

Site Inspection Sub- Committee

Agenda and Reports

For consideration on

Monday, 12th March 2007

At Land off Heapey Road, Heapey, Chorley

At 11.00 am



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Chief Executive's Office

Please ask for: Dianne Scambler
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Date:

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

SITE INSPECTION SUB-COMMITTEE - MONDAY, 12TH MARCH 2007

You are invited to attend a meeting of the Site Inspection Sub-Committee to be held on Monday, 12th March 2007 for which an agenda is set out below. Members requiring transport should assemble in the reception area at Union Street Offices no later than 10.45am. Members are also requested to wear suitable footwear.

The Sub-Committee is requested to meet at the site, Land off Heapey Road, Heapey, Chorley at 11.00am.

The Councillor representing Pennine Ward is 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. **Minutes (Pages 1 - 2)**

To confirm as a correct record the minutes of the Site Inspection Sub-Committee held on 11 January 2007 (enclosed)

3. **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.

4. **Planning Application 06/01357/FUL (Pages 3 - 8)**

To visit and inspect the site of the deferred retrospective planning application for the erection of a timber shed to the east of an existing block of five stables on land off Heapey Road, Heapey, Chorley

The application was deferred at the Development Control Committee meeting held on 16 January 2007. A copy of the report of the Director of Development and

Continued....

Regeneration has been attached for information.

The Ward Councillor who is not a Member of the Site Inspection Sub-Committee is 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), Neil Higson (Principal Planning Officer) and Dianne Scambler (Democratic Services Officer) for attendance.
3. Agenda and reports to Mrs Marie Gray (Pennine 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**Thursday, 11 January 2007**

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Daniel Gee and Ralph Snape

Officers in attendance: Neil Higson (Principal Planning Officer) and Dianne Scambler (Democratic Services Officer)

Also in attendance: Councillors Mrs Iris Smith (Wheulton and Withnell)

07.SI.30 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors T Bedford and J Molyneaux.

07.SI.31 MINUTES

RESOLVED – That the minutes of the Site Inspection Sub-Committee held on 17 November 2006 be confirmed as a correct record and signed by the Chair.

07.SI.32 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

07.SI.33 OBJECTION TO TREE PRESERVATION ORDER NO. 5 (ABBEY VILLAGE) 2006

The Sub-Committee visited and inspected the location of report that had been deferred by the Development Control Committee. The report was to decide whether to confirm Tree Preservation Order No. 5 (Abbey Village) 2006, in light of an objection that had been received.

The tree in question lies within Abbey Village Conservation Area and as such trees in this area are afforded protection. Any works proposed to such trees must be detailed in an application submitted to the Council. Once the application is received, the Council has a period of six weeks to either allow the works to take place, seek an amended scheme of works or ensure the ongoing retention of the tree by virtue of the issue of a Tree Preservation Order.

An application (06/00690/TCON) to remove the tree was submitted in June of this year by the occupier of 28, Bolton Road to remove the tree, the reason being the potential for damage to the adjacent properties and because of the frequent problems with blocked gutters on the adjoining garage.

The Council's Arboricultural Officer was consulted on the application and commented that the tree was in good condition with no obvious sign of cracking or subsidence. As a result the tree was made the subject of a Tree Preservation Order.

Three letters of objection had been received from the owner of the property and the occupiers of the two adjacent properties. They had several concerns relating to what damage would be caused if the tree were to blow down and what damage was at present being caused to the foundations of the garage.

The tree was viewed from both the front and side aspects of the garden and the views of the Ward Councillor were considered.

The Silver Birch tree is located directly behind the shed of the property and immediately to the side of the garage to the property at the rear. Members expressed concerns that an obvious attempt at pruning the tree sometime earlier had not been done correctly and predicted that although the tree was in a good condition at present, this would probably change if the tree continued to take in water from the top.

They also added that in their opinion the tree did not add any amenity value to the benefit of the public and or contribute to the character and appearance of the locality primarily because of its position within the garden.

RESOLVED – That the Development Control Committee not confirm the Tree Preservation Order No. 5 (Abbey Village) 2006 and allow the works to be undertaken.

Chair

Item B. 2	06/01357/FUL	Refuse Full Planning Permission
Case Officer	Miss Helen Green	
Ward	Pennine	
Proposal	Retrospective planning for timber shed to east of block of stables.	
Location	Land Off Heapey Road Heapey Lancashire	
Applicant	Mr Des Goodram	
Proposal	<p>This application is made in retrospect for a timber shed to the east of an existing block of 5 stables on land off Heapey Road, Heapey, Chorley.</p> <p>Permission was granted on 19th December 2001 for the erection of the stable block. The stable block is constructed from timber with a felt roof and measures 3m x 18m x 3.5m in height.</p> <p>The timber-shed subject of this application is positioned to the immediate east of the existing stable block and is constructed from timber with a felt roof similar to the materials used to construct the adjacent stable block. The shed measures 3.4 metres in width by 9 metres in length and measures 3.4 metres in height from ground floor level to the top of the roof ridge.</p>	
Policy	<p>DC2 – Area of Other Open Countryside EP8 – Development Involving Horses SPG – Development Involving Horses GN5 – Building Design and Retaining Existing Landscape Features and Natural Habitats</p>	
Planning History	<p>01/00883/FUL – Erection of Stable Block for five horses</p> <p>Permission was granted on the 19th December 2001 for the erection of a stable block for five horses. The stable block is located in a field bound by Heapey Road to the west and Heapey Works housing development to the east. The stable block is located to the north end of the field.</p>	
Consultations	<p>Director of Streetscene, Neighbourhoods and Environment - No comment</p> <p>Parish Council – No comments received</p>	
Representations	<p>The applicant has submitted 8 signatures in support of the application from the following neighbours: Lucas House Farm; 1 Heapey House, Heapey Road; 1 Temple Fields, Heapey; 2 Kittiwake Road, Heapey;</p>	

1 Merlin Close, Heapey;
12 Black Brook Close, Heapey;
10 Blackbrook Close, Heapey

The following comments have been made in support of the application:

- The shed is in keeping with the stables;
- The shed is in keeping with the environment;
- The shed is a vast improvement to the area

Assessment

The application site is located in a field bound by Heapey Road to the west and Heapey Works Housing Development to the east. The timber shed is located within an area of Other Open Countryside as defined on the Chorley Borough Local Plan Review proposals map. The timber shed subject of this application measures 3.4 metres in width by 9 metres in length and 3.4 metres in height from ground floor level to the top of the roof ridge. The shed is constructed from timber with a felt roof to match that of the existing stables. The shed is accessed from Heapey Road via the existing access to the stables.

It is considered that the main issues to address are that of the impact of the proposals on Other Open Countryside, neighbour amenity and access.

In accordance with policy DC2 of the Chorley Borough Local Plan Review areas of Other Open Countryside should be protected from unacceptable development, which would harm its open and rural character. Appropriate development in Areas of Other Open Countryside is development for the purposes of agriculture and forestry or other uses appropriate to rural areas. Small scale development for horses is considered to be appropriate in principle in rural areas.

It is considered that the scale and massing of the proposal cannot be considered to be small scale therefore very special circumstances are required in support of the application. The applicant has stated that the shed will be used for storage of hay, bedding and tack equipment. Part of the structure will be used to store a tractor in order to maintain the pasture. The applicant has stated that the tractor and other associated equipment is required to maintain the pasture and to fertilize the field. The applicant has also stated that horses are selective eaters and will not eat plants such as weeds and thistles which are required to be removed from the land by such equipment.

Despite the justification supplied by the applicant the storage of such equipment is not considered to be appropriate development in this area of open countryside and it is unclear as to why a tractor needs to be permanently stored on site. It is considered that the applicant has not provided sufficient very special circumstances in order to justify such a building in open countryside.

Policy EP8 in relation to development involving horses states that the proposal should be of a scale and nature appropriate to the character of the site and the ability of the local environment to absorb the development. The Councils Supplementary Planning

Guidance relating to development involving horses states that in relation to tack rooms and hay stores these should be part of the main stable block and should be of a similar size to an individual stable measuring 3.7m x 3.7m with a maximum ridge height of 3.5 metres. The timber shed measures 3.4m x 9m with a ridge height of 3.4 metres, is detached from the main stable block and is clearly contrary to the Councils Guidance.

The applicant has stated that the shed has been kept to a size, which is reasonably necessary to store consumables and machinery required in association with the stables. The shed is required to be detached from the stables to minimise the risk of fire. It is considered however that a building of such a size and scale is not appropriate in such a location.

An amount of screening is provided to the application site by a number of mature trees located to the north and east of the shed. Screening is also provided to the west of the application site fronting onto Heapey Road. The applicant has also stated that additional screening will be planted to the east and west of the stables. However despite the location of this screening it is considered that the shed is positioned in a prominent position and is highly visible from Heapey Road. It is considered that a proliferation of such buildings in this location will have a detrimental impact on the landscape and the character of the area.

In addition to the above point buildings should be well related to existing buildings in order to minimise the impact on the countryside. Although the timber shed has been constructed close to the existing stables the structure appears unrelated to any residential property and if permission were to be granted for a shed in such a position this would further intensify the use of the land.

Access to the shed is provided from Heapey Road via the existing access to the stables. It is considered that there will be no further impact on highway safety as a result of the development.

In relation to neighbour amenity the closest residential property is located some 40 metres to the east of the application site, it is therefore considered that the development would not have an unacceptable impact on neighbouring property.

It is considered that the proposal is not appropriate development within this rural area and the structure detrimentally impacts on the openness and character of the area. As such it is recommended that the application should be refused.

Recommendation Refuse

Reason for Refusal The proposed development would be located within an area of other open countryside as defined in the Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC2 of the Adopted Borough Local Plan Review as it is not considered to be appropriate development, sufficient very special circumstances have not been provided and the proposal would cause detrimental harm to the openness and character of the open countryside.

The proposed development is contrary to Policy EP8 of the Adopted Chorley Borough Local Plan Review and the Councils Supplementary Planning Guidance Involving Horses, the proposal represents a large building which is detached from the nearby stables and significantly impacts on the openness and character of the area.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed development would be located within an area of other open countryside as defined in the Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC2 of the Adopted Borough Local Plan Review as it is not considered to be appropriate development, sufficient very special circumstances have not been provided and the proposal would cause detrimental harm to the openness and character of the open countryside.
 2. The proposed development is contrary to Policy EP8 of the Adopted Chorley Borough Local Plan Review and the Councils Supplementary Planning Guidance Involving Horses, the proposal represents a large building which is detached from the nearby stables and significantly impacts on the openness and character of the area.
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Jane E Meek BSc(Hons) DipTP MRTPI
Director of Development and Regeneration
Chorley Borough Council

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Application Number:
06/01357/FUL

Grid Ref:
E: 360163
N: 419229

Scale:
1:1,250

Agenda Item No.
B. 2

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