

Planning Committee

Tuesday, 15th August 2023, 6.30 pm

Council Chamber, Town Hall, Chorley and [YouTube](#)

I am now able to enclose, for consideration at the above meeting of the Planning Committee, the following reports that were unavailable when the agenda was published.

Agenda No	Item
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4	Appeals Report
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| (Pages 93 - 96)

Chris Sinnott
Chief Executive

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Report of	Meeting	Date
Head of Planning & Enforcement	Planning Committee	15 August 2023

PLANNING APPEALS AND DECISIONS RECEIVED BETWEEN 15 MAY 2023 AND 5 AUGUST 2023

PLANNING APPEALS LODGED AND VALIDATED

Local Planning Authority Reference: 21/00253/OUTMAJ - Inspectorate Reference: APP/D2320/W/23/3314846

Appeal by Metacre Ltd against the non determination of an outline application (with all matters reserved) for residential development of up to 130 dwellings (including 35% affordable housing).

Land 150M North East Of 31, Paradise Street, Chorley.

Inspectorate letter confirming appeal valid received 17 May 2023.

Local Planning Authority Reference: 22/00629/FUL - Inspectorate Reference: APP/D2320/W/23/3319077

Appeal by Mr Andrew Whelan against the delegated decision to refuse planning permission for the change of use from agricultural land to domestic garden, erection of a single storey extension/canopy to western elevation, removal of window and insertion of door on western elevation and other elevational alterations (retrospective).

Breworth Fold House, Marsh Lane, Brindle, Chorley, PR6 8NZ.

Inspectorate letter confirming appeal valid received 30 May 2023.

Local Planning Authority Reference: 22/00630/LBC - Inspectorate Reference: APP/D2320/Y/23/3319076

Appeal by Mr Andrew Whelan against the delegated decision to refuse listed building consent for the erection of a single storey extension/canopy to western elevation, removal of window and insertion of door on western elevation and other elevational alterations (retrospective).

Breworth Fold House, Marsh Lane, Brindle, Chorley, PR6 8NZ

Inspectorate letter confirming appeal valid received 30 May 2023.

Local Planning Authority Reference: 22/01296/FUL - Inspectorate Reference: APP/D2320/W/23/3321575

Appeal by Sarah Clarke against the delegated decision to refuse planning permission for the erection of building for use in connection with dog day care business (retrospective).

Holker Cottage, Holker Lane, Ulnes Walton, Leyland, PR26 8LL.

Inspectorate letter confirming appeal valid received 8 June 2023.

Local Planning Authority Reference: 22/01217/FUL - Inspectorate Reference: APP/D2320/W/23/3321577

Appeal by Sarah Clarke against the delegated decision to refuse planning permission for the change of use of land to the east of Holker Cottage from agriculture to a dog day care facility and change of use of car park to the west of Holker Cottage from domestic (Use Class C3) to a mixed use of domestic car parking (Use Class C3) and car parking associated with the dog day care facility (retrospective).

Holker Cottage, Holker Lane, Ulnes Walton, Leyland, PR26 8LL.

Inspectorate letter confirming appeals valid received 8 June 2023.

Local Planning Authority Reference: 22/01072/FUL- Inspectorate Reference: APP/D2320/W/23/3321253

Appeal by Mrs Barbara Raines against the delegated decision to refuse planning permission for the erection of a detached garage (resubmission of planning application ref: 22/00269/FUL).

East Barn, Heights Farm, Bury Lane, Withnell, Chorley, PR6 8SJ.

Inspectorate letter confirming appeal valid received 24 July 2023.

Local Planning Authority Reference: 23/00031/FULHH - Inspectorate Reference: APP/D2320/D/23/3322723

Appeal by Mr Clive Nightingale against the delegated decision to refuse planning permission for the use of rear flat roof as a balcony with privacy screens of 1.1m to 1.8m in height (retrospective).

83 Clayton Gate, Coppull, Chorley, PR7 4PR.

Inspectorate letter confirming appeal valid received 14 June 2023.

PLANNING APPEAL DECISIONS

Local Planning Authority Reference: 21/00847/OUTMAJ - Inspectorate Reference: APP/D2320/W/22/3312908

Appeal by Smith & Love Planning Consultants against non-determination within 13 weeks of an outline planning application for residential development specifying access from Blackburn Road (all other matters reserved).

Land next to 190, Blackburn Road, Heapey.

Appeal allowed 30 May 2023.

The Inspector made a partial award of costs in respect of the Council's approach relating to access for pedestrians and cycling infrastructure during the appeal.

Local Planning Authority Reference: 22/01164/PIP - Inspectorate Reference: APP/D2320/W/22/3313589

Appeal by Mr Mohammed Shah against the Planning Committee decision to refuse permission in principle for a minimum of six dwellings and a maximum of nine dwellings.

Land Opposite Hampton Grove, Wigan Road, Clayton le Woods, Lancashire, PR25 5SB.

Appeal allowed 13 June 2023.

PLANNING APPEALS WITHDRAWN

None

ENFORCEMENT APPEALS LODGED

Local Planning Authority Reference: ENF715 - Inspectorate Reference: APP/D2320/C/23/3321544

Appeal by Muddy Trails n Happy Tails (Ms Sarah Clarke) against an enforcement notice served in respect of a building that has been erected within the green belt in connection with a dog day care business without planning permission.

Holker Cottage, Holker Lane, Ulnes Walton, Leyland, PR26 8LL.

Inspectorate letter confirming appeal valid received 8 June 2023.

Local Planning Authority Reference: ENF716 - Inspectorate Reference: APP/D2320/C/23/3321537

Appeal by Muddy Trails n Happy Tails (Ms Sarah Clarke) against an enforcement notice served in respect of the unauthorised material change of use of land to the east of Holker Cottage from agriculture to a dog day care facility and change of use of car park to the west of Holker Cottage from domestic (Use Class C3) to a mixed use of domestic car parking (Use Class C3) and car parking associated with the dog day care facility.

Holker Cottage, Holker Lane, Ulnes Walton, Leyland, PR26 8LL.

Inspectorate letter confirming appeal valid received 8 June 2023.

Local Planning Authority Reference: ENF711 - Inspectorate Reference: APP/D2320/C/23/3322480

Appeal by Mr Tony Michael Dixon against an enforcement notice served in respect of the unauthorised material change of use of land to land used for storage purposes including the erection of a fence to facilitate the material change of use.

Land to the west side of Squirrel Lane.

Inspectorate letter confirming appeal valid received 19 June 2023.

Local Planning Authority Reference: ENF718 - Inspectorate Reference: APP/D2320/C/23/3322896

Appeal by John Yates and Ms Lesley Anne Yates against an enforcement notice served in respect of the breach of condition no.4 of planning permission ref:19/00106/FUL because music has been played after 11pm and guests have not been vacating the land by 11.30pm.

Land at Tipis at Riley Green, Riley Green Marina, Bolton Road, Houghton, Preston, PR5 0SP

Inspectorate letter confirming appeal valid received 19 June 2023.

ENFORCEMENT APPEAL DECISIONS

Local Planning Authority Reference: ENF700 - Inspectorate Reference: APP/D2320/C/22/3298722

Appeal by Mr Michael Walmsley against an enforcement notice served in respect of the unauthorised material change of use of land and associated unauthorised operational development to facilitate that change of use to a mixed use of agricultural, storage and leisure use.

Land at Whins Lane, Wheelton, Chorley PR6 8HN.

Enforcement Notice quashed 2 June 2023.

ENFORCEMENT APPEALS WITHDRAWN

None

Report Author	Ext	Date	Doc ID
Adele Hayes	5228	5 August 2023	***