

21 April 2015

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 21ST APRIL 2015

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following report that provides an update of events that have taken place since the agenda was printed.

Agenda No Item

7 **Addendum (Pages 3 - 4)**

Report of the Director of Public Protection, Streetscene and Community enclosed.

Yours sincerely



Gary Hall
Chief Executive

Cathryn Filbin
Democratic and Member Services Officer
E-mail: cathryn.filbin@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

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| COMMITTEE REPORT | | |
|--|-------------------------------|---------------|
| REPORT OF | MEETING | DATE |
| Director Public Protection, Streetscene & Community | Development Control Committee | 21 April 2015 |

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| ADDENDUM |
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ITEM 3e-15/00159/FUL – The Sirloin Inn, Station Road, Houghton.

The recommendation remains as per the original report

The owner of the Sirloin Inn has submitted an email as follows:-

I write in advance of the planning permission committee due to be held on 21st April 2015 at which the above application will be discussed.

My husband and I own the business under Black Napkins NW Ltd trading at the Sirloin Inn, Houghton. Unfortunately we will be abroad at the time of the committee so will be unable to attend and as such one of your colleagues advised that I email your through our representations for consideration on the day.

These are as follows:

We are extremely disappointed by the Council's proposal to refuse the planning application. The decking area constructed is by no means an eye sore but adds to the look of the building.

With regards to the cobbles underneath the decking, these proved extremely hazardous before we constructed the decking. The uneven surface caused people to trip, and when wet they were very slippery and a danger to public safety. The decking area and now even surface reduces this risk significantly.

We firmly believe and maintain that the decking area enhances the look of the premises and locals and visitors alike have also commented so. It provides a nice seating area for people to utilise as opposed to the previous uneven ground which could not be used in any way.

This area is key for our business. It helps to attract customers during the summer months. Removal of it will impact upon our turnover and our ability to attract summer trade.

With regards to parking complaints, parking is not impacted upon by this decking area being erected in any way shape or form. If this is not evidenced or substantiated in any way it should be discounted as an issue.

Noise complaints - our recent application to vary our premises license was granted at committee (on 23rd March 15) as the noise complaints and objections put forward then were found to be completely unfounded. On this basis, unless there is sound evidence to substantiate these complaints, you should be discounting these representations from consideration.

There was a significant cost to erect the decking. Our business simply cannot afford to lose such an asset nor can it afford to pay for a redesigned area at yet more expense.

Given the above, we ask that the Committee look favourably on our application and grant it in full.

Officers Response – The matters raised have been considered within the report and members should note that Noise and Parking have been considered acceptable. The reason for refusal remains linked to the impact upon the character of the building and its impact upon the heritage asset.

ITEM 3f-14/01238/FUL – Winter View Farm, Parr Lane, Eccleston

The recommendation remains as per the original report

The description of the development has been amended to: *Removal of condition 2 (agricultural occupancy) on planning permission 88/00399/FUL* as it has transpired that a full planning application, rather than a reserved matters application, followed the outline application.

There are no amendments to the original report or conditions.

ITEM 3h- 15/00141/FUL – Woods Fold Saw Mill, Dole Lane, Abbey Village

The recommendation remains as per the original report

The original report has been amended as follows:

The agent has supplied further information by way of clarification to say that whilst the volume of the proposed building is actually greater than the volume of the existing buildings on the site, the site levels have been reduced by terracing the area of the site in preparation for the new operation which has involved the removal of a volume of material that equates to more than three times the volume of the proposed building.

He adds that the reason for the scale of the building is to incorporate all the necessary plant and equipment within a building rather than having a plethora of structures across the site and also to accommodate collections and deliveries whilst within the building rather than in the open air, which will both reduce the degree of clutter within the site and minimise noise levels produced by the operation proposed.
