

Site Inspection Sub-Committee

Tuesday, 10 January 2006

Present: Councillor A Lowe (Chair), Councillor R Parr (Vice-Chair) and Councillors K Ball, T Bedford, F Culshaw, D Dickinson and Miss I Iddon

Also in attendance: Councillor Mrs S Walsh (Ward Representative)

06.SI.12 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Heaton (Committee Member) and Birchall (Ward representative).

06.SI.13 DECLARATIONS OF ANY INTERESTS

No declarations of interests were declared.

06.SI.14 MINUTES

RESOLVED – That the minutes of the Site Inspection Sub-Committee held on 16 November 2005 be confirmed as a correct record and signed by the Chair.

06.SI.15 PLANNING APPLICATION 05/01058/FUL

The Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee. The application sought to erect a single storey rear extension to incorporate an extension to the kitchen at the Thyme and Plaice, 37, Wigan Lane, Coppull.

The Development Control Manager pointed out the two main areas of concern. The property was located within the Green Belt and as no special circumstances had been put forward the application was contrary to Policy DC1 and PPG2.

The property was also attached to a row of residential properties and the impact on the occupiers was a consideration. The property had a higher roof height than the attached residential property, number 35, and was set at an elevated position. Therefore the previous rear extension has been and the proposed rear extension would be set at a higher level than the attached properties.

There was the possibility of extending out 1 metre the other way but this would present access problems to the side of the property.

The application was viewed from the rear of the property and the Sub-Committee viewed the existing kitchen area. The Sub-Committee appreciated the need for a larger kitchen facility, but the Chair reminded Members needed to bear in mind appropriate planning policies when making decisions.

Some Members expressed the view that the Authority should be encouraging the development of rural businesses and the views of the Ward Councillors were considered.

It was the consensus view that the proposal would have no detrimental effect on either the Green Belt or the neighbouring residents amenities.

RESOLVED – That the Development Control Committee grant planning permission for planning application 05/01058/FUL, subject to the following conditions:

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture on the existing building.

Reason: In the interests of visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

Chair