

Town and Country Planning Act 1990
Installation of new shopfront
30-32 The Mall, Burnley, Lancashire, BB11 1BA.



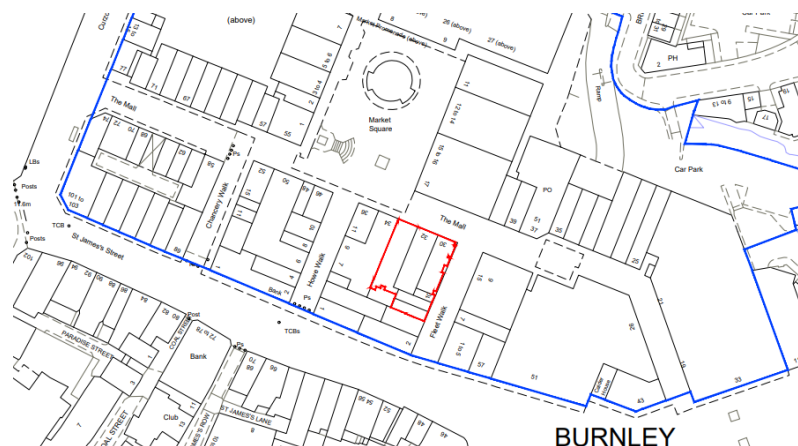
Background:

This application is presented to committee as the applicant is Burnley Borough Council.

The application site consists of 5 vacant retail units in the Charter Walk Shopping Centre, including 30 & 32 The Mall and 6-10 Fleet Walk. The units are to be combined and occupied by JD Sports.

The site is not located within a Conservation Area and does not relate to a listed building.

Location Plan



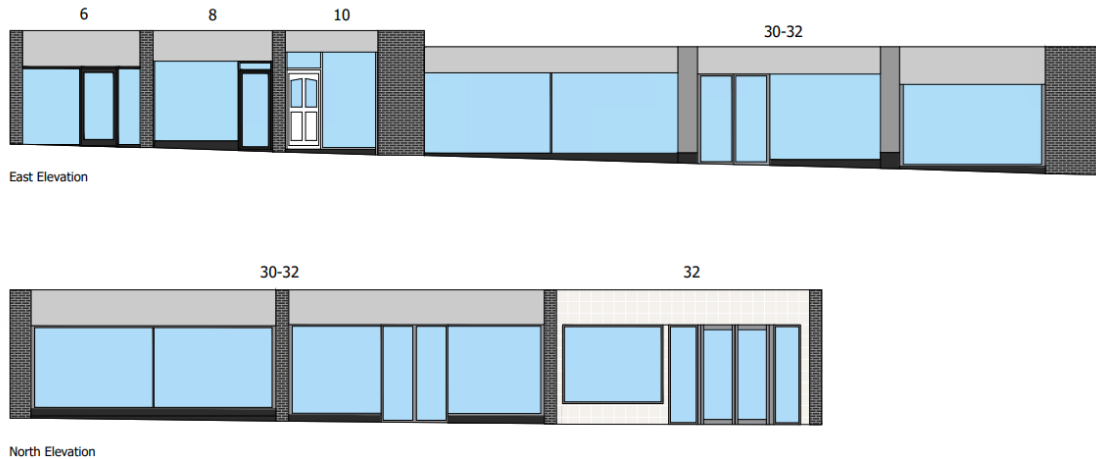
Proposal:

This application seeks permission to install a new shopfront to be constructed with a black aluminium stall riser, grey fascia panels and glazing. Vinyl and security film is to be applied to the shop front windows.

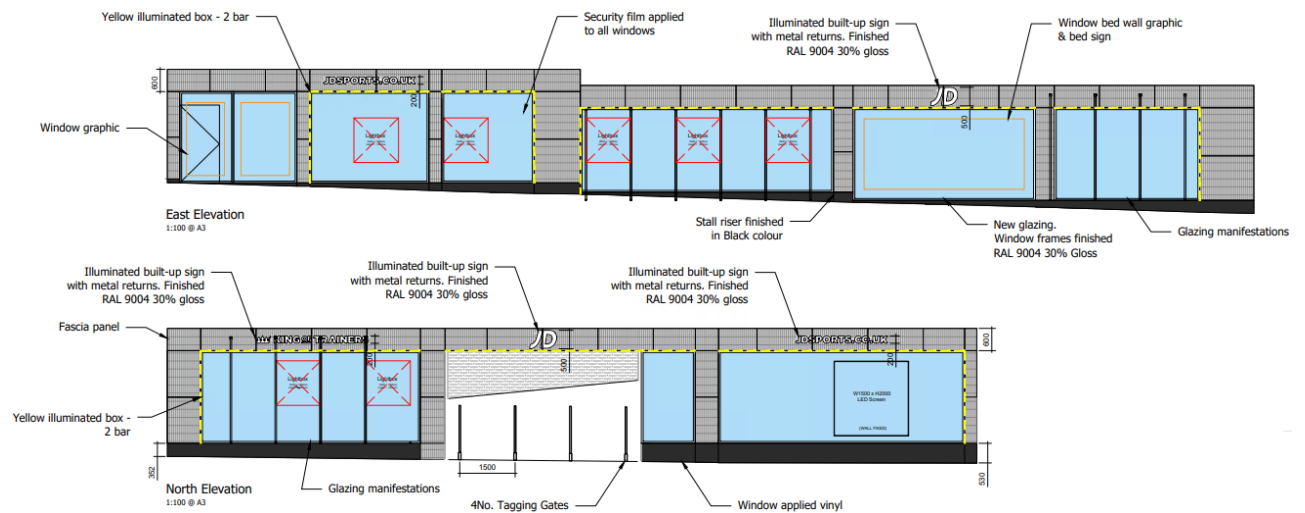
Note that Advertisement Consent isn't applied for. If approved, the Case Officer suggests the following note on the Decision Notice:

This is a grant of planning permission only. It is not a grant of Advertisement Consent. Should Advertisement Consent be necessary for works approved within this planning application, separate consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 will be required.

Existing Elevations



Proposed Elevations:



Relevant Policies:

Burnley's Local Plan 2018

- SP1 – Achieving Sustainable Development
- SP5 – Development Quality and Sustainability
- TC3 – Primary and Secondary Frontages
- TC8 - Shopfront and Advertisement Design

NPPF 2021

Shopfront & Advertisement Design SPD 2019

The Council has a Shopfront & Advertisement Design (Adopted June 2019). The SPD sets out detailed planning and design guidelines for the design of shopfronts and signage on commercial buildings. The document supports policy TC8 of Burnley's adopted Local plan and is a material planning consideration in the determination of planning applications.

Site History:

No relevant site history.

Consultation Responses:

LCC Highways – The Highway Development Control Section of Lancashire County Council has no objections to the planning application subject to the following condition: *No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority.*

The approved plan / statement shall provide:

- *24 Hour emergency contact number.*
- *Details of the parking of vehicles of site operatives and visitors.*
- *Details of loading and unloading of plant and materials.*
- *Measures to protect vulnerable road users (pedestrians and cyclists).*
- *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.*
- *Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.*
- *Measures to control the emission of dust and dirt during construction.*
- *Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.*
- *Construction vehicle routing.*
- *Delivery, demolition, and construction working hours.*

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Planning and Environmental Considerations:

Principle

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.

Design & Appearance

Paragraph 126 of the NPPF states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The Shopfront & Advertisement Design SPD states that:

The Council is keen to encourage good quality contemporary design in modern (post-1945) unlisted buildings and new build units in streets with a mixed or predominantly modern character. Successful modern shopfronts will employ careful proportioning and good quality materials, and will be designed to respect surrounding buildings and local character.

The design of the proposed shop front would be in keeping with the town centre location, and the materials proposed would not have a significant detrimental impact on the character or appearance of the centre. The proposal is seen as an overall improvement to the appearance of the application site and the wider parade of shops and would therefore in turn enhance the appearance to this part of the centre. As such, it is considered the proposal complies with the local plan policies.

Residential Amenity

The property is a town centre premises and there are no residential properties that would be adversely affected by the development. As such the proposal accords with policy SP5.

Highway Safety

The highway authority has no objection to the proposal. Subject to the submission of and adherence to an acceptable Construction Management Plan (CMP) or Construction Method Statement (CMS) there are no envisaged highway safety implications.

Conclusion:

No objections have been received in relation to the proposed development. The proposal is considered acceptable, and the design of the development would preserve the appearance and character of the town centre and does not raise any amenity or highway safety issues. As such, the proposal complies with the relevant provisions of the local plan.

Recommendation:

The application is recommended for approval subject to the following 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. 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 policies SP5 and HS5 of Burnley's Local Plan 2018.

4. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

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- Details of loading and unloading of plant and materials.
- Measures to protect vulnerable road users (pedestrians and cyclists).
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