

REPORT OF DEVELOPMENT CONTROL COMMITTEE

PLANNING APPLICATION 09/00024/FUL – Erection of multi use games area (MUGA) including provision of 3m steel fencing, tarmac playing surface and access footpaths.

1. The site for the proposed MUGA is on a section of public open space on Land 80m East of Buckshaw Primary School, Chancery Road, Astley Village on a piece of flat grass between a footpath leading into the Primary School and to Millcroft and a wooded hollow with the flats of Brown Hey beyond. The MUGA would be of standard dimensions of 24m by 12m with a 3m high fence around the four sides. The fence would be of dark green metal mesh with curved corners and there would be basket ball hoops at each end. Two lean back benches would be set 2m in from the footway on the side of Chancery Road.
2. The planning application was first considered by the Development Control Committee at its meeting on 3 March 2009 and the Committee received representations from an objector and a supporter of the proposals along with updated information about the planning application on an addendum that was circulated at the meeting.
3. The application has been the subject of considerable public reaction both for and against the proposal.
4. The Committee resolved to recommend Council to grant planning permission.
5. The application was required to be determined by the Council under Part B for the responsibility of functions 1(b) as the land was in Council ownership.
6. Council considered the application at its meeting on 7 April 2009. The Chair Councillor Greg Morgan responded to six public questions on the planning application for the MUGA and reported that all Members had been given the opportunity to visit the site of the proposed development ahead of the meeting. The Corporate Director (Business) gave an outline of the application including the location and a description of the proposal, a summary of the objections and supporting comments received, and the impact on the existing space.
7. During the debate some Members expressed disappointment that in view of the controversial nature of the application, the Development Control Committee had not agreed to undertake a site visit prior to making any recommendation on the application.
8. At the conclusion of the debate, the Council resolved that the planning application (09/00024/FUL) be referred back to Development Control Committee for consideration, with a recommendation that the Committee undertakes a site visit to which all other members of the Council are invited.
9. A further site visit was organised in consultation with the Chair and Vice Chair of the Development Control Committee meeting on 16 April 2009 ahead of the next Development Control Committee meeting to which all members of the Council were invited.
10. The planning application was then reconsidered by the Development Control Committee at its meeting on 22 April 2009 and again the Committee received

representations from an objector and a supporter to the proposed developments. An addendum was also circulated at the meeting containing updated information about the planning application that has also been attached to this report for information along with a copy of the report of the Corporate Director (Business) and a location plan that had been received by the Committee.

Recommendation

11. The Development Control Committee recommends the Council to grant planning permission to application 09/00024/FUL for the erection of a multi use games area (MUGA) including provision of 3m steel fencing, tarmac playing surface and access footpaths on Land 80m East of Buckshaw Primary School, Chancery Road, Astley Village 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 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of the perimeter fencing of the MUGA (notwithstanding any details shown on the previously submitted plans 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

4. At the commencement of ground excavations the site shall be inspected for the presence of bluebells and if found the bulbs shall be translocated to an alternative location within the open space as agreed in writing by the Local Planning Authority.

Reason: To secure the preservation of a protected plant species in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

5. Notwithstanding the submitted plans no development shall take place until a scheme of landscaping for the area of land to the north east of the perimeter fence of the Multi- Use Games Area between it and the flats at Brown's Hey has been submitted to and agreed in writing by the Local

Planning Authority. The scheme shall indicate all existing trees on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

COUNCILLOR HAROLD HEATON
Chair of Development Control Committee

Background documents:

Report of Corporate Director (Business)

Addendum circulated at the Development Control Committee meeting on 22 April
Location Plan

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