



# DEVELOPMENT CONTROL COMMITTEE

BURNLEY TOWN HALL

Thursday, 22nd March, 2018 at 6.30 pm

## PRESENT

## MEMBERS

Councillors F Cant (Chair), A Khan (Vice-Chair), G Birtwistle, C Briggs, M Brindle, S Graham, J Harbour, M Johnstone, A Newhouse, A Tatchell and C Towneley

## OFFICERS

Paul Gatrell	– Head of Housing & Development Control
Graeme Thorpe	– Planning Team Manager
Janet Filbin	– Senior Planner
Amanda Rumbelow	– Property Solicitor
Alison McEwan	– Democracy Officer

### 89. Apologies

Apologies for absence were received from Cllrs Ellis, Porter and Raja

### 90. Minutes

The Minutes of the last meeting held on 15<sup>th</sup> February 2018 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:

J. Howard Baker (Cllr) APP/2018/0037, 9 Manchester Road (A)

Sophie Cowgill APP/2018/0025, 1 The Paddock, Highfield Avenue (A)

Andrew Walker APP/2018/0025, 1 The Paddock, Highfield Avenue (A)

Matt Wyatt APP/2018/0025, 1 The Paddock, Highfield Avenue (F)

Alan Kinder APP/2017/0573, 10 Ennerdale Road (F)

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

## 92. APP/2018/0037 9 Manchester Road, Burnley

**Express Consent to Display an Advertisement  
Display of fascia sign (LED) (Resubmission of APP/2017/0483)  
FALCON & FOXGLOVE, 9 MANCHESTER ROAD, BURNLEY**

**Decision:** That against Officer recommendation, the Committee was minded to approve the application, and delegated the wording of appropriate conditions to officers.

## 93. APP/2017/0559 462 Colne Road, Burnley

**Full Planning Application  
Proposed 2 storey extension to side and rear with a front porch  
462 COLNE ROAD, BURNLEY**

**Decision:** That planning permission be granted subject to the following conditions.

### **Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings (462)(20)-E-02 Rev B, received 31 January 2018 & Location Plan, received 12 March 2018.

**Reasons:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

**94. APP/2018/0025 1 The Paddock, Highfield Avenue, Burnley****Full Planning Application – APP/2018/0025**

**Use of site as residential care home/nursing home (Class C2), together with retention of extension to hardstanding and landscape treatment.**

**1 The Paddock, Highfield Avenue, Burnley**

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

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application drawings, namely: Location Plan received 16 Jan 2018; Proposed Site Plan drawing number 17/017/4b, received 8 March 2018.
3. For the avoidance of doubt, the layout of 22 en-suite bedrooms shown on the submitted layout drawing number 17/017/2b, dated 19/4/17, shall not be construed to permit any form of accommodation other than the use described in this grant of permission.
4. The premises shall be used for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)) or a nursing home and no other purpose, including any purpose within Class C2 Residential Institutions, of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification.
5. The maximum number of people for whom provision is made under Condition 4 shall be 16. The building shall be laid out in a manner appropriate to its use for a purpose hereby granted and a drawing shall be deposited with the Local Planning Authority prior to first occupation of the building for that purpose.
6. Full details of the method of illumination of the external areas of the site shall be submitted to and approved in writing by the Local Planning Authority before development is occupied and the lighting shall only be implemented wholly in accordance with the approved details.

7. Before the development comes into use the provision for cycle parking shall be implemented in accordance with the submitted details shown on the submitted drawing 17/017/4ba.
8. Before the development is brought into use, the new hedge (identified on drawing 17/017/4b, received 8 March 2018) 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.

## **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development remains in accordance with the development plan.
3. To ensure that there is no doubt about the meaning of this planning permission and the form of accommodation for which it is granted.
4. To enable the Local Planning Authority to consider any future change having regard to Policy CF14 of the Burnley Local Plan, Second Review, currently saved, and any other material considerations.
5. In the interests of the amenities of neighbouring residents in accordance with Policy CF14 of the Burnley Local Plan, Second Review, currently saved, and because that information was not included in the application.
6. In the interests of the amenities of neighbouring residents in accordance with Policy CF14 of the Burnley Local Plan, Second Review, currently saved.
7. In the interests of promoting cycling as a sustainable and non-polluting mode of transport.
8. In the interests of the amenities of future residents of the development, nearby residents and the visual amenities of the area generally, accordance with Policy GP6 of the Burnley Local Plan, Second Review, currently saved.

**95. APP/2018/0064 Land Adjacent 9 & 15 Southern Avenue, Burnley**

**Full Planning Application**

**Erection of detached dwelling with detached garage (re-submission APP/2015/0003)  
LAND ADJACENT 9 & 15 SOUTHERN AVENUE BURNLEY**

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

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application plans: Drawing nos. A.S/1, A.S/2 and A.S/3 received 12 Feb 17
3. Before the house is first occupied, a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be implemented in the first planting season following substantial completion of the dwelling.
4. Before the house is first occupied the access road to the rear of the proposed dwelling from the boundary with No 15 to the boundary with No 9 shall be made up to adoptable standards including the provision for street lighting.
5. Access shall be taken from the back street leading from Stephenson Drive. Before any development commences a scheme for the blocking up of the access road to the rear on the boundary with No 9 Southern Avenue to prevent vehicular access to Ightenhill Park Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the approved dwelling and maintained to the satisfaction of the Local Planning Authority at all times thereafter.

**Reasons:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure continued compliance with the Development Plan.
3. To ensure a satisfactory landscaping scheme in the interests of residential amenity.
4. To ensure adequate vehicular access
5. In the interests of Highway Safety

**96. APP/2017/0573 10 Ennerdale Road, Burnley**

**Full Planning Application  
Demolition of garage and erection of single storey side and rear extension  
10 ENNERDALE ROAD, BURNLEY**

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

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The development hereby approved shall be carried out in accordance with the following approved drawings: OBR/01 Dwg 05B, OBR/01 Dwg 04B - received 12th February 2018 and OBR/01 Dwg 01, OBR/01 Dwg 03 – received 21 November 2017.

**Reasons:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity

**97. APP/2018/0048/0049/0050/0051/0053/0054/0055 Installation of Alleygates, various sites**

**Full Planning Applications for various alleygating schemes.**

**APP/2018/0048 - Installation of alleygates  
REAR 2-26 LEBANON STREET/1-27 HAVEN STREET/76-88 LYNDHURST ROAD/167-179 BRUNSHAW ROAD**

**APP/2018/0049 – 3no. sets of 2m high gates (3.6m wide)  
REAR OF 1-19 EVERY STREET, 32-50 PICCADILLY RD, 1-11 WILLIS STREET**

**APP/2018/0050 – 3no. sets of 2m high gates (3.6m wide)  
REAR OF 2-36 HERBERT STREET, 5-37 SHAKESPEAR STREET, 80-90 VICTORIA ROAD**

**APP/2018/0051 – 2no. sets of 2m high gates (3.6m wide)  
REAR OF 39A-61 OXFORD ROAD, BURNLEY**

**APP/2018/0053 – 3no. sets of 2m high gates (3.6m wide)  
REAR OF 26-34 KIRKGATE & 83-103 HOLLINGREAVE ROAD**

**APP/2018/0054 – 2no. sets of 2m high gates (3.6m wide)  
REAR OF 290-320 COAL CLOUGH LANE**

**APP/2018/0055 – 2no, sets of 2m high gates (3.6m wide)  
REAR OF 40-60 ATHOL STREET NORTH, 39-59 NAIRNE STREET**

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

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the submitted drawing.

**Reason:**

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

**98. Decisions taken under the Scheme of Delegation**

Members received for information a list of decision taken under delegation for the period 7<sup>th</sup> February to 4<sup>th</sup> March.

**99. Appeals and Other Decisions**

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

**APP/2017/0484** Appeal against the refusal to grant for the Proposed roof lift and change of use of a detached garage/workshop to form dwelling at Honeyholme Farm, Honeyholme Lane, Cliviger.

The Inspector identified the following as the main issue:-

- whether the proposal would be a suitable form of development in this location, having regard to access to services and its effects on the character and appearance of the area.

**APPEAL DECISION**

The Inspector **DISMISSED** the appeal.