

**Application Recommended for APPROVAL
Daneshouse with Stoneyholme**

FULR3/2020/0591

APPLICANT: Burnley Borough Council

Regulation 3 Application

Installation of alleygates

FULR3/2020/0591 | Erection of 2 sets of alley gates to restrict access to members of the public
Back Street Rear Of 19-45 Ford Street 20-40 Heap Street Burnley

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

FULR3/2020/0589 – erection of 2 sets of alley gates to restrict access to members of the public
Rear of 79-91 Rosegrove Lane Burnley

FULR3/2020/0588 | 2 sets of alley gates at each of above street
Back Street Rear Of 53-65 Coal Clough Lane Burnley

FULR3/2020/0590 | Erection of 2 sets of alley gates to restrict access to members of the public
Back Street Rear Of 2-24 Norman Street 1-25 Dane Street Burnley

FULR3/2020/0592 | Erection of 2 sets of alley gates to restrict access to members of the public
Back Street Rear Of 2-36 Wynotham Street 1-31 Towneley Street Burnley

FULR3/2020/0593 | Erection of 4 sets of alley gates to reduce crime
Back Street Rear Of 154-196 Russell Terrace 39-51 Shakespeare Street Padiham

Background:

Erection of 2 sets of alley gates 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:

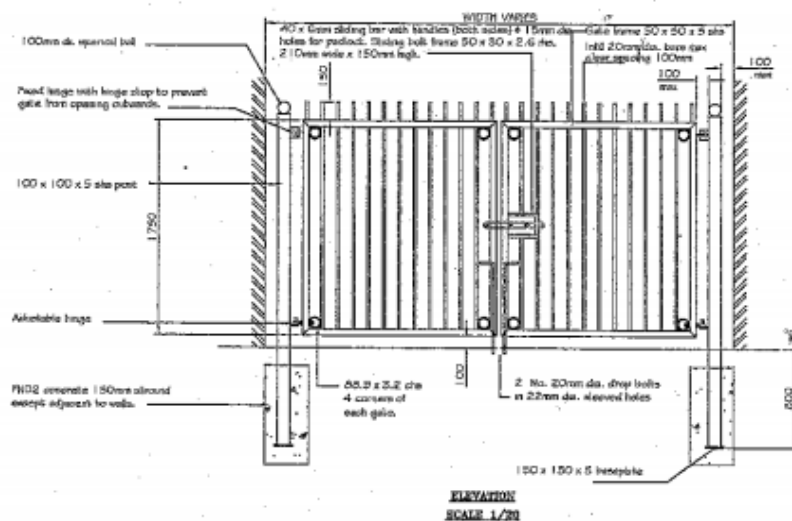
LCC Highways

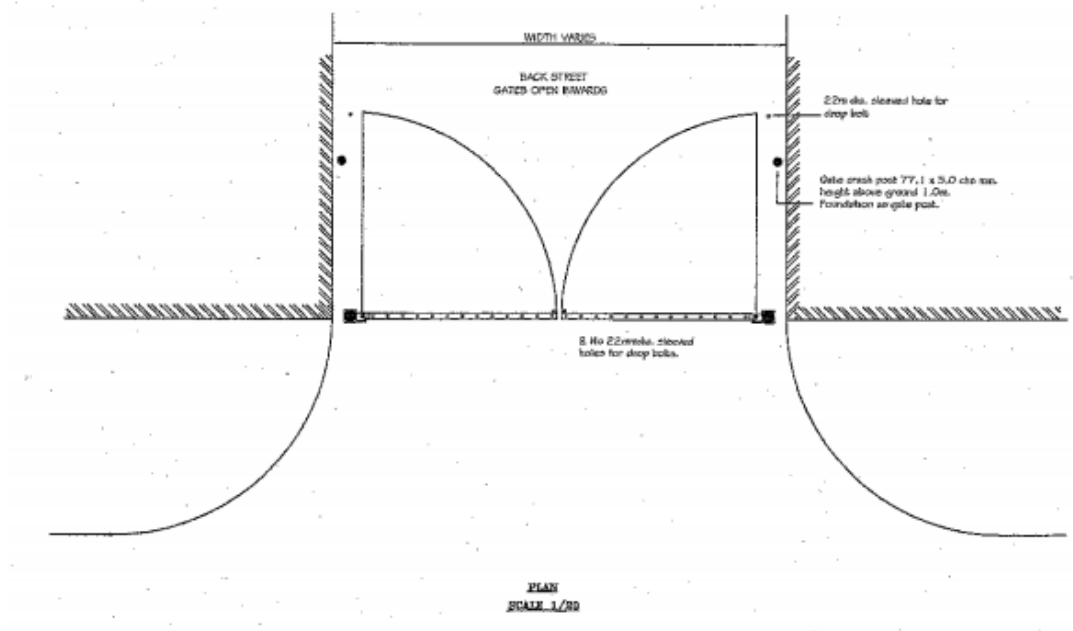
No objections

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.

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 shall be carried out in accordance with the submitted drawing.

Reason: In order to ensure continued compliance with the Burnley Local Plan

Assistant Planning Officer
HM