



DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 8th September, 2022 at 6.30 pm

PRESENT

MEMBERS

Councillors S Chaudhary (Chair), A Kelly (Vice-Chair), S Cunliffe, S Graham, J Harbour, A Hosker, M Hurt, J Inckle and M Steel

OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Laura Golledge	– Planning Manager
Alison McEwan	– Democracy Officer
Sajada Khan	– Locum Regulatory Solicitor

50. Apologies

Apologies for absence were received from Cllrs Royle, Chamberlain, Kazmi and L Khan.

51. Minutes

The Minutes of the meetings held on 21st July and 11th August were approved as a correct record and signed by the Chair.

A minute's silence was held to mark the passing of Her Majesty Queen Elizabeth II.

52. 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:

Nixie Mae Edwards – COU/2022/0166 Mosque 112-114 Burns St

RESOLVED

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

53. COU/2022/0166 - Mosque 112 - 114 Burns Street, Burnley

Town and Country Planning Act 1990

Change of use from F1(f) Place of Worship to 4no. C3 One-Bed Self-Contained Residential Flats

Members noted a correction to the Ground Floor Flat 1 size listed on p31 of the Agenda. The correct flat size for Ground Floor Flat 1 is 46.74m²

Decision

That planning permission be granted subject to the following conditions:

Conditions

1. The development must be begun within three years of the date of this decision.
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 approved plans and Statements listed below:
Drawing No. HAD3399-01 –Location Plan received 29.03.2022
Drawing No. HAD3399-02 –Existing Floorplans received 29.03.2022
Drawing No. HAD3399-03 –Roof Plan received 29.03.2022
Drawing No. HAD3399-04 –Existing Elevations received 29.03.2022
Drawing No. HAD3399-05B–Proposed Site Plan received 16.08.2022
Drawing No. HAD3399-06C–Proposed Floor Plans received 16.08.2022
Drawing No. HAD3399-07 –Proposed Elevations received 29.03.2022
Design and Access Statement (Revised) received 18.08.2022
Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

54. FUL/2021/0395 - 385 Manchester Road, Burnley

**Town and Country Planning Act 1990
Proposed driveway and a dropped kerb**

Decision

That planning permission be granted subject to the following conditions:

Conditions

1. The development must be begun within three years of the date of this decision.
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 following submitted Drawings:
Drawing No. MR385/1 –existing and proposed plans, received 13.12.2021
Drawing No. MR385/2–location plan, received 13.12.2021
Drawing No. MR385/1 –existing block plan, received 13.12.2021
Drawing No. MR385/1 –proposed block plan, received 13.12.2021
Reason: To ensure continued compliance with the Development Plan.
3. The proposal shall not be brought into use until a suitable charging point for an electric motor vehicle has been provided to the satisfaction of the Local Planning Authority. The electric charging point shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.
4. No part of the development hereby approved shall be used until all the highway works have been constructed and completed in accordance with the approved plans and to the satisfaction of the Local Planning Authority and the Highway Authority.
Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Additional condition re. permeable paving

Notes:

1. Due to the nature of the application, it is expected that a charging point for electric vehicles shall be included within the proposal to promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle.
2. This consent requires the construction, improvement, or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx> (For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation).

55. HOU/2022/0124 - 12 Lower Manor Lane, Burnley

Town and Country Planning Act 1990

Proposed 2-storey rear extension and erection of flat roof dormer to rear

Decision

That planning permission be granted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
Existing Site and Location Plan: Dwg no 211-001 Rev P01
Proposed Site Plan: Dwg no 411-001 Rev P03
Proposed Floor Plans: Dwg no 412-001-Rev P07
Proposed Elevations: Dwg no 413 –001 Rev P08
Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.
3. The materials to be used on the external surfaces of the development as indicated within the approved drawings and within the application form 2022/0124 shall be implemented as indicated.
Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality
4. The off-street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle.
Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

<p>56. HOU/2022/0357 - 25 Applecross Drive, Burnley</p>
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Town and Country Planning Act 1990

Proposed demolition of existing conservatory and the erection of a single storey extension to the side and rear, incorporating a log burner extract flue. erection of boundary wooden fence (generally not exceeding 2.00m but some instances of up to 2.40m due to the fall of the land) (Resubmission of HOU/2021/0578)

Decision

That planning permission be granted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
Location Plan: Dwg no 053/01/101 Rev D
Proposed north elevation: 053 / 01 / 107Rev F
Proposed west & southelevations: Dwg no 053 / 01 / 105Rev D Proposed East Elevation: Dwg no 053/01/106 Rev C
Proposed Floor Plans: Dwg 053/ 01/104 Rev C

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

Reason: To ensure that the materials to be used are appropriate to the locality.

57. HOU/2022/0369 - 9 Fairholme Road, Burnley

Town and Country Planning Act 1990

Single storey pitched roof outbuilding to be used as a granny flat

Decision

That planning permission be granted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan and Block Plan: 2201-LP01C Outbuilding Plan and Elevations: 2201-PL01C
Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.
3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.
Reason: To ensure that the materials to be used are appropriate to the locality.
4. The annexe building hereby approved shall not be occupied or used for any other purposes than those ancillary to the residential use of the dwelling known as 9 Fairholme Road, Burnley and shall only be occupied as an extended family unit in conjunction with the property to which it is related. The annexe shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation.
Reason: To define the scope of the permission hereby approved and prevent the use of the building for purpose(s) which may cause harm to the development strategy for the borough or neighbouring residential amenity.

58. Decisions taken under the Scheme of Delegation

Members received for information a list of decision taken under delegation for the period 8th July to 25th August 2022.

