

---

**Chief Executive's Office**

Please ask for: Dianne Scambler  
Direct Dial: (01257) 515034  
E-mail address: @chorley.gov.uk  
Date: 12 December 2006

---

**Chief Executive:** Donna Hall

---

**Chorley**  
Council

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 12TH DECEMBER 2006**

These items were tabled at the meeting of Development Control Committee held on Tuesday, 12th December 2006

**Agenda No    Item**

9.     **Addendum** (Pages 1 - 2)

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	12/12/06	

## ADDENDUM

### **ITEM A1 Erection of 77 dwellings and associated works, 06/01056/FULMAJ**

Correspondence has been received in response to the amended plans from the local resident that originally objected to the scheme. They state that the latest proposal looks fine and they are happy for the application to proceed as it addresses the shortcomings of the first submission.

### **ITEM B1- Retrospective application for the erection of a detached garage. 06/01224/FUL**

Anderton Parish Council have no further comments to add to those already submitted for the previous applications. The objections are as follows:

- The conversion of the barn would appear contrary to Green Belt policy on rural building conversion DC7A
- The existing farmhouse and pigsty are listed buildings representative of early 18th Century farmhouse construction. The extent of the proposed development would not permit the architectural value to be preserved
- Although not listed, the adjacent barn is an integral part of the farm dwelling and its conversion to residential use would further detract from the significance of the farmstead
- The establishment of an additional dwelling at this location has the potential to further increase vehicle access from New Road, which is already a road traffic concern.

The Parish Council are also concerned about the extent of work, which occurred on site to both the barn and farmhouse prior to the deadline for submission of planning comments.

### **ITEM6 TPO Report- No. 5 (Abbey Village) 2006**

Further comments have been received from the owner of the property to which the TPO relates

- There is no mention of the fact that the tree is only 1 metre from the wall of 2 Lilac Avenue. This is critical information to consider and forms the cornerstone of the objections raised. Would anyone on the committee be happy about a 50 foot tall tree being 1 metre from the wall of their property?

- There is no mention of the fact that the tree is approximately 0.5 metres from the course of the main drain from my property. Again this is a critical piece of information missing.
- The report quotes the council's Arboricultural Officer commenting that the tree "was in good condition with no obvious defects and even though it was close to the garage, there was no sign of cracking or subsidence". The report does appear to have been slightly selective in quoting the Arboricultural Officer as he also stated "I see the cause for concern here. The tree is within a metre of the garage and it could cause problems in the future" and "Although the tree is healthy, due to its location I am unsure that it warrants a TPO" (email dated 18/7/06). Whilst I appreciate that the Arboricultural Officer's view should not be the primary basis for any decision I do feel that if his comments are to be included then they should be included in their entirety.

In addition to the list of objections within the report omitting any mention of the tree's specific location my other concern is that the sequence of the list does not represent the relative importance of the points of objection. The first point on the list relates to the tree blocking out sunlight which is probably the weakest of all the listed objections and was certainly not the first point mentioned in our objection letter. If I was reading the report and saw that this was the first objection I'd be tempted to move swiftly on to endorsing the recommendation. I wouldn't suggest that the list has been structured to achieve that objective but it certainly doesn't highlight or prioritise the critical objections relating to potential damage to property and drains.

Whilst I fully support the Council's aims for a greener Chorley (and stand by my husband's offer to replace the tree) I am firmly of the opinion that a full appreciation of the facts could allow a common-sense decision to be made.

When considering the placing of a TPO both the health of the tree and its visual impact are a prime consideration. In this case the tree is healthy and makes a significant contribution to the character of the conservation area. No factual evidence has been submitted to indicate that the tree is damaging the garage, certainly the Council's Arboriculturalist found no signs of any damage at the time of his visit. The fact that the tree is only one metre away from a garage wall does not necessarily mean that there will be structural damage. Many trees exist in close proximity to buildings and other structures without causing structural damage.

No additional comments have been provided which would alter the recommendation put forward to confirm the TPO.