

Planning Permission

**Agent:**

D J Lingard & Associates Ltd
28 St James Street
Accrington
BB5 1NT

Applicant:

A & J Todd Construction Ltd
8 Mereclough
Cliviger
Burnley
BB10 4RL

Part 1 Particulars of Application: APP/2006/0379 received 18 May 2006

Proposal: Erection of 6 no. three storey town houses

Location: SITE OF NOS 23-37 CALDERBROOK AVENUE BURNLEY

Plans: Drawing Nos: Three location plans received 26 April 2006
Amended Drawing Nos: 4713-05, 4713-03B, 4713-02B,
4713 -01B, 4713 - 04C, received 08 June 2006

Part 2 Particulars of Decision:

The Council gives notice under the Town and Country Planning Act 1990 (as amended) that Planning Permission has been **Granted** for the carrying out of the development in accordance with the application and plans submitted, referred to in Part 1 above, and subject to the following conditions:

Conditions:

1. The development must be begun within three years of the date of this decision.
2. Notwithstanding any description of materials in the application, no development shall start until precise details of the roof slate have been submitted to and approved in writing by the Local Planning Authority.
3. No development shall take place until full details of tree planting has been submitted to and approved in writing by the local planning authority. These details shall include the position of all trees / shrubs to be planted, the species, plant sizes and proposed numbers / densities where appropriate.

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 secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity in accordance with policy H3 of the Burnley Local Plan, Second Review.

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3. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings.

Summary of Reason for Recommendation:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

GP1 - Development within the Urban Boundary
GP3 - Design and Quality
GP6 - Landscaping and Incidental Open Space
H2 - The sequential release of further housing land for development
H3 - Quality and design in new housing development
TM15 - Car parking standards

Notes:

1. The Burnley Local Plan Second Review may be inspected free of charge during normal office hours at this office. A copy can be purchased on request, price £50.00 plus £4.00 postage.
2. Your attention is drawn to the informatory notes on the back of this notice.
3. Please take careful note of the conditions attached to this permission. It is in your own interests to make sure that you satisfy the conditions at an early stage, as it can save unnecessary delay when development starts. The Council can serve a notice, if the conditions are not complied with, which could result in the development having to stop until a particular condition is fulfilled. If you are in any doubt about what you need to do, please contact this office for advice.
4. This development should not be carried out otherwise than in strict accordance with the application and plans approved. You are advised to contact the local planning authority if there is any variation from the approved application, as a further planning permission may be required.
5. Please remember to remove all site notices which have been displayed in connection with this application.

For Head of Planning & Environment

Decision Date: 23 June 2006