

Minutes of the Combined Meeting of the Planning Committee

and Working Group

held on 14th December 2009 at 6.15pm

- 1. PRESENT** - Councillor V.A. Pridden (in the Chair), Town Councillors J.W. Billinger, R.M. Clark, J. Cunningham, P. Hall, K. Hudson, A.M. Jkinson, J. Kenyon, A. Ravenscroft, D. Rushton, C. Smith and M. Whittaker.

ALSO PRESENT – Brent Holden and Jane Grady – Streetscene, Susan Graham and Cathy Ryder Planning Services Burnley Borough Council

- 2. APOLOGIES FOR ABSENCE** – Cllr. A.J. Tatchell
- 3. DECLARATIONS OF INTEREST** – Cllr. Jkinson declared an interest as Chairman of the Town Centre Partnership in relation to the Tesco Planning Application.
- 4. MINUTES OF THE MEETING** held on 16th November 2009 as circulated and approved were signed as a correct record.
- 5. MATTERS ARISING** – no matters arising
- 6. CORRESPONDENCE**

The Town Clerk reported on the following items of correspondence:

- a) Planning Application – 16 Burnley Road, Padiham** – proposed installation of a stainless steel induction extraction flue to the side elevation - the application has been refused. A letter containing the full details is available in the Town Council Office.

7. PRESENTATION BY THE DOG WARDEN SERVICE

The Town Mayor welcomed Brent Holden and Jane Grady who provided an overview of the Borough Council Dog Warden Service: collection of stray dogs, assisting the Police, dealing with dog menace. It was stressed that Jane is the only Dog Warden employed by the Borough and it therefore very important that the public and Town Councillors are 'eyes and ears' to ensure reports are brought to the attention of Streetscene and can be followed up.

Cllr. Clark expressed the view that it was dissatisfactory that there was only one Dog Warden for the whole of the Borough.

Cllr. Jkinson requested that certain areas be targeted and that a couple of prosecutions may prove useful as a deterrent.

Cllrs. asked various questions and made comments but to ensure that action is taken by the Dog Warden problems and concerns must be reported to Streetscene providing as much information as possible in terms of addresses, car registration details and a description of the dog.

In relation to the Linear Park bins are going to be located but since the area is not currently designated no enforcement action is possible

8. PRESENTATION BY REPRESENTATIVES OF BURNLEY BOROUGH COUNCIL IN RELATION TO THE PLANNING APPLICATION OF TESCO

Susan Graham, Head of Planning introduced Cathy Ryder the Case Officer in respect of the Application.

Cathy Ryder indicated that the Borough Council had been seeking advice since this is a major full application supported by documentation for a single storey store approximately 2/3 rd the size of the Burnley store. The main impact is on food floor space but there will also be non-food space. Access will be via Wyre Street and Lune Street and the 244 Car parking spaces will have access and egress via Sowerby Street and have a limit of 3 hours parking.

The store is expected to be an Eco-store being energy efficient

Under the Local Plan the site is designated for mixed use i.e. retail and other uses

Nationally there is a need for development but the scale, suitability of the site, impact on the Town Centre and accessibility are all important considerations.

There is a need for a retail impact assessment – return to external shopping and the scale of the development is appropriate as in the consideration of more appropriate sites although none have been found.

Tesco considers that the proposed store will enhance the town Centre given its good transport facilities and has submitted documentation covering Flood issues, Transport issues and Archeological issues

In the light of the importance of the application and the necessity for the Borough Council to be fully informed of all issues any decision is deferred until 11th February 2010 and comments and observations are invited until that date.

Town Councillors made various comments and Cllr. Jkinson submitted a Planning Statement and Retail Statement on behalf of the Town Centre Partnership following which he left the meeting

It was PROPOSED by Cllr. Ravenscroft and SECONDED by Cllr. Jean Cunningham that the Town Council object to the Planning Application on the following grounds:

Traffic and highway issues bottle necks for traffic and inability of existing road systems to provide facilities for delivery vehicles and customer traffic. Traffic turning across the existing flow of traffic – there are already considerable hold-ups

Noise nuisance to existing businesses and residential properties in close proximity to the store

Footfall to the elongated town centre shopping is unlikely because of the nature of the Town Centre

Necessity for shoppers from Fence and Newchurch is unlikely in view of the Morrisons Store in Nelson.

The Co-op has recently been refurbished on the former Somerfield site

The Local Plan aims to protect local shops and if this store comes to fruition it will negate the works undertaken by the Market Town Initiative.

THE PROPOSAL WAS PASSED BY A MAJORITY – 6 IN FAVOUR AND 4 ABSTENTIONS

9. ADDITIONAL PLANNING APPLICATIONS.

The Town Council considered the following further applications in respect of which it decided to make no observations or objections:

**Bridge Inn Public House, Manchester Road
Hapton**

Installation of a shop front, erection of rear porch, external alterations, creation of 5 apartments, access alterations and parking layout

Whitegate Nursery, Victoria Road, Padiham

Single storey extension to provide playroom covered area sensory room, relocated laundry area and 2.4m high fencing and gates

10. DATE AND TIME OF NEXT MEETING – Monday 18th January 2010 at 7.00pm

There being no further business the meeting concluded at 8.00pm

Signed



Date

18/01/10