

Site Inspection Sub- Committee

Agenda and Reports

For consideration on

Friday, 17th November 2006

At buildings base of Chimney, Withnell Fold, Withnell



Chief Executive's Office

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Date: 9 November 2006

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

Site Inspection Sub-Committee - Friday, 17th November 2006

You are invited to attend a meeting of the Site Inspection Sub-Committee to be held on Friday, 17th November 2006 for which an agenda is set out below. **Members requiring transport should assemble in the reception office at Union Street Offices no later than 1.45pm.** Members are also requested to wear suitable footwear.

The Sub-Committee is requested to meet at the site of the Chimney, Withnell Fold Mill, Withnell Fold, Withnell at 2.00pm.

The Councillor's representing Wheelton and Withnell Ward are invited to attend the site.

Please be aware that the suggested time, tabled for the visit is an approximate and may vary. It may not be possible to adhere strictly to the times stated.

AGENDA

1. **Apologies for absence**
2. **Declarations of Any Interests**

Members of the Sub-Committee are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct. If the personal interest is a prejudicial interest, then the individual Member should not participate in a discussion on the matter and must withdraw from the Council Chamber and not seek to influence a decision on the matter.

3. **Minutes (Pages 1 - 2)**

To confirm as a correct record the minutes of the Site-Inspection Sub Committee held on 17 July 2006 (enclosed).

4. **Planning application 06/00838/FUL (Pages 3 - 10)**

To visit and inspect the site deferred retrospective planning application for the construction of a first floor extension above existing ground floor building, with existing approval of office use at base of Chimney, Withnell Fold Mill, Withnell Fold, Withnell.

The application was deferred at the last Development Control Committee meeting on 17 October 2006. A copy of the report of the Director of Development and

Continued....

Regeneration including the representations that were made on the addendum at this meeting have been attached for information.

The two Ward Councillors who are not Members of the Site Inspection Sub-Committee are also invited to attend the Site Inspection and take place in the discussion.

5. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Chief Executive

Distribution

1. Agenda and reports to all Members of the Site Inspection Sub-Committee (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Thomas Bedford, Miss June Molyneaux, Daniel Gee and Ralph Snape) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Dianne Scambler (Democratic Services Officer) and Ruth Hawes (Democratic Services Officer) for attendance.
3. Agenda and reports to Mrs Iris Smith (Wheelton and Withnell Ward) and Shaun Smith (Wheelton and Withnell Ward) for attendance.

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

01257 515823

کیجئے:

Site Inspection Sub-Committee**Monday, 17 July 2006****Present:** Councillor Harold Heaton (Chair), and Councillors Thomas Bedford and Daniel Gee**Officers in attendance:** Wendy Gudger (Development Control Manager), Cookson (Planning Assistant) and Dianne Scambler (Democratic Services Officer)**Also in attendance:** Councillors Michael Muncaster (Ward Representative)**06.SI.22 APOLOGIES FOR ABSENCE**

Apologies for absence were received by Councillor David Dickinson (Vice-Chair) and Councillor Raph Snape.

06.SI.23 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

06.SI.24 MINUTES

RESOLVED – That the minutes of the meeting of the Site Inspection Sub-Committee held on 22 May 2006 be confirmed as a correct record and signed by the Chair.

06.SI.25 PLANNING APPLICATION 06/00469/FUL

The Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee. The retrospective planning application sought permission to retain the formation of a pitched roof over an existing first floor flat roof dormer, at 57, Lancaster Lane, Clayton-Le-Woods.

The dormer is centred on the front roof plane, facing onto Lancaster Lane. The roof exceeds the height of the ridgeline by 0.6 metres and is therefore contrary to the Council's Supplementary Planning Guidance on House Extension Design Guidelines.

The property is set back from the highway by approximately 18 metres, and is relatively well screened by vegetation. However due to the bulk of the pitch roof and its siting above the ridgeline of the dwelling house, it is clearly visible within the street scene and Members felt it was an overly prominent and obtrusive feature, out of keeping with the character of the house.

The application was viewed from both the front and side aspects of the development and the views of the Ward Councillors were considered.

Although the Members of the Sub-Committee acknowledged that the owners had tried to make the development look aesthetically pleasing by painting the cladding in a colour to match the frames and eaves over the two front bay windows, it was still against planning policy and if allowed to remain, would set a precedent.

RESOLVED – That the Development Control Committee refuse the retrospective planning application 06/00469/FUL for the following reason:

The proposed extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan

Review by reason of its design and external appearance, The proposed extension is overly prominent, poorly related visually to the existing dwelling, and detrimental to the street scene and the area as a whole.

Chair

Item	06/00838/FUL	Refuse Full Planning Permission
Case Officer	Mr David Stirzaker	
Ward	Wheulton And Withnell	
Proposal	Proposed additional floor above existing ground floor building, with existing approval for office use	
Location	Buildings At Base Of Chimney Withnell Fold Mill Withnell Fold Withnell PR6 8BA	
Applicant	Primrose Holdings 1995 Ltd	
Background	This application relates to a small single storey building at the foot of a chimney. The application site is within the Withnell Fold Conservation Area adjacent to Withnell Fold Mill. The building and chimney is just south of the said Withnell Fold Mill and is on the Council's list of Locally Important Buildings.	
Proposal	This application proposes a first floor extension to the existing single storey building at the base of the chimney and the use of the resultant building as offices. The proposal involves lifting the eaves and ridge of the building by a height of 2.5m. A window is proposed in the gable end and the side elevation at first floor level and three rooflights are proposed in the rear roof plane. No car parking is proposed and the application forms state that parking is available within the Withnell Fold site adjacent to the application building.	
Policy	GN5: Design and Landscaping DC1: Green Belts DC7A: Conversion of Rural Buildings in the Green Belt EM2: Industrial/Business Development HT7: Conservation Areas HT10: Locally Important Buildings TR4: Highway Development Control Criteria Policy 7 of the Joint Lancashire Structure Plan: Parking Standards SPG: Conversion of Rural Buildings in the Countryside	
Planning History	Planning permission was granted in (02/00057/FUL) for the conversion of the single storey building at the base of the chimney to an office. Works to implement this permission, comprising of the refurbishment of the chimney, have commenced.	
Representations	Two letters have been received from the occupiers of the following properties, the contents of which can be summarised as follows: - <ul style="list-style-type: none"> • The re-use of the existing building as offices is welcomed as is the refurbishment of the chimney • Doubling the height of one of the oldest and most prominent buildings in the Conservation Area will impact on its nature and character • Scale of proposal not consistent with re-use of buildings in such areas and would set a precedent 	

- Chimney should not be brought back into use at any cost
- The chimney and building is how it was when built 150 years ago by Thomas Parke
- There is no provision for parking and the access road is very narrow
- The application is fully supported
- Current work on the chimney is looking good and offices at the base would make a fantastic gateway for the people who live, work and visit Withnell Fold, the canal and Conservation Area
- The applicants are well regarded for their superior build quality and sympathetic designs that blend well with existing structures
- Offices would not be out of place given it is adjacent the existing industrial operations carried out at the mill
- The extra traffic would not make any noticeable difference to the volume of vehicles
- Until the Mill can be fully converted into residential and/or industrial use, this application is one step closer to the regeneration Withnell Fold Mill deserves

Consultations

British Waterways raise no objection to the proposal

LCC (Highways Area South) make no comments as the proposal is outside of the core area.

LCC (Highways) do not raise any objections to the proposal.

The Council's Conservation Officer raises an objection to the application citing the following reasons: -

- The proposal would be inappropriate within this attractive group of buildings, as well as Withnell Fold Village itself
- The chimney and adjoining building are likely to be listed some time in the future as they are of industrial archaeological value and the proposed scheme would severely reduce this value and would divorce the small building from its adjoining chimney in terms of historical context and relevance
- If the small building were to be altered it would come to dominate the immediate neighbours, when at present it is of a more ancillary status
- An alternative scheme would be to raise the eaves height by 1m – 1.5m so as a first floor office can be created between the two trusses although it may be necessary to excavate the floor to make up for the deficiency
- To favour the proposal would be contrary to the Council's duty to preserve and enhance the Conservation Area

Assessment

The main issue is the impact of the extension on the character and appearance of the Withnell Fold Conservation Area, the openness of the Green Belt, Traffic and Parking and residential amenity.

Turning to the first issue, as detailed, the Council's Conservation Officer has objected to the proposal. It is considered that the

extension would be inappropriate within the attractive group of buildings as well as for Withnell Fold village itself. It is also stated that the chimney and adjoining building are likely to be listed in the future as they are of industrial archaeological value. The extension would severely reduce this value and would divorce the small building from its adjoining chimney in terms of historical context and relevance. The altered building would also dominate the adjacent buildings, when at present it is of a more ancillary status. The development would therefore be contrary to Policy Nos. HT7 and HT10 of the Local Plan Review.

An alternative has been offered to the applicant by the Council in that it was suggested the eaves and ridge height be increased by about 1m to 1.5m so as a first floor can be created between the two trusses. However, the applicant has explored this and has advised it is not feasible.

In terms of Green Belt impact, whilst there is an extant permission for the conversion of the building to an office, this does not propose any extensions to it. Whilst it is noted that the building is part of the Withnell Fold Mill built development, the applicant has not forwarded any very special circumstances as to why the first floor extension should be permitted as only very minor extensions are normally allowed to such buildings in the Green Belt as part of a conversion scheme. The development would therefore be contrary to Policy Nos. DC1 and DC7A along with the objectives of the Conversion of Rural Buildings in the Countryside SPG.

Turning to the matter of highway safety, LCC (Highways) do not raise any objections to the application. In terms of residential amenity, it is not considered that the development will harm the amenities of the occupiers of the adjacent properties.

Conclusion

On the basis of the above, it is recommended that planning permission be refused, as the proposed first floor extension would result in detrimental harm to the character and appearance of the Withnell Fold Conservation Area and the existing building and chimney hence would be contrary to Policy Nos. HT7 and HT10. The applicant has not forwarded any very special circumstances in support of the application setting out why planning permission should be granted for a development which is contrary to Green Belt policy hence the proposal is considered to be contrary to Policy Nos. DC1, DC7A and the Conversion of Rural Buildings in the Countryside SPG document.

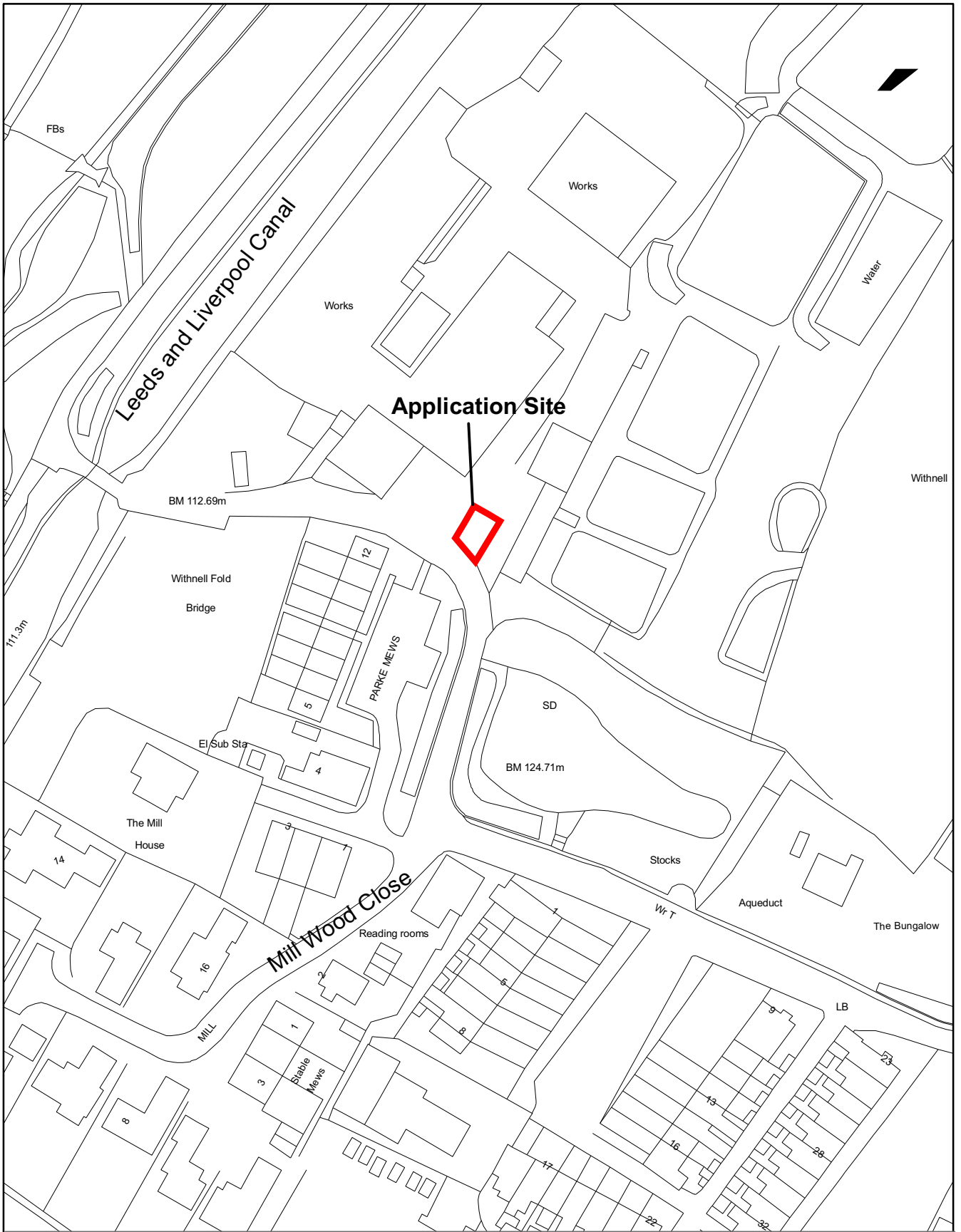
Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed first floor extension by virtue of its design and scale would result in detrimental harm to the character and appearance of the Withnell Fold Conservation Area and that of the application building, which is Locally Listed. As such, the development is contrary to Policy Nos. HT7 and HT10 of the Adopted Chorley Borough Local Plan Review.

2. The application property is located in the Green Belt wherein new development is strictly controlled. The proposal involves a substantial extension to an existing building as part of a conversion scheme. No very special circumstances have been forwarded to justify such an extension hence the proposal is contrary to Policy Nos. DC1 and DC7A of

the Adopted Chorley Borough Local Plan Review and the Adopted Supplementary Planning Guidance (SPG) document on the Conversion of Rural Buildings in the Countryside.



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
06/00838/FUL

Grid Ref:

Scale:
1:1,250

Agenda Item No.
D. 1

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COMMITTEE REPORT

REPORT OF	MEETING	DATE	ITEM NO
DIRECTOR OF DEVELOPMENT AND REGENERATION	DEVELOPMENT CONTROL COMMITTEE	17/10/06	

ADDENDUM

ITEM D1 – 06/00838/FUL - Proposed additional floor above existing ground floor building, with existing approval for office use

This item has not been determined and is to be determined at this meeting of the Development Control Committee. The report can be found on the main agenda under Item D1.

Following preparation of the report, a further letter of objection has been received, the contents of which can be summarised as follows: -

- The road leading to the offices is not adequate to take the traffic already using it and any further increase will certainly affect the villagers right to access to their properties
- Congestion in the morning and evening are reaching dangerous levels and it will not be in the interests of the village to increase traffic flows
- Withnell Fold is a Conservation Area with the mill at its heart and any alterations to the chimney would move the village in the wrong direction and would not be a good message for any villager who may want to alter their cottage in a way that is not beneficial to Withnell Folds historic standing

The applicant has submitted additional information in support of the application. This can be summarised as follows: -

- The Council two years ago joined in and commissioned a feasibility study which supported regeneration
- The renovation and improvement of the building will be a nucleus for the rest of the site
- Reduction of floor level and increase in height goes no way to allowing useable space, as Building Control requirements make this completely impractical
- In the group of buildings that it stands, the building is 4.5m high whilst the adjacent building is 10.9m high
- The fact that the conservation team has gone some way to allowing the height to be increased means the principle is established and if the building is not usable then the works will not be viable and not therefore carried out
- The application proposes raising the roof height by 2.4m with roof lights and these already exist today in the roof structure

- The road referred to by one of the objection letters is in the applicants ownership/control via one of their companies and the extra parking requirements above that allocated on the original planning permission does not present a problem as the site is control by the applicant through one of their companies

The applicant also states that the proposal is in accordance with Policy Nos. DC1, DC7A, HT7 and HT10 and refers to how the development meets the particular criteria set out in each Policy.

The contents of the additional letter of representation and the applicant's additional supporting information have been duly noted. However, the recommendation is still that planning permission should be refused.