ST,
PADIHAM

FULR3/2019/0644 – 4no sets of 2 metre high Alleygates
REAR OF 1-39 INGHAM STREET/2-40 COBDEN STREET, PADIHAM

Background:

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The applications are on the agenda as the Council is the applicant.

No objections have been received.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP5 – Development Quality and Sustainability

Site History:

No relevant history

Consultation Responses:

LCC Highways

In respect of the alley gating applications in various locations & subject to the correct consultation procedures having been carried out, the highway authority raises no objections to the proposal on highway grounds.

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The main consideration is the design and appearance of the gates. All are proposed to be galvanised steel, powder coated in black. They are designed in a simple style, with vertical railings but without horizontal bars in order to prevent unauthorised access (see drawing below). The gates are designed to prevent them being opened outwards over the adjacent highway.

Top Drawing (Side Elevation):

- Dimensions:** 100mm dia. spaced butt, 100 x 100 x 5 plate post, 1250, 100, 100.
- Labels:** Fixed hinge with hinge stop to prevent gate from opening outwards, Adjustable hinge, 150mm diameter 150mm around drops adjacent to ends.
- Notes:** 50 x 5mm strong bar with wooden batten every 4.15m's dia. holes for padlock. Sliding bolt from 50 x 50 x 1.6 rib, 2.1 Dia's hole x 150mm high. Gate base 50 x 50 x 5 plate half 20mm dia. hole max clear opening 100mm.
- Bottom Detail:** 25.9 x 5.2 dia. 4 corners of each gate, 2 No. 20mm dia. drop bolts at 20mm dia. of corner holes, 150 x 150 x 5 baseplate.

Bottom Drawing (Plan View):

- Dimensions:** 22m dia. spaced hole for drop bolt, Gate track post 77.1 x 5.0 dia. cm. height above ground 1.0m. Foundation on gate post.
- Labels:** BACK STREET GATES OPEN INWARDS, 2 No 22mm dia. spaced holes for drop bolts.

Recommendation:

That the applications be approved 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:

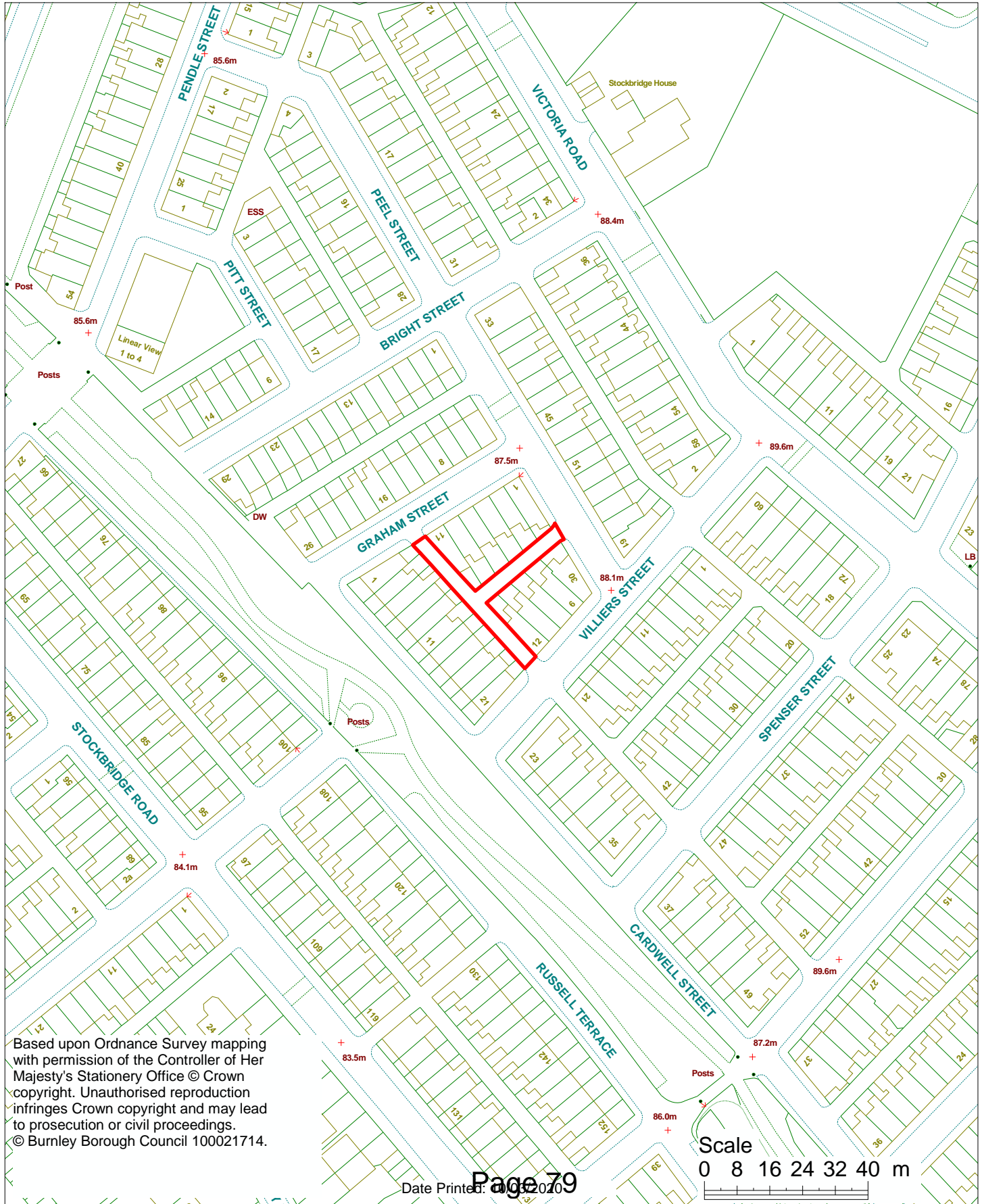
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27th February, 2020
Karen Morville



Rear Of 1-11 Graham St/6-12 Villiers St/1-21 Cardwell St, Padiham

1:1250



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Application Recommended for APPROVAL

FULR3/2019/0643

Ward(s) Coal Clough with Deerplay,
Rosehill with Burnley Wood, Rosegrove with Lowerhouse,
and Gawthorpe

Regulation 3 Application

Installation of alleygates

FULR3/2019/0643 – 3no. sets of 2 metre high Alleygates
REAR OF 1-11 GRAHAM STREET/6-12 VILLIERS STREET/1-21 CARDWELL ST,
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SP5 – Development Quality and Sustainability

Site History:

No relevant history

Consultation Responses:

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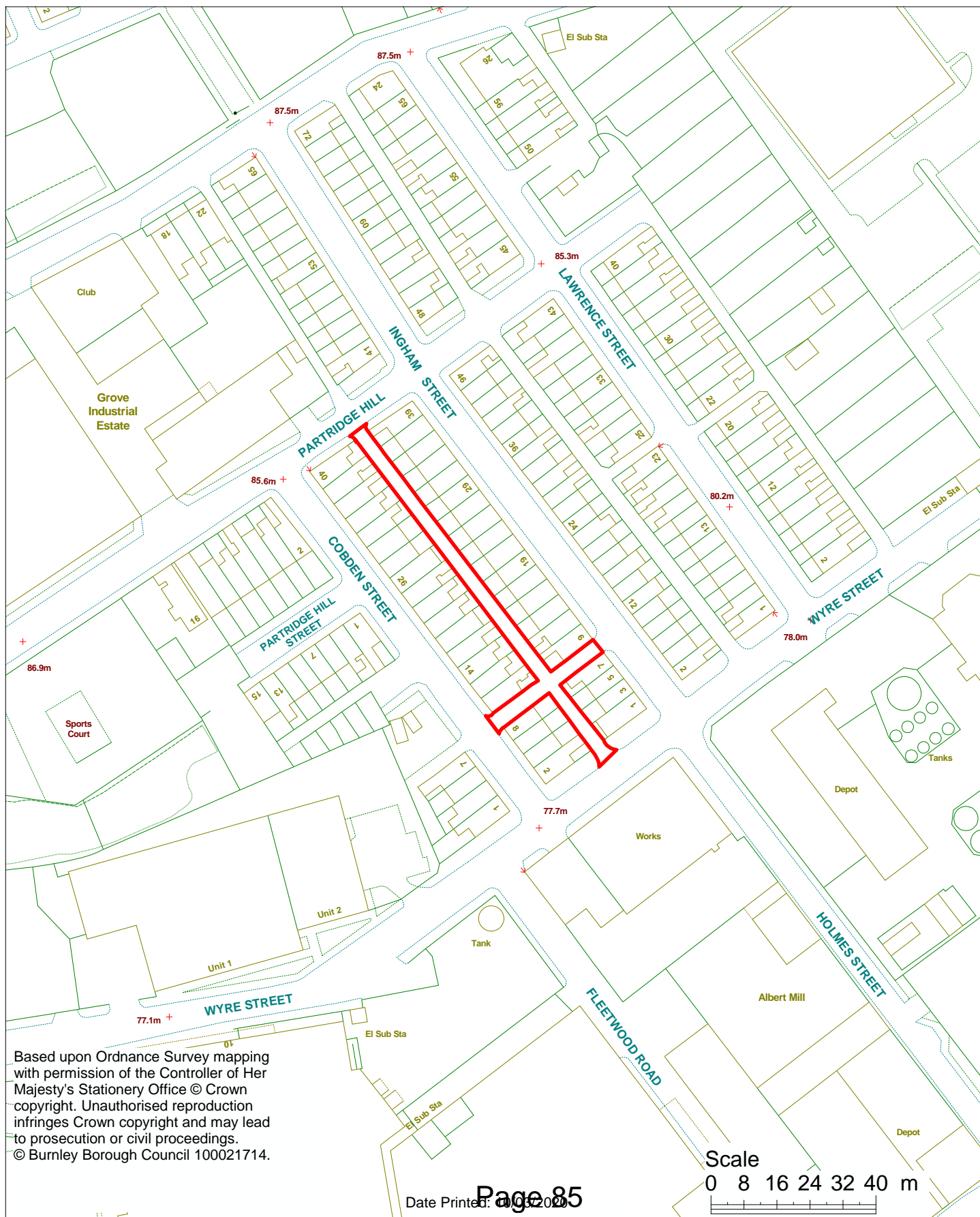
Paul Gatrell Head of Housing and Development

Location:



Rear Of 1-39 Ingham Street/2-40 Cobden Street, Padiham

1:1250



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Application Recommended for APPROVAL

FULR3/2019/0644

Ward(s) Coal Clough with Deerplay,
Rosehill with Burnley Wood, Rosegrove with Lowerhouse,
and Gawthorpe

Regulation 3 Application

Installation of alleygates

FULR3/2019/0644 – 4no sets of 2 metre high Alleygates
REAR OF 1-39 INGHAM STREET/2-40 COBDEN STREET, PADIHAM

A further 5 Full Planning Applications for various alleygating schemes:-`

FULR3/2019/0639 – 2no. sets of 2 metre high Alleygates
REAR OF 278-292 COG LANE, BURNLEY

FULR3/2019/0640 – 2no. sets of 2 metre high Alleygates
REAR OF 2-34 EMILY STREET/17-51 HOLLINGREAVE ROAD, BURNLEY

FULR3/2019/0641 – 3no. sets of 2 metre high Alleygates
REAR OF 1-31 BRUSH STREET/2-32 FLORENCE STREET/260-270 ACCRINGTON
ROAD, BURNLEY

FULR3/2019/0642 – 2no. sets of 2 metre high Alleygates
REAR OF 105-141 DALL STREET/70-110 HOLLINGREAVE ROAD, BURNLEY

FULR3/2019/0643 – 3no. sets of 2 metre high Alleygates
REAR OF 1-11 GRAHAM STREET/6-12 VILLIERS STREET/1-21 CARDWELL ST,
PADIHAM

Background:

Self-locking gates no higher than 2m in galvanised powder coated steel will be installed at both ends of the highways to prevent access to them for those not living in the immediate vicinity.

Alleygating refers to the closure of an alley by the installation of a removable barrier to access (e.g. a locked gate) and/or the installation of a permanent structure.

These applications relate to further gates being erected under the Council's alleygating programme. Under this programme, the back street does not become a private way or legal enclosure. Each resident is given a key to gain access and utility companies will also have access. The gates will be opened by the residents on bin collection days.

Alleygating schemes aim to prevent potential burglars and other trespassers from accessing the rear and side of properties by erecting lockable metal gates in alleyways or footpaths shared by a number of houses.

The applications are on the agenda as the Council is the applicant.

No objections have been received.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP5 – Development Quality and Sustainability

Site History:

No relevant history

Consultation Responses:

LCC Highways

In respect of the alley gating applications in various locations & subject to the correct consultation procedures having been carried out, the highway authority raises no objections to the proposal on highway grounds.

Designing Out Crime Officer, Lancashire Constabulary

Open alleys are unregulated spaces where signs of disorder are produced, creating a permissive environment for crime. By gating the alleys and creating orderly and clean spaces, cues are provided suggesting that this is not a suitable place to offend, and that the risk of detection is high.

As an evidence based security measure, alley-gate schemes can provide defensible space and additional security to the rear of dwellings, which is especially effective in relation to terraced properties.

A large proportion of burglaries occur whereby the intruder gains access to a property via the rear or side of a dwelling. Based on this fact, and local policing knowledge of area, alley-gating schemes in each of these locations would be a benefit to the community in preventing crime and keeping people safe and feeling safe.

As a burglary prevention tool, lockable alley-gates reduce easy unauthorised access to the rear of properties, which impacts on the reduction of crimes, such as burglary, criminal damage, illicit drug use or dealing and anti-social behaviour issues, such as fly-tipping, litter or nuisance.

Alley-gates are physical barriers designed to prevent access to alleys and connected properties and are difficult to climb over or crawl under. Therefore, they might decrease crime by increasing the effort required for offenders to commit burglary (and other crimes). Offenders can also no longer use the excuse that they did not realise access was prohibited, as gates physically mark the boundaries to where they can, cannot act, and are often accompanied by signage.

Alley-gates may also reduce the rewards to offenders by limiting the items, which are possible to remove during offences. If an offender can no longer easily access, and escape from alleys, they are no longer able to remove large items or those not easily concealed and carried.

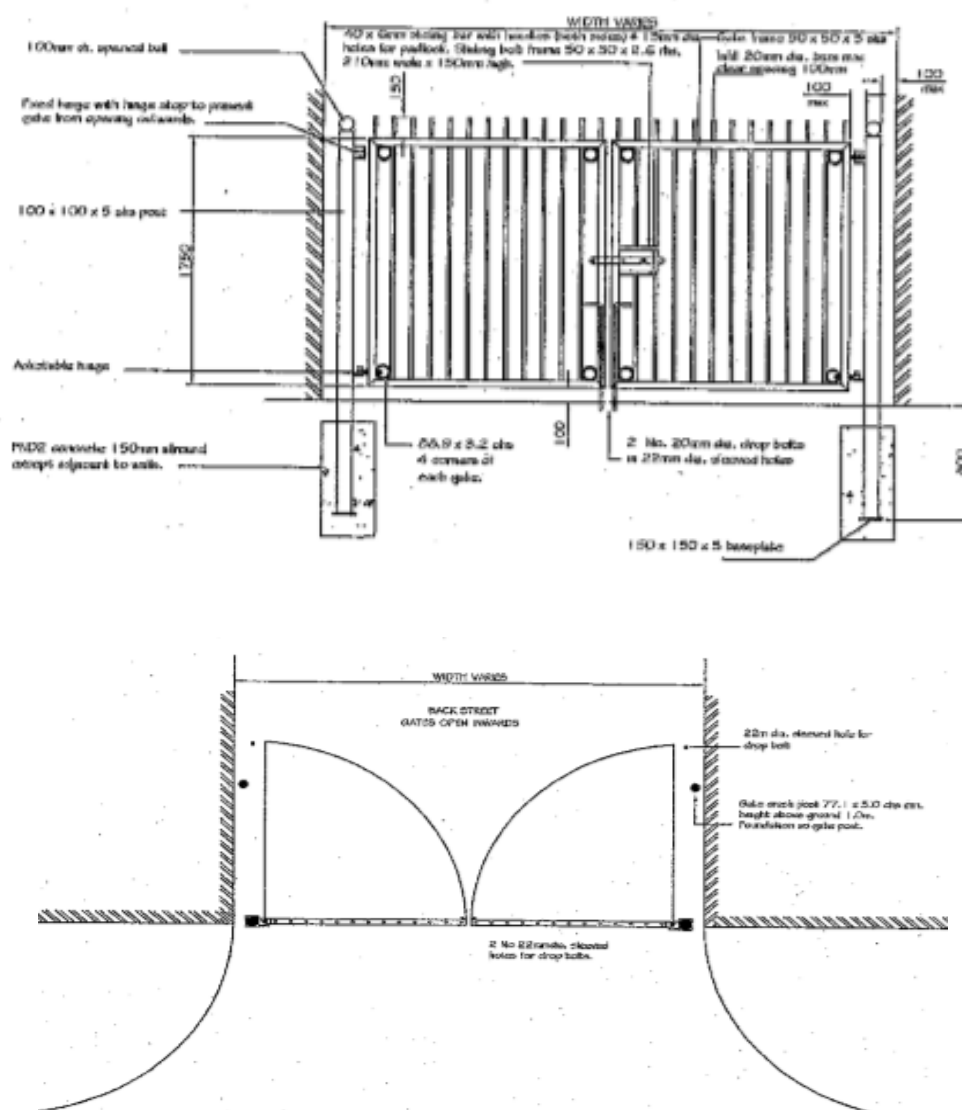
Residents are encouraged to see the alley as their territory and take an interest in the behaviour of people who access it. However, the gates must be tall enough and robust enough to repel offenders, as well as self-locking. If they are flimsy, easily scalable or often or easily left open then they may not be effective for their intended purpose.

There is a real need for active resident and community investment in the alley-gating schemes. If residents are willing to come together and use alley-gates effectively and efficiently, they are more likely to see the desired reductions in crime than if there is disagreement about their implementation and usage.

Planning and Environmental Considerations:

The main consideration is the design and appearance of the gates. All are proposed to be galvanised steel, powder coated in black. They are designed in a simple style, with vertical railings but without horizontal bars in order to prevent unauthorised access (see drawing below). The gates are designed to prevent them being opened outwards over the adjacent highway.

The gates will be in line with the buildings to either side so will not be visible from the wider area and are of a traditional design, so will not affect the character of the area.



Recommendation:

That the applications be approved 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

27th February, 2020
Karen Morville

BURNLEY BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

REPORTS ON
PLANNING APPLICATIONS



Photograph McCoy Wynne

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

19th March 2020

Housing and Development

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List of Delegated Decisions

Application Number	Applicant	Location	Proposal	Decision	Decision Date
APP/2018/0271	Mr Mohammed Sharif	49 Croft Street Burnley Lancashire BB11 2EF	Application for variation of condition 1 of planning permission APP/2016/0298 to allow the use of premises to permanent basis as a private hire booking office	Approve with Conditions	12th February 2020
COU/2019/0280	Mr Khan	143 Colne Road Burnley Lancashire BB10 1EZ	Retrospective change of use of car sales room (sui generis) to A1 and creation of single storey extension to provide additional A1 Use	Approve with Conditions	27th February 2020
TPO/2019/0321	Mr John Cooke	31 Rochester Drive Burnley Lancashire BB10 2BH	Application to reduce height of Sycamore Tree (T50) covered by the Burnley (Marsden Hospital) Tree Preservation Order 1994	Approve with Conditions	2nd March 2020
TPO/2019/0473	Mr Peter Lyle	Otterburn 3 Palace Gardens Burnley Lancashire BB12 6TD	Application to prune and fell various trees covered by TPO (Palace House, Padiham Road, Burnley 1982)	Approve with Conditions	20th February 2020
VAR/2019/0503	Mr & Mrs Tony Quinn	7 Higham Road Padiham Lancashire BB12 9AP	Discharge of Condition 3 (External materials), 4 (Construction method statement) and 6 (Scheme for the protection of trees) of Planning permission FUL/2019/0270 for a proposed replacement dwelling at No7 Higham Road	Conditions part discharged	19th February 2020

Application Number	Applicant	Location	Proposal	Decision	Decision Date
FUL/2019/0520	Mr Cunningham	Higher Nutshaw Farm Manchester Road Dunnockshaw Lancashire BB11 5NT	Proposed demolition of existing house and erection of replacement dwelling	Refuse	14th February 2020
COU/2019/0579	Mr Muhammad Bilal Sheikh	292 Colne Road Burnley Lancashire BB10 1DZ	Change of use from a Class C3 dwelling to a Class D1 eye clinic with new shop front and signage over	Approve with Conditions	20th February 2020
FUL/2019/0552	Mr DANNY EWART	Hapton Boatyard Simpson Street Hapton Lancashire BB12 7LJ	DEMOLITION OF 1 NO DWELLING, AND THE ERECTION OF 3NO NEW DETACHED DWELLINGS, THE CONVERSION OF A OFFICE/WORKSHOP TO FORM A DWELLING.	Approve with Conditions	17th February 2020
PRE/2019/0601	Mr Grant Saggars	High Ridehalgh Farm Ridehalgh Lane Briercliffe Lancashire BB10 3RA	Cattery boarding facility for upto 10no. cats	Enquiry	27th February 2020
COU/2019/0613	Mr A Mahmood	37 Queen Victoria Road Burnley Lancashire BB10 3DH	Proposed change of use from A1 to C3 dwelling	Approve with Conditions	11th February 2020

Application Number	Applicant	Location	Proposal	Decision	Decision Date
COU/2019/0593		Old Red Lion Hotel 2-4 Manchester Road Burnley Lancashire BB11 1HH	Change of use from Public House to A2 estate agents at ground floor to B1 office to upper floors	Approve with Conditions	7th February 2020
COU/2019/0620	Mr I Hussain	117-119 Brougham Street Burnley Lancashire BB12 0AT	Proposed change of use of an existing un-occupied ground floor shop (A1) and a first floor flat (C3) to create three dwellinghouses (C3).	Approve with Conditions	7th February 2020
LBC/2019/0594		Old Red Lion Hotel 2-4 Manchester Road Burnley Lancashire BB11 1HH	Alterations to convert former public house to estate agents at ground floor and offices to upper floors	Approve with Conditions	7th February 2020
CND/2019/0614	Mr Frank Owen	Park Gate Barn Hameldon Road Hapton Lancashire BB11 5QW	Discharge of condition 3 (archaeological recording and analysis) of planning application APP/2018/0484 relating to the change of use and conversion of agricultural building to form 1 dwelling	Conditions discharged	10th February 2020
FUL/2019/0532	Robert Carey	144-148 St Jamess Street Burnley Lancashire BB11 1NR	Proposed change of use to 2 residential flats (First floor only)	Approve with Conditions	4th February 2020

Application Number	Applicant	Location	Proposal	Decision	Decision Date
FUL/2019/0628	REEDLEY PROPERTIES LTD	Land At Vicarage Avenue Padiham	ERECTION OF 6 NO DETACHED BUNGALOWS WITH INTEGRAL GARAGES, ACCESS, LANDSCAPING AND ANCILLARY WORKS	Refuse	5th March 2020
COU/2019/0624	Mr Javed Iqbal	Land At 1 Cleaver Street Burnley Lancashire BB10 3BE	Change of use of land consisting of taking a strip of land within the curtilage of the adjacent apartments and the erection of a 1.8m high fence.	Approve with Conditions	27th February 2020
FUL/2020/0003	Mr Lee Duerden	Bentley Wood Farm Accrington Road Hapton Lancashire BB11 5QH	Change of use to vehicle storage with erection of vehicle preparation workshop and fencing	Refuse	9th March 2020
FUL/2020/0027	Mr Scott Richardson	Land Adjacent Graham Brown Factory Shop Shuttleworth Mead Business Park Mead Way Padiham Lancashire BB12 7NG	Erection of three double stacked temporary site office cabins and toilet cabin, with parking area and laydown area. Toilet cess / septic tank, and diesel storage tank to be installed. Hoarding fencing to encompass the site.	Approve with Conditions	25th February 2020
PIP/2020/0032	Mr Steve Fisher	Land Between Hill Farm And Copucabana Halifax Road Burnley	Construction of up to three high quality dwellings	Refuse	26th February 2020