

15 December 2015

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 15TH DECEMBER 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 - 6)**

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

Yours sincerely



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COMMITTEE REPORT		
REPORT OF	MEETING	DATE
Director Public Protection, Streetscene and Community	Development Control Committee	15 December 2015

ADDENDUM

ITEM 3b-15/00888/FULMAJ – Golden Acres Ltd

The recommendation remains as per the original report

The following conditions have been amended:

Following further consideration by the Environment Agency they have agreed that condition 20 can be amended as follows (this accords with the 2010 planning approval at this site):

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measure:

- All the buildings hereby permitted within which people are habitually present shall have a threshold level of 6.15 metres AOD

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Original report:

As set out at paragraph 71 of the original Committee report *To mitigate the impact the agent has confirmed that a separate planning application for a landscaped mound and tree planting, to reinforce the screening at the north east end of the site, will be submitted before 15th December Committee*, this application has now been submitted (15/01190/FUL) and is under consideration.

ITEM 3c-15/00920/FUL – Land at Phillipsons Farm

The application has been withdrawn

ITEM 3d-15/00961/FUL – Towngate stables, Dark Lane

The recommendation remains as per the original report

The applicant has provided the following additional information:

The existing structure is currently used to store a tractor to help manage the field to the rear and to contain straw and hay acquired at the end of the season for the horses, to last the winter. It provides a cost effective approach to obtaining feed and bedding material from local sources at a time it becomes available. In light of this much needed facility, the current structure is unsuited to

rearing animals. As the existing agricultural shed was not designed to stable horses it therefore currently does not comply with the recommendations provided by the National Equine Welfare Council (NEWC) or the Code of Practice for the Welfare of Horses produced by DEFRA. It is also considered good practice to have a substantive roof overhang to a stable entrance to protect the opening from the wind rain and sun, while providing a view, which the existing structure lacks.

The existing shed offers no stabling facilities and the materials used in its construction do not permit thorough cleaning and disinfection. The agricultural shed is therefore drafty and presents a concern in terms of spread of disease, a potential cause for injury and a risk to the animals in the event of fire, as stabled horses should be capable of being released quickly in the event of fire or an emergency. Our client therefore wishes to safeguard the welfare of his daughters horses by eradicate the risk of cold stress, discomfort and an increased susceptibility to disease posed by the existing structure. The construction of a new stabling facility will serve to eradicate such concerns achieved by meeting current national welfare standards.'

ITEM 3e-15/01037/REMAJ – Group 1

The recommendation remains as per the original report.

Lancashire County Council (Highways) have confirmed that they have no objections to the revisions that have been made to the internal road layout and have recommended conditions.

The changes to the proposed layout have also resulted in an improved level of parking provision such that the properties that will share communal parking areas will benefit from between 191 and 194% provision.

The following conditions have been amended:

Condition no 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location Plan		16 October 2015
Planning Layout	JB/PL2/H1c/E Rev C	10 December 2015
Boundary Treatment Plan	H1c.G1E.302	10 December 2015
Dwarf Wall and Fence Detail	DWFD.02 Rev C	10 December 2015
Plot Divisional Fence	SDF11-08	10 December 2015
600mm High Timber Knee Rail Fence	SDF12	10 December 2015
1800mm Wall with Brick Pillars	PR.S.D.24/2	10 December 2015
1800mm High Close Boarded Fence	PR.S.D.22	10 December 2015
Landscape Proposal – 1 of 2	5120.01 Rev A	11 December 201
Landscape Proposal – 1 of 2	5120.02 Rev A	11 December 201
Levels	(C)2-P-99	14 December 2015
Moseley	N/A	10 December 2015
Hanbury	N/A	10 December 2015
Westbury 2B	WP32B	20 October 2015
Rufford Semi	N/A	10 December 2015
Rufford Detached	N/A	16 October 2015
Westbury 3B	WP3C	10 December 2015
Westbury 3BC	WP3B	20 October 2015
Souter	N/A	16 October 2015
Hatfield	N/A	16 October 2015
Clayton Corner	N/A	10 December 2015
Longthorpe	N/A	16 October 2015

Clarendon Plus	N/A	10 December 2015
Warwick	WK-WD10 Rev C	16 October 2015
Garages	LPH.SGD.WD01 Rev B	16 October 2015

Reason: For the avoidance of doubt and in the interests of proper planning.

Conditions nos. 7 and 11 are amended as follows:

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission) or on the boundary of the site.
Reason: To protect the appearance of the locality and ensure a satisfactory relationship is maintained with the immediate surroundings.

11. The garage(s) hereby approved shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.

Two additional conditions are also recommended.

12. No dwellings shall be occupied until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

13. Before the use of the site hereby permitted is brought into operation and for the full period of construction, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

ITEM 4e – Enforcement Report Long Fold Farm North Road Bretherton

The recommendation remains as per the original report.

Paragraph 2-Reason for issue of notice added.

The development constitutes inappropriate development in the Green Belt. Inappropriate development is by definition harmful to the Green Belt unless very special circumstances exist to outweigh the harm to the Green Belt by reason of inappropriateness. As such, the development is contrary to the policies of the National Planning Policy Framework and the Adopted Chorley Local Plan 2012-2026.

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