



**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  
Sellars Fold Farm Cottage  
Burnley Road  
Hapton  
Lancashire  
BB11 5QT

Date: 5th January 2024  
Ref No: FUL/2023/0781  
Contact: Joshua Parkinson  
Telephone:

Dear Sir/Madam

### Town and Country Planning Act 1990

**APPLICATION:** FUL/2023/0781  
**PROPOSAL:** Demolition of barn and erection of dwelling.  
**AT:** Former Green Side Farm Burnley Road Hapton Burnley

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The application can be viewed by using the application search facility on the Council's website at [www.burnley.gov.uk/planning](http://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/2023/0781** by **26th January 2024**. 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.

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Yours faithfully

*Joshua Parkinson*

#### **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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