



**Burnley.gov.uk**

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

## PLANNING CONSULTATION

The Owner/occupier  
2 Church Street  
Padiham  
Lancashire  
BB12 8HG

Date: 22nd December 2023  
Ref No: FUL/2023/0742  
Contact: Joshua Parkinson  
Telephone:

Dear Sir/Madam

### Town and Country Planning Act 1990

**APPLICATION:** FUL/2023/0742  
**PROPOSAL:** Change of use to four dwellings (Use Class C3) with single storey rear extension and other external alterations  
**AT:** Former A Hamer & Co Cabinet Works Bank Street Padiham Lancashire

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## **A GUIDE TO MAKING COMMENTS ON A PLANNING APPLICATION**

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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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- Impact on ecological features
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## PLANNING CONSULTATION

The Owner/occupier  
12 Church Street  
Padiham  
Lancashire  
BB12 8HG

Date: 22nd December 2023  
Ref No: FUL/2023/0742  
Contact: Joshua Parkinson  
Telephone:

Dear Sir/Madam

### Town and Country Planning Act 1990

**APPLICATION:** FUL/2023/0742  
**PROPOSAL:** Change of use to four dwellings (Use Class C3) with single storey rear extension and other external alterations  
**AT:** Former A Hamer & Co Cabinet Works Bank Street Padiham Lancashire

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Flat Above  
Inspirations  
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## PLANNING CONSULTATION

The Owner/occupier  
Flat Above  
22 Church Street  
Padiham  
Lancashire  
BB12 8HG

Date: 22nd December 2023  
Ref No: FUL/2023/0742  
Contact: Joshua Parkinson  
Telephone:

Dear Sir/Madam

### Town and Country Planning Act 1990

**APPLICATION:** FUL/2023/0742  
**PROPOSAL:** Change of use to four dwellings (Use Class C3) with single storey rear extension and other external alterations  
**AT:** Former A Hamer & Co Cabinet Works Bank Street Padiham Lancashire

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- Highway safety issues
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## PLANNING CONSULTATION

The Owner/occupier  
Back  
6 North Street  
Padiham  
Lancashire  
BB12 8JG

Date: 22nd December 2023  
Ref No: FUL/2023/0742  
Contact: Joshua Parkinson  
Telephone:

Dear Sir/Madam

### Town and Country Planning Act 1990

**APPLICATION:** FUL/2023/0742  
**PROPOSAL:** Change of use to four dwellings (Use Class C3) with single storey rear extension and other external alterations  
**AT:** Former A Hamer & Co Cabinet Works Bank Street Padiham Lancashire

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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](mailto:planning@burnley.gov.uk)

## PLANNING CONSULTATION

The Owner/occupier  
Ground Floor Flat  
2 Bank Street  
Padiham  
Lancashire  
BB12 8HQ

Date: 22nd December 2023  
Ref No: FUL/2023/0742  
Contact: Joshua Parkinson  
Telephone:

Dear Sir/Madam

### Town and Country Planning Act 1990

**APPLICATION:** FUL/2023/0742  
**PROPOSAL:** Change of use to four dwellings (Use Class C3) with single storey rear extension and other external alterations  
**AT:** Former A Hamer & Co Cabinet Works Bank Street Padiham Lancashire

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- 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