
Chief Executive's Office

Please ask for: Mrs D Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 3 January 2006

Chorley
Borough Council

Chief Executive:
Donna Hall

Dear Councillor

A meeting of the Site Inspection Sub-Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 10th January, 2006 for which an agenda is set out below.

The Members of the Sub-Committee and are requested to meet at the site to be visited, at The Thyme and Plaice, 37 Wigan Lane, Coppull at 2.30pm. **Members requiring transport should assemble in the reception office at the Union Street Offices no later than 2.10pm.** Members are also requested to wear suitable footwear.

The Councillor's representing Coppull ward are also invited to attend.

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 - 6)**

To confirm as a correct record the minutes of the meeting of the Site Inspection Sub Committee held on 16 November 2005 (Enclosed).

4. **Planning Application 05/01058/FUL (Pages 7 - 14)**

To visit and inspect the site of deferred planning application for the erection of a single storey rear extension to incorporate an extension to the kitchen at The Thyme and Plaice, 37 Wigan Lane, Coppull and to make a recommendation on the determination of the application to the Development Control Committee.

A copy of the report of the Head of Development and Regeneration on the planning application which was submitted to the Development Control Committee, is attached

Continued....

for information.

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 A Lowe (Chair), Councillor Parr (Vice-Chair), Councillors Ball, Bedford, Culshaw, D Dickinson, T Gray, Heaton, Iddon and Miss Molyneaux) for attendance.
1. Agenda and reports to Head of Development and Regeneration and Development Control Manager for attendance.
2. Agenda and reports to Ward representatives, Coppull (Councillors Ball, Birchall and Walsh) for attendance.
3. Agenda to all Chief Officers for information.

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

یکہئے:

Site Inspection Sub-Committee

Wednesday, 16 November 2005

Present: Councillor A Lowe (Chair), Councillor (none) (Vice-Chair) and Councillors Bedford, Culshaw, D Dickinson, T Gray, Heaton, Miss Iddon and Whittaker

05.SI.06 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Ball and Parr (Committee Members) and Councillors Mrs D Dickinson and S Smith (Ward Representatives).

05.SI.07 DECLARATIONS OF ANY INTERESTS

There were no declarations of interests declared.

05.SI.08 MINUTES

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

05.SI.09 PLANNING APPLICATION 05/00569/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 approval to demolish an existing bungalow and construct a two storey house with detached double garage and workshop and associated external works at the Croftlands, 34, Grape Lane, Croston.

The Development Control Manager reported that the front elevation of the proposed replacement dwelling would be 2m closer to Grape Lane than the existing dwelling but pointed out that there was no set building line along the lane. There is also no set building design within the area and the application conforms with all the relevant policies and guidelines.

The application was viewed from various aspects, including the garden of one of the objectors, and the views of the Ward Councillor were considered.

RECOMMENDED – That the Development Control Committee grant planning permission for planning application 05/00569/FUL, subject to the following conditions:

1. The approved plans are:

Plan Ref.	Received On:	Title:
2473-05-01	16 May 2005	Existing Plans
2473-05-20	27 July 2005	Proposed Street Scene
2473-05-02F	22 August 2005	Proposed Elevations

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC8A, HT3, HT7 and HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

5. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

6. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

7. The existing vehicular access shall be widened in accordance with the Lancashire County Council specification for the Construction of Estate Roads, prior to the occupation of the approved dwelling.

Reason: To maintain the proper construction of the highway and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

8. The garage and workroom hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage and workroom shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. DC8A and HS4 of the Adopted Chorley Borough Local Plan Review.

9. The doors in the south east elevation of the garage shall be side hung and constructed in timber. Side hung timber doors shall be retained at all times thereafter.

Reason: To ensure a visually satisfactory form of development and to protect the appearance of the locality and in accordance with Policy Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

10. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously

submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

05.SI.10 PLANNING APPLICATION 05/00500/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 approval for the construction of tennis court and associated walls, fences and works at The Old Rectory, High Street, Mawdesley.

The Development Control Manager reported that this is an application to lay-out a hard surface tennis court on open land, formally in agricultural use, which has the benefit of planning permission for change of use of agricultural land to extended residential curtilage for the Old Rectory (04/983) whose existing garden curtilage adjoins this land. The application site adjoins open land to the west currently used as the graveyard to St. Peter's Church. The earlier planning permission took away permitted development rights for the use of the land and as such planning permission is required for this development. Also incorporated into the development are details of means of enclosure to both the site and the tennis court playing area as well as landscaping proposals for this area of land – both of which were required by planning condition. These details accompanying the application have been amended since its initial submission. A public footpath immediately abuts the application site. Its route was formally diverted prior to the applicant buying the land and obtaining planning permission for its reuse.

Members were concerned as to what effect the development would have on the openness of the Green Belt. The Sub-Committee viewed the proposed site from various aspects and considered the views of the Ward Councillor.

RECOMMENDED – That the Development Control Committee refuse permission to application 05/00500/FUL for the following reasons:

- 1. The proposed development would impact on the openness of the green Belt by virtue of the hardstanding and fencing required for the construction of the tennis courts and as such would be contrary to policy DC1 of the Adopted Chorley Borough Local Plan Review.***
- 2. The proposed development would impact on the amenities of those visiting the adjoining graveyard where quiet contemplation is currently enjoyed and as such would be contrary to policy EP 20 of the Adopted Chorley Borough Local Plan Review.***

05.SI.11 PLANNING APPLICATION 05/00686/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 approval for the subdivision of an existing dwelling and associated works to form two new dwellings.

The Development Control Manager reported that the application proposes altering the internal layout of the property and dividing the property to create two residential units. The property has an existing two-storey rear extension which was permitted in 1979 (79/00386). The proposal incorporates removing this

extension and rebuilding it on a slightly smaller footprint than the existing extension.

The proposal also incorporates creating parking to the front of the properties for both properties with turning space. The driveway will be covered with Hexapath or similar to create the impression of a grassed area. There is a hedge proposed to the front boundary of the property and hedges at the rear to the rear boundary and dividing the two rear garden areas. It is also proposed to infill the existing pool.

The Chair of the Sub-Committee drew the other Members attention to the fact that the application is located within the Green Belt and the proposal incorporates subdividing the property to create two dwellings. As such the proposal is contrary to Policy DC1 of the Adopted Chorley Local Plan Review 2003 and PPG2: Green Belts. PPG2 states that the use of land (and the re-use of existing buildings) should not harm the purposes and objectives of the Green Belt. It is considered that the intensification of the use would detrimentally impact on the openness and visual amenities of the Green Belt.

The fact that a harm is small is not in itself a positive factor that weighs in favour of the proposal. As such, although the impact of the change of use might not be as significant as other proposals, it still represents inappropriate development that, by its very definition is harmful to the purposes and objectives of the Green Belt.

The Chair also pointed out that the applicant has not put forward any circumstances that are so special that they amount to very special circumstances that outweigh the harm caused by the development and justified change of use and rebuild works. Although the impact of the rebuild is small visually the fact that the harm is small does not make the development appropriate.

The Sub-Committee viewed the application from the front and rear aspects.

RECOMMENDED – That the Development Control Committee approve the application subject to the following conditions:

1. The development hereby approved must be begun within three years of the date of the approval

2. The development hereby permitted shall be carried out in accordance with the revised plans submitted on

Reason: for the avoidance of doubt and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan.

3. Before the development hereby approved is commenced full details of all boundary treatments shall be submitted to and approved by the Local Planning Authority such details as approved shall be implemented in full before the occupation of the dwellings.

Reason: To protect the appearance of the locality and the amenities of adjoining residents and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1 Classes A to E) or any order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and the amenities of adjoining residents and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan.

5. The car parking layout shall be implemented in full before the occupation of the dwellings.

Reason: To protect the interests of users of the highway and in accordance with policy TR4 of the Adopted Chorley Borough Local Plan.

Chair

This page is intentionally left blank

Item B. 6	05/01058/FUL	Refuse Full Planning Permission
Case Officer	Miss Nicola Bisset	
Ward	Coppull	
Proposal	Rear single storey extension. (Re-submission of app no 05/00600).	
Location	The Thyme And Plaice 37 Wigan Lane Coppull LancashirePR7 4BN	
Applicant	Mr G Sever	
Proposal	<p>The application is for the erection of a single storey rear extension to incorporate an extension to the kitchen. The proposal measures 3.815 metres long by 5.67 metres wide by 5 metres high to the pitch of the roof. The proposal also incorporates installing a set of steps leading to the existing kitchen. The proposal will be attached to the rear of the existing kitchen. The existing kitchen and toilets were permitted in 1996, application number 9/96/00222/FUL. Although the internal layout of the approved plans show the kitchen in a different location to where it actually is.</p> <p>The property is an end terraced property attached to residential properties and was originally a public house. The property has a higher roof height than the attached residential property, number 35, and is set at an elevated position. Therefore the previous rear extension and the proposed rear extension are also set at a higher level than the attached properties. To the rear of the property is a car park, where the level of parking will be maintained.</p>	
Planning Policy	DC1- Development in the Green Belt Planning Policy Guidance Note 2: Green Belts	
Planning History	<p>9/96/00222/FUL- Two storey and single storey rear extensions. Permitted May 1996</p> <p>9/05/00600/FUL- Single storey rear extension to form enlarged kitchen, store and staff WC. Refused under delegated powers .</p>	
Applicant's Case	<p>The applicant has submitted two letters in support of the application. One letter from Environmental Services which states that additional kitchen working space would be desirable. The second letter is from the applicant raising the following points as an explanation for the need of the proposal:</p> <ol style="list-style-type: none"> 1) There is increasing demand which at present we are unable to fulfil due to the size of the kitchen which is operating to capacity 2) The restaurant is gaining a local and regional reputation which we want to take advantage of by keeping the business in the area 3) At present the size of the kitchen could have problems meeting any future health and safety regulation compromising the future of the business. A letter from the environmental services supporting this is attached 	

- 4) A successful application and work carried out will enable the business to increase the workforce bringing employment and training to an expanding leisure industry.

Representations

Councillor Ball has requested that the application be determined at Planning Committee

2 letters of objection have been received from neighbours raising the following objections:

- Loss of light during the early part of the day
- Loss of privacy
- Noise and disturbance from the kitchen and the car park to the rear
- The noise includes both verbal and car noise
- Create an eyesore

Consultations

Environmental Services have no objection to the proposal

Assessment

The main issues to consider in respect of this proposal is the impact on the Green Belt and the impact on the neighbours. The first application was refused for both of these reasons. This application has been amended in an attempt to create an acceptable proposal, as set out below.

The property is located within the Green Belt. Clear guidance relating to appropriate development is listed within Policy DC1 of the Adopted Chorley Local Plan Review and within PPG2: Green Belts. Only in very special circumstances will other development be allowed in Green Belt locations. The proposal is not considered to be appropriate development within the Green Belt and the applicant has submitted two letters in support of the development. Both letters confirm that the proposal is desirable although not essential and it is considered that the reasons submitted do not constitute very special circumstances. The proposal is therefore contrary to Policy DC1 and PPG2.

The property is attached to a row of residential properties and the impact on the occupiers of these properties is a consideration. This amended proposal has attempted to reduce the impact of the proposal on the neighbours at number 35 Wigan Lane by moving the extension a further 1.75 metres away from the boundary. The proposal is now located 3.3 metres away from the boundary with number 35. This amendment has reduced the impact on the neighbours however it is considered that the proposal will still detrimentally impact on the amenities of the neighbours in terms of creating an overbearing impact. It is considered that if the proposal was relocated a further metre away from the boundary then this would adequately reduce the impact of the proposal on the neighbours.

The current proposal is considered to be unacceptable. Sufficient very special circumstances have not been submitted with the application to overcome the harm that would be caused to the Green Belt by reason of its inappropriateness and it is considered that the proposal will detrimentally impact on the amenities of the neighbours. The proposal is contrary to Policy DC1 and PPG2: Green Belts.

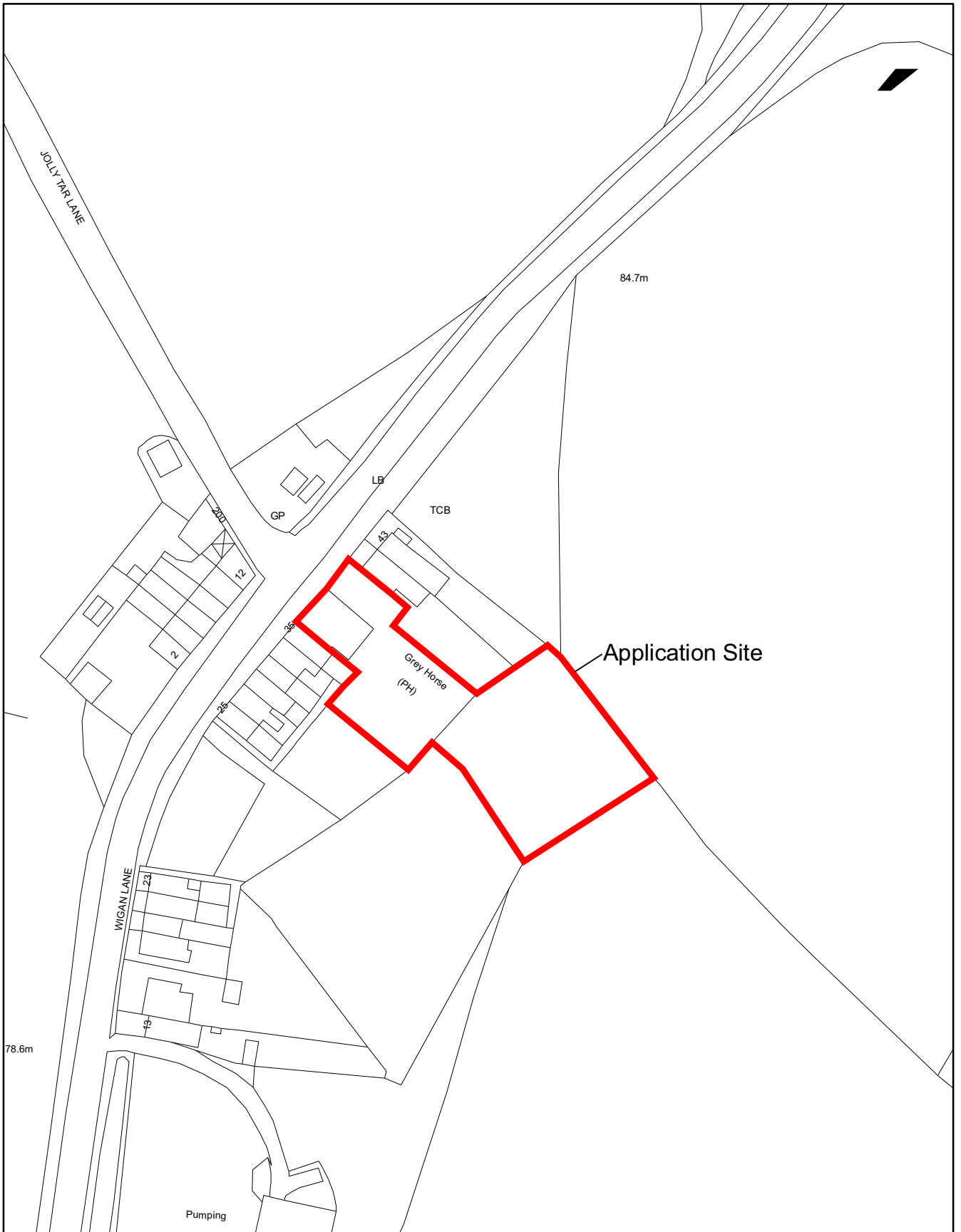
Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed development would be located within the Green Belt as defined by the Adopted Lancashire Structure Plan and the Adopted Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review which seeks to resist extensions to existing buildings which significantly increase their impact on the character and appearance of the Green Belt. The proposed development is not one which is within the cited criteria to Policy DC1 as being appropriate to the Green Belt, whilst no very special circumstances have been proven that would warrant consideration of the proposal as an exception to the application of the provisions of the policy.

2. The proposal, by reason of the siting, height and depth of the proposed extension, would result in a form of development whose massing adjacent to the site boundary with number 35 Wigan Lane would result in an overbearing impact at the rear of this property. This would reduce the level of amenities that the occupiers of number 35 ought to expect to enjoy.

This page is intentionally left blank



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

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

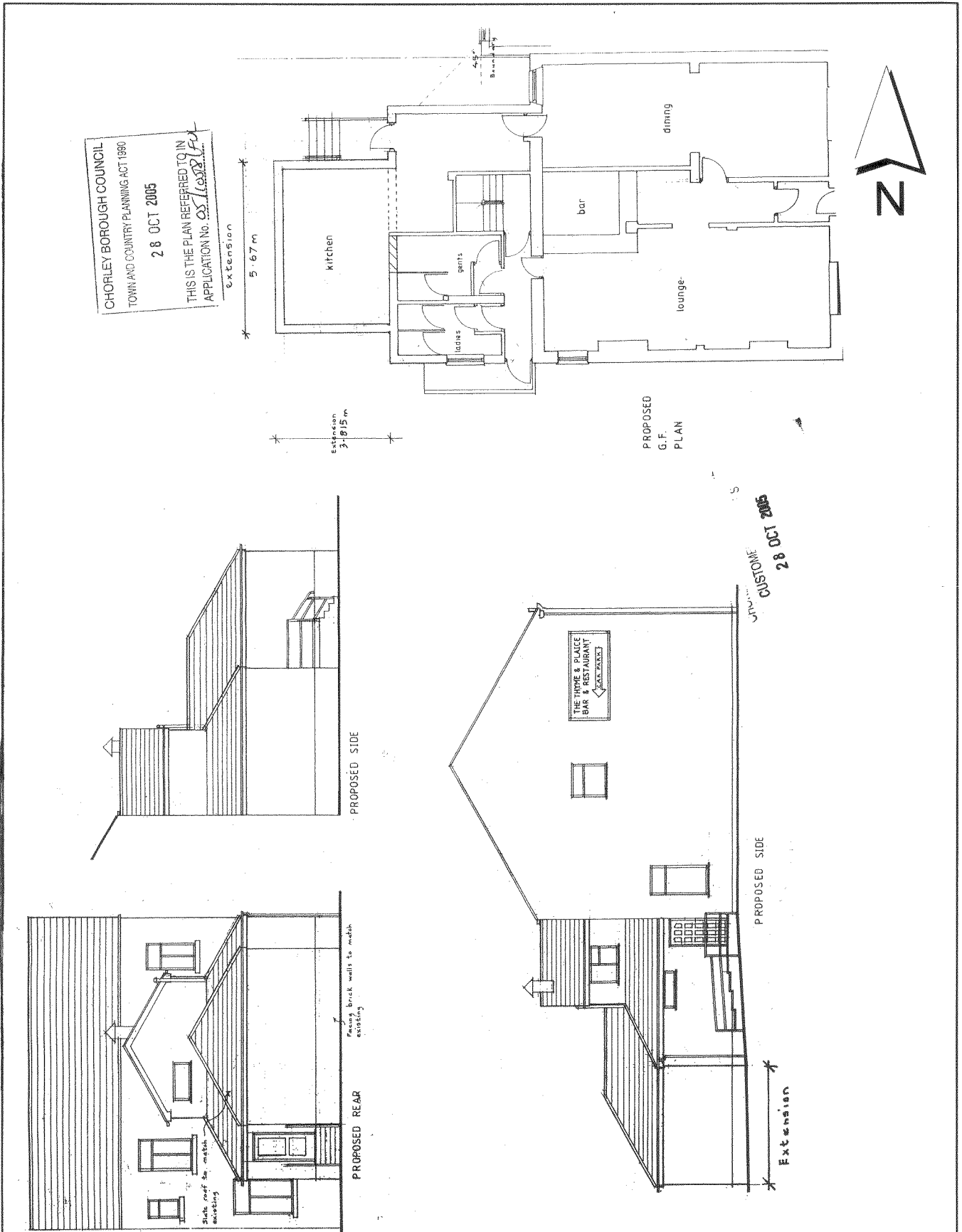
Application Number:
05/01058/FUL

Grid Ref:
E: 358356
N: 412817

Scale:
1:1,250

Agenda Item No.
B. 6

This page is intentionally left blank



<p>Jane E Meek BSc(Hons) DipTP MRTPI Head of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number: 05/01058/FUL</p>	<p>Grid Ref: E: 358356 N: 412817</p>	<p>Scale:</p>	<p>Agenda Item No. B. 6</p>

This page is intentionally left blank