

30 March 2011

Dear Councillor

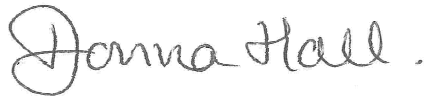
**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 29TH MARCH 2011**

The following report was tabled at the above meeting of the Development Control Committee.

**Addendum (Pages 1 - 4)**

Report of the Director of Partnerships, Planning and Policy (enclosed)

Yours sincerely



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ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Partnerships, Planning and Policy	Development Control Committee	29.03.2011

ADDENDUM
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**ITEM 4a - 11/00100/FUL- Chisnall Playing Fields, Chisnall Lane, Coppull**

The recommendation remains as per the original report.

Paragraph 3 of the report should read: -

**Reason for bringing the application to Committee.**

3. The application is recommended for refusal, a letter of objection has been received and there is significant public interest in this application. It is considered appropriate to refer this application to the Committee for their determination.

**Applicant's Case.** The applicant would like it be added to their case at Paragraph 11 that the nature of the greenbelt where the extension is proposed is 'made' ground and there are vast industrial style buildings (at Staveley's Eggs) close by.

**Letters of Support.** Five further letters of support have been received, mostly on the same grounds as already detailed in the report but also on the following additional grounds:

- The proposal would not detract from the area, which is already next to a chicken farm and BMX track, the proposal would only add to the appearance of the site;
- A gymnasium facility is best practice as although rugby is a great sport it is potentially dangerous unless players are given the facilities/equipment needed to development the appropriate fitness level.

**A consultation response has been received from Council's Parks & Open Spaces Manager.** They state that they are aware of the on-going success of Chorley Panthers A.R.L.F.C and the service they provide to the sporting community, they also appreciate the need they have for additional changing accommodation for ever-growing number of teams and players an they have no objection to their request to provide more changing rooms. However, they note that in the heart of the proposed structure they have also made reference to a gymnasium. Again, they can fully understand the benefit of having a purpose-built facility on site to allow players to recover from injury or develop muscular/cardiovascular strength under the supervision of club officials. While in principle they support provision of these facilities, collectively they question if the need for on-site indoor training/rehabilitation facilities is more desirable than essential to the club.

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**ITEM 4b- 10/01110/REMAJ- Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lane, Euxton Lane, Euxton****The recommendation remains as per the original report**

Paragraph 27 of the original report states that the levels will be addressed within the addendum. The layout plans have been amended to incorporate the levels and the levels are considered to be acceptable.

To take into account the above the following conditions have been amended as follows:

**Condition 10:** The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

**Condition 1:** Has been amended to incorporate the amended plans.

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**ITEM 4c-10/01081/FUL- Land adjacent to Back House Barn, Mawdesley****The recommendation remains as per the original report.**

At the previous Committee (8 March 2011) there was some discussion in relation to the structure of the buildings, and a request for method statements was made.

Method statements have now been received, for both buildings. There have also been appendices provided, to the previous structural survey reports. The appendix to the report for Building 1 concludes that the building is suitable for conversion for the following reasons:

1. There is no sign of differential settlement affecting the building.
2. The walls are constructed as cavity walls and are quite robust and free of cracks.
3. The roof structure will be replaced.

The appendix to the report for Building 3 concludes that the building is suitable for conversion for the following reasons:

1. There is no sign of differential settlement affecting the building.
2. The walls are constructed as cavity walls and are quite robust and free of cracks.

The method statements and appendices to the original report provide further evidence that the buildings are capable of conversion. It is suggested that Condition 5 is reworded, to include reference to the reports, and reads as follows:

**Condition 5:** 'The permission hereby granted is for the conversion of the existing buildings only and does not imply or grant consent for any demolition and rebuilding of any external walls of the building, as outlined in appendix to structural report for building 1, appendix to structural report for building 3, method statement for conversion of building to dwelling-building 1 and method statement for conversion of building to dwelling-building 3, received on 22 March 2011'

*This will ensure that only the existing buildings are used and remain in the position that they are located, therefore retaining the openness of the Greenbelt.*

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**ITEM 4e- 10/00735/OUTMAJ - Land 110m West Of Coppull Enterprise Centre, Mill Lane, Coppull, Lancashire****The recommendation remains as per the original report**

A further letter has been received from Bizspace setting out the following issues:

The proposed legal agreement between Bizspace and the applicant (separate to the Section 106 agreement not involving the Council) relating to the setting out of the car park on the land retained by Bizspace has not yet been concluded although there have been efforts on both sides to make this happen in time for the Development Control Committee meeting this evening.

As it currently stands, the land which Bizspace will retain is used as a car park but it is not formally laid out and this restricts the number of car parking spaces available. It is intended that the proposed legal agreement between Bizspace and the applicant will require the applicant to formally lay out the retained land as a car park to an agreed specification prior to development, thereby creating sufficient spaces for the centre.

Until this is in place as operators of the business centre, Bizspace remain very concerned that once the development takes place, the business centre and the businesses within it could suffer adversely from a lack of parking and that this will have a knock on effect on the attractiveness of the location for our SME customers.

The applicant's agent has responded to the Bizspace letter as follows:

As stated by Bizspace, a great deal of effort has been made to try and have a legal agreement in place in time for the committee. This is now very close to completion but will take a few more days to get signed.

Whilst this is a private matter rather than a planning one as the development will not affect the car park (as per para 30 of the report to committee), it is confirmed that the applicant is fully committed to formally lay out the car park as described by Bizspace and is happy for this to go on record.

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