



FULL COUNCIL
MECHANICS THEATRE

Wednesday, 7th June, 2023 at 6.30 pm

SUPPLEMENTARY AGENDA

a) ***Hollins Cross Farm, Woodplumpton Road, Burnley***

3 - 4

To seek a determination of Planning Application FUL/2022/0149.

The following documents are attached:

- Report to Full Council
- Report to DC Committee 2023-03-09 – Page 15
 - o Update Report prior to 2023-03-09 meeting – Page 31
- Report to DC Committee 2023-01-18 – Page 33
 - o Update Report prior to 2023-01-18 meeting – Page 59
- Report to DC Committee 2022-12-08 – Page 61
 - o Update Report prior to 2022-12-08 meeting – Page 111
- Applicant Letter to Party Leaders dated 2023-05-15 – Page 115
 - o Appendix A – Phasing Plan – Page 119
 - o Appendix B – Water Table Drawings – Page 121

- **Supplementary Agenda Item 4a) Update Report from Planning Officer**

PUBLISHED

5th June 2023

This page is intentionally left blank

Full Council Meeting

Wednesday 7th June 2023

Update Report prior to Full Council meeting

AGENDA ITEM

Planning application FUL/2022/0149 – Hollins Cross Farm

Late correspondence from planning officer

To give clarity to members on the full wording of Local Plan Policy SP1 which is paraphrased within the conclusion of the report to Full Council at para 11 page 12.

The NPPF and the Local Plan adopt a presumption in favour of sustainable development except where other policies or material considerations indicate otherwise.

Officers consider that applying the presumption in favour of sustainable development, considering Local Plan policies and all material considerations that the proposal accords with policy SP1 of the Local Plan.

SP1 states:

[Burnley's Local Plan: July 2018](#)

Policy SP1: Achieving Sustainable Development

- 1) When considering development proposals, Burnley Borough Council will take a positive approach that reflects the presumption in favour of sustainable development set out in the National Planning Policy Framework. It will work proactively with applicants and to find solutions which mean that proposals can be approved wherever possible to secure development that improves the economic, social and environmental conditions of the Borough.
- 2) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in any neighbourhood development plans) will be approved without delay, unless material considerations indicate otherwise.
- 3) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise - taking into account whether:
 - a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b) specific policies in the National Planning Policy Framework indicate that development should be restricted.¹⁷

End of Late Correspondence