

5 October 2011

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 4TH OCTOBER 2011

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following report that was unavailable when the agenda was printed.

Addendum (Pages 1 - 4)

Report of the Director of Partnerships, Planning and Policy (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

Distribution

1. Agenda and reports to all Members of the Development Control Committee.

This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515118 to access this service.

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون
کیجئے: 01257 515823

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	4 October 2011

ADDENDUM

ITEM 4a- 11/00635/FUL - Golden Lion Hotel, 369 Blackburn Road, Higher, Wheelton, Chorley, Lancashire, PR6 8HP.

The recommendation remains as per the original report.

The following condition is proposed:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide information on:

- The details and position of the site compound including the parking of vehicles of site operatives and visitors;

Reason: To ensure the site compound and associated parking is located to minimise disruption to neighbouring properties and ensure that sufficient parking for the pub remains.

ITEM 4e – 11/00581/COU – Lancaster House Farm, Preston Road, Charnock Richard, Lancashire, PR7 5LE.

The recommendation remains as per the original report.

No further letters of objection or support have been received concerning this application.

The following consultee response has been amended from the original report: -

Parish Council raises no objections to the application provided a condition is attached that should the use cease, the building will revert back to agricultural use.

LCC (Highways) have also now made comments on the application. No objections are raised to the application subject to a condition requiring the hedgerow to be maintained at a maximum height of 750mm above the crown level of Preston Road. However, in the consultation response, **LCC (Highways)** state that there have not been any accidents along this stretch of Preston Road which would indicate that the access is operating safely. Also, agricultural activity is still being undertaken at the site that would generate traffic that could be slower moving than that associated with the fencing and garden furniture workshop. There is also a course fishing lake at the

site and a furniture workshop so on this basis, it is not considered reasonable to require the hedgerow to be reduced in height to 750mm above the crown level of the road in the interests of highway safety.

The original report has been amended as follows:

Paragraph 14 has been amended as follows:

14. The proposed use of the building is for the production of fencing panels and garden furniture workshop and is capable of occupation without any external alterations to the building. The previous use of the building is agricultural and was used in connection with the agricultural operation at the site. The nature of the business has now resulted in the farmer diversifying the nature of operations at the farm, hence the current change of use application.

Paragraph 21 has been amended as follows:

21. Policy EC10 states that Local Planning Authorities should adopt a positive and constructive approach towards applications for economic development and planning applications that secure sustainable economic growth should be treated favourably.

The following condition has been added: -

Within 3 months of the date of the permission hereby granted, a plan detailing an external storage area for goods and materials shall have been submitted to and approved in writing by the Local Planning Authority and within one month of the date of the approval of the plan, all external storage of goods and materials shall cease on the site other than in the area detailed on the approved plan.

Reasons: In the interests of the openness of the Green Belt, to define the permission and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.

This condition has been added to ensure that the storage of goods and materials is controlled thus securing storage in the most appropriate location that will have the least impact on the openness of the Green Belt.

The following condition has been amended to enable external storage in the approved area: -

No materials or equipment associated with the use hereby permitted shall be stored on the site other than inside the building and in the approved external storage area.

Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.

The following condition is amended to reflect the amended location plan submitted which includes a blue edged area to enable an external storage area to be provided in relation to external storage condition detailed above: -

The approved plans are:

Stamp-dated:	Title:
17 August 2011	Site Plan
3 October 2011	Location Plan

Reason: To define the permission and in the interests of the proper development of the site.