

COMMITTEE REPORT

REPORT OF	MEETING	DATE	ITEM NO
Corporate Director (Business)	Development Control Committee	22/04/09	

ADDENDUM

ITEM 1: 09/00024/FUL – Erection of multi-use games area including provision of 3m steel fencing, tarmac playing surface and access footpaths. Land 80m east of Buckshaw Primary School Chancery Road Astley Village.

The Parish Council have submitted the following document for the Committee's attention:

Astley Village Parish Council

PLANNING APPLICATION FACTS - 09/00024/FUL

1. The Multi Use Games Area project is not an Astley Village Parish Council project. It is a project devised by young residents who were assisted by youth workers to find out what they wanted in the village, and get funding.

Astley Village Parish Council presently has involvement in the project because it was requested to agree to maintain the facility (if built), act as Bankers for the grant fund, and latterly to submit a planning application.

2. Astley Village Parish Council took a majority vote at a meeting on the 7 January 2009 to submit a planning application for the Multi-Use Games Area at the site on Chancery Road

The decision above still stands. Astley Village Parish Council has not revoked or changed this decision.

3. Residents of Astley Village were informed of the position of the Games Area via a newsletter article published in the Parish Council's newsletter in September 2008 (copy below). The article identified to residents a suggested position (the one specified on the planning application) and further, asked for 'views or thoughts' from residents.

A further article was published in the following newsletter, December 2008 (copy below) - this identified again to residents the suggested site and went on to say the issue would go through the planning process.

4. The site location for the Games Area was not chosen by the Astley Village Parish Council, it was offered by Chorley Council as their contribution towards the young people's project. The offered site was then specified in the funding bid to Lancashire County Council and the funds approved against the details of the application bid. The site is more than 14.5 metres from the road edge.

5. The Parish Council was informed that alternative sites had been considered during the period running up to the funding bid being submitted - which were unsuitable and unavailable.

Hall Gate car park - Chorley Council could not give permission for a Games Area to be built on there and the Police did not endorse. Land immediately behind Buckshaw School or on spare land near to Westway on the Westway playing fields was also not acceptable to Chorley Council (landowner) or Police.

6. To reiterate, the position of Astley Village Parish Council still remains that it has taken a majority decision to submit a planning application for a Games Area on the site adjacent to Chancery Road. This application was not rejected by the Statutory Development Control Committee of the Planning Authority but recommended for Approval.

7. The amount of statutory consultation required by a planning application has been exceeded in this planning application:

- The whole of Astley Village were informed of the project and the proposed site location on two separate occasions within the Parish Council newsletter (September 2008 and December 2008).
- Over and above the 'affected' residents being consulted as per planning guidelines, a total of 64 letters were hand delivered on 11 December 2008 to all residents of Harewood, The Baron's Rest, Browns Hey, Banastre, Clough Acre and Millcroft - letter and addresses were submitted with the application.
- Support documents with the planning application included a copy of a Places for People survey of 38 properties and a petition of 62 signatures collected by the young applicants seeking support for the games area.
- Development Control consulted by letter, and public notices, to the affected residents as part of their normal procedures.
- Objections were sent in to Development Control but, the village has a population of over 3,330 people, the quantity of objection letters was minimal, 2%, and cannot reflect a 'majority' view or the whole villages view.

Astley Village Parish Council
20 April 2009

Two further letters of objection have been received raising the following points

- The MUGA is far too near the public house and off-licence
- Chancery Road and the area around it were designed as a 'village', MUGAs are not rural furniture and more akin to City living where there are no open green spaces
- The MUGA should be built into a quiet safe corner of the playing fields away from the school and all the residential buildings that adjoin the perimeter
- The application should be deferred for more consultation with the residents

One additional letter of support has been received.

For Members information at the time of considering the application 83 individual letters of objection were received and three petitions objecting to the MUGA of 14, 10 and 310 signatures respectively. 51 individual letters of support were received and three petitions of 140, 36, and 11 signatures respectively is support.