
Chief Executive's Office

Please ask for: Dianne Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 22 August 2006

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 22ND AUGUST 2006

These items were tabled at the meeting of Development Control Committee held on Tuesday, 22nd August 2006

Agenda No Item

13. **Addendum** (Pages 1 - 4)

Tabled at the meeting.

Yours sincerely



Chief Executive

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

COMMITTEE REPORT

REPORT OF	MEETING	DATE	ITEM NO
DIRECTOR OF DEVELOPMENT AND REGENERATION	DEVELOPMENT CONTROL COMMITTEE	22/08/06	

ADDENDUM

ITEM A.1 – 06/00640/FULMAJ – Rectory Farm, Croston

Since writing the report this application has been withdrawn.

ITEM A.2 – 06/00658/FULMAJ - Part Parcel F, Main Street, Buckshaw Village, Whittle le Woods

Since writing the report this application has been withdrawn.

ITEM A.3 – 06/00676/REMMAJ - Parcel H7 Buckshaw Village Euxton Lane, Euxton

An additional condition is proposed:

The approved plans are:

Plan Ref.	Received On:	Title:
BV-H7-11-02-002	03 August 2006	Site Layout
205629/206	03 August 2006	Large Refuse Vehicle Swept Path
Design Statement	14 August	Design Statement Buckshaw Parcel H7

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

ITEM A.4 – 06/00678/REMMAJ – Parcel H6A, Lancashire Drive, Buckshaw Village, Whittle-Le-Woods

Since writing the report this application has been withdrawn.

ITEM A.5 – 06/00666/OUTMAJ – St Marys Church Hall, Lawrence Lane, Eccleston

Since writing the report this application has been withdrawn.

ITEM B.1 – 06/00716/FUL – Gardeners Cottage, 83 Rawlinson Lane, Heath Charnock

An amended reason for refusal is proposed:

The proposed agricultural building would constitute inappropriate development in the Green Belt, on the basis that there is no justified agricultural need for development of that scale. Furthermore, the development is harmful to the visual amenity of the Green Belt by reason of its design, scale, external appearance and siting. The

proposal is therefore contrary to Planning Policy Guidance Note 2: Green Belts, and policies DC1 and EP7 of the Adopted Chorley Borough Local Plan Review.

British Waterways have no comments in relation to this application.

In response to the report produced by the County Land Agent, the agent wishes to point out that it fails to mention the proposed expansion of the sheep flock, to which reference was made at the site meeting.

The County Land Agent has provided additional comments which address the main issues raised by the agent. These are as follows:

- The sheep will be housed for only a few weeks of the year;
- The applicant has stated he will continue to use an existing building for lambing and storage;
- It would be unlikely that the applicant would be able to produce more than 2000 bales. The applicant did not mention any intention to increase hay production or develop a business to sell the extra hay;
- The approach taken by the County Land Agent is in line with that taken by the Planning Inspectorate, which has stated that need, design and siting should be considered for agricultural buildings;
- It is debateable as to whether there is any agricultural business at the holding as the agricultural activities relate principally to a hobby activity;
- Whilst the report fails to mention the proposal to increase the number of ewes to 65, these can be accommodated in the existing building.

After taking into account the above points, this does not alter the recommendation on either the planning application or enforcement reports.

ITEM B.2 – 06/00758/FUL – Little Acorns Nursery, 34 Sheep Hill Lane, Clayton-Le-Woods.

Clayton-le-Woods Parish Council – No Comments received.

Should say 4 letters of objection received.

ITEM B.3 – 06/00794/COU – 304 The Green, Eccleston

The applicant has provided further information in support of the application and outlining their personal circumstances:

The property has not been used as a retail outlet since October 1992; it became a non-viable entity as changes took place in the village and retail business and community related services were being encouraged and given incentives to move to the Carrington Centre.

The property is in a state of disrepair as it has not been maintained, hence the reason that there has never been any one interested in renting it. Also there are no facilities i.e. toilet, wash basin, there is no parking at the front due to the double yellow lines and no rear access. There is only one supply of water, gas and electricity for the whole building. The basement is continually under water causing the property to be damp. The whole of the front requires rebuilding and if change of use is not permitted it will have to remain in its current unsightly state.

The policy that we have been referred to did not come into being until 2001 and is due to run until 2016. As the shop was not running as a business at the commencement of this policy, I think it would be unfair for it to be adhered to in the above circumstances.

Eccleston Parish Council have also submitted representations in support of the application, stating the proposed development will enhance the visual amenity of the property and the appearance of the proposed frontage is in accordance with the Village Design Statement.

The implications of existing planning policy are acknowledged, however in reality the Parish Council state that the premises as a shop has been lost to the village for a large number of years and even when it was open only a small proportion of the building was used.

Notwithstanding the above, the recommendation remains as per the report on the main agenda.

This page is intentionally left blank