

Planning Permission

**Applicant:**

Mr G Binding
27 Rosehill Avenue
Burnley
BB11 2PN

Part 1 Particulars of Application: APP/2006/0205 received 28 February 2006

Proposal: Change of use of ground floor from menswear sales to Internet Cafe and change of use of 1st floor from office to classroom for support of local schools (max number of pupils - 6)

Location: 153 ST JAMES STREET BURNLEY

Plans: Location plan received 28 Feb 06

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. The use will only operate between the hours of 9 am and 5 pm Monday to Sunday.

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 encourage the day-time use of the premises in the interests of the vitality and viability of St James's Street, having regard for Policy BTC2 of the Burnley Local Plan Second Review.

Summary of Reason for Decision:

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:

Application APP/2006/0205

Burnley Local Plan Second Review

BTC2 - Secondary Shopping Streets in Burnley Town Centre

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

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 Services Decision Date: 21 April 2006