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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
Burnley Golf Club
Approach Way
Burnley
Lancashire
BB11 3RW

Date: 8th September 2022
Ref No: FUL/2022/0522
Contact: Elizabeth Hindle
Telephone:

Dear Sir/Madam

Town and Country Planning Act 1990

APPLICATION: FUL/2022/0522
PROPOSAL: Formation of a temporary access road off Woodplumpton Road to Hollins Cross Farm buildings for duration of construction phase - ref: FUL/2022/0149.
AT: Hollin Cross Farm Woodplumpton Road Burnley Habergham Eaves

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 **FUL/2022/0522** by 29th September 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.

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Yours faithfully

Elizabeth Hindle

Principal Planner

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.
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Cottage
Hollin Cross Farm
Woodplumpton Road
Burnley
Habergham Eaves
Lancashire
BB11 3RS

Date: 8th September 2022
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