Burnley Borough Council
Housing & Development Control
Town Hall, Manchester Road
Burnley, Lancashire BB11 9SA
Tel 01282 425011
Email planning@burnley.gov.uk

PLANNING CONSULTATION
The Owner/occupier
Next Retail
4 Curzon Street
Burnley
Lancashire
BB11 1BB

Date: 20th October 2022
Ref No: ADV/2022/0601
Contact: Iain Crouch
Telephone:

Dear Sir/Madam

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

APPLICATION: **ADV/2022/0601**
PROPOSAL: Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.
AT: Footpath outside Next, Curzon Street, Burnley, BB11 1BB

The Council has received an application which may affect you. If you are a tenant or leaseholder or are not the sole owner of your property, then please let any other owners see this letter.

The application can be viewed by using the application search facility on the Council's website at **www.burnley.gov.uk/planning** where you can also submit your comments**.** If you do wish to comment please use the online form or write to me, either by e-mail or letter quoting the application number **ADV/2022/0601** by 10th November 2022. If you are unable to gain access to the internet the application can be viewed by appointment with the Case Officer named above. It may not be possible to consider comments received after that date. If you are commenting by e-mail, please give details of your name and address. You should be aware that most replies will be available for inspection by the general public, the press and the applicant, and copies may be made available. Please ensure you only provide information that you are happy to have made available to others. The Council cannot accept comments which include statements of a defamatory nature. If such comments are identified they will be returned and will not be taken into consideration when assessing the planning application.

Due to the large volume of responses received, letters are not acknowledged and we do not enter into correspondence on points raised. If you have a specific query you are advised to contact the case officer whose contact details are above.

For details of our privacy policy and data protection measures see https://www.burnley.gov.uk/residents/planning/development-control/data-protection-and-security-development-control.

If this is an application for an advertisement or a minor commercial development (shopfront), in the event of an appeal against a refusal of planning permission which is to be dealt with on the basis of representations in writing, any representations

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made about the application will be sent to the Secretary of State and there will be no further opportunity to comment at appeal stage.

If the application is to be considered by the Council's Development Control Committee you will not be notified of this in writing but you can check this information and the progress of the application through the Council's website or by contacting the case officer by e-mail or phone. Where an application is to be determined by the Development Control Committee there is an opportunity for members of the public to make a request to speak and further details of this can be found on the website.

When a decision has been made it will be available to view on the Council's website.

Yours faithfully

Iain Crouch
Development Management Contractor

A GUIDE TO MAKING COMMENTS ON A PLANNING APPLICATION

We welcome all comments, but in making a decision we can only take into account planning considerations.
The lists below are not exhaustive but set out some examples of what are considered to be planning issues and what cannot be taken into account.

What can be taken into consideration:
Examples of material planning considerations include:

- Local and national planning policies
- Previous planning application and appeal decisions
- Principles of case law established through the courts
- Design, layout and appearance of a proposal
- Impact on trees or on the landscape
- Access and parking
- Highway safety issues
- Loss of privacy and increased overlooking or overshadowing
- Loss of sunlight
- Increased noise and disturbance
- Smells and fumes
- Impact on ecological features
- Impact on historic buildings or their settings
- Increased flood risk

What cannot be taken into consideration:
Examples of issues that are not regarded as planning considerations:

- Loss of views
- Effect on property values
- Loss of trade from competing business
- Boundary or land ownership disputes
- Access to neighbouring property for maintenance purposes
- Damage to property during construction
- Covenants on the land (these are a matter for the owner of the land)
- The fact that the development has already started
- Potential motives of the applicant
- Matters controlled under other legislation, e.g. Building Regulations; fire precautions; matters covered by licences.
- Problems arising during construction period, e.g. noise, dust, temporary parking problems

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