

Planning Permission

**Agent:**

Alan Kinder Associates
79/81 Manchester Road
Burnley
BB11 1JY

Applicant:

A Halstead & D Rogers

Part 1 Particulars of Application: APP/2008/0238 received 29 March 2008

Proposal: Proposed demolition of public house and erect 4no. town houses with parking.

Location: GORDON LENNOX ARMS 44 BURNLEY ROAD CLIVIGER

Plans: Agriculture holdings certificate, location plan, design & access statement, received 28 March 08. Amended plan HALST/01 Dwg 01C ABCDE, received 03 July 08.

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. No development shall take place until full details of both hard and soft landscape works, including details of boundary treatment, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Hard landscaping shall include car parking layout and treatment. Soft landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate.
3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme approved in writing by the local planning authority.
4. The car park shall be paved or surfaced in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before any of the dwellings are occupied. The car park indicated on the approved plan shall thereafter remain available for the parking of residents and visitors and no other structures or objects shall remain on the land.

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5. The existing footway and kerbing of the vehicular crossing extending across the full width of the site (with the exception of the car park access) shall be reinstated in accordance with the Lancashire County Council Specification for the Construction of Estate Roads prior to the occupation of any of the dwellings.
6. Notwithstanding any description of materials in the application, no development shall start until a scheme showing precise details of all materials, including facing and roofing materials, have been submitted to and approved in writing by the Local Planning Authority. The materials used in the development shall be in accordance with the approved scheme, to the satisfaction of the local planning authority.
7. No development shall start until a scheme has been submitted to and approved in writing by the Local Planning Authority, indicating how the re-use of the stone, slate and other features of the existing building may be incorporated into the new development. The scheme shall be implemented as approved.

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. 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.
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4. To allow for the effective use of the parking areas, in the interests of highway safety and to ensure that the car park remains available for the parking of residents and visitors.
5. To maintain the proper construction of the highway and to deter parking on the footway, in the interests of highway safety.
6. To secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity.
7. To preserve original features of the building, if possible and to reclaim materials in the interests of sustainability.

Summary of Reason for Decision:

With suitable amendments, the development could satisfy the policies of the Development Plan, in particular the policies listed below.

Burnley Local Plan Second Review

E15 - Locally important buildings, features and artefacts

E27 - Landscape, character and local distinctiveness in Rural Areas and Green Belt

GP2 - Development in the Rural Areas

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H1 - Land for new housing development

H2 - The sequential release of further housing land for development

H3 - Quality and design in new housing development

H4 - Providing a choice of housing in new development

TM15 - Car parking standards

Notes:

1. Your attention is drawn to the informatory notes on the back of this notice.
2. 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.
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.
6. The appropriate materials for this development would be natural stone to the front elevation and the prominent gable, together with a natural blue slate roof and stone detailing. The possible use of reclaimed materials should be explored in line with Condition 7.

For Head of Planning & Environment

Decision Date: 21 July 2008