

Refusal of Planning Permission



Agent:
Alan Kinder Associates
79 Manchester Road
Burnley
BB11 1JY

Applicant:
S Stansfield

Part 1 Particulars of Application: APP/2005/0270 received 21 March 2005

Proposal: Proposed erection of 4 apartments

Location: Land Off Finsley Street Harle Syke, Burnley

Plans: Location plan and detailed plan nos. STANS/06 Dwg 02 and STANS/06 Dwg 03 received 21 March 2005

Part 2 Particulars of Decision:

The Council gives notice under the Town and Country Planning Act 1990 (as amended) that Planning Permission has been **Refused** for the carrying out of the development referred to in Part 1 above for the following reason:

1. To ensure an effective management of housing supply the Council is operating a rolling five year requirement for new housing development. The current period is 2003 - 2008. Taking into account existing planning permissions and current schemes which have been accepted in principle by the Council, the Borough already has sufficient supply to meet its requirements. To approve further residential development would lead to a position of over supply of housing provision and this would be contrary to Policy 12 of the Deposit Edition of the Joint Lancashire Structure Plan, Policies H1 and H2 of the emerging Burnley Local Plan Second Stage Deposit and contrary to advice contained in Planning Policy Guidance Note 3 - Housing, which aim to manage the allocation of housing land in order to stimulate regeneration of the inner urban areas.

Notes:

- 1 The Burnley District Local Plan may be inspected free of charge during normal office hours at this office. A copy can be purchased on request, price £15.00 plus £1.00 postage. Also available is a copy of the First Stage Deposit of the Burnley Local Plan price £30.00 plus £4.00 postage.
- 2 Your attention is drawn to the informatory notes on the back of this notice.

For Head of Planning & Environment Services Decision Date: 13 May 2005