

REPORT OF DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council meeting, the Development Control Committee has met twice on 27 September and 25 October 2005. This report refers briefly to the more significant planning proposals considered at each meeting.

Meeting held on 27 September 2005

Planning Application 05/00366/FULMAJ

2. We considered the above planning application for the construction of a 9 hole golf course, two fishing lakes and two ancillary buildings for use as a club house and machinery/maintenance store at Moss Side Farm, Bury Lane, Withnell, Chorley.
3. The application had been deferred at the meeting in July for the applicant to try and address some of the strong concerns officers had about the proposal that had resulted in a recommendation of refusal. These matters have been further addressed with revisions and further information submitted.
4. On balance, we, therefore, decided to grant planning permission for the development, subject to completion of the Section 106 Agreement.

Planning Application 05/00674/FULMAJ

5. We were presented with a report of the Head of Planning Services relating to an application for the erection of 16 residential units including conservatory positions with associated roads and drainage on land to the north of Northenden Road with access off Moss Bank, Coppull, Chorley.
6. We noted that although this was an allocated site in the Local Plan and had a previous outline approval, that permission had lapsed in 2004 when reserved matters were not submitted on the outline.
7. As the current housing figures still dictate that supply exceeds the annualised requirement for the Borough and under the requirements of policies there is no justification to grant planning permission in this case.
8. After considering the information in the officer's report we decided to refuse the application.

Planning Application 05/00478/FUL

9. We considered the above retrospective planning application for a single storey rear extension, the conversion of a garage to living accommodation and a single storey front extension at 38 Well Orchard, Clayton-le-Woods, Chorley. The retrospective application seeks to regularise the unauthorised works to the property as the extensions and alterations have not been constructed in accordance with the approved plans granted planning permission in March 2000.
10. The Committee considered that the porch and increased roof height of the rear extension would result in detrimental harm to the character and appearance of the street scene, the residential amenities of the occupier of the adjacent property and set a precedent whereby the Council would find it difficult to resist similar proposals on adjacent properties.

11. After considering the information in the officer's report we decided to refuse the retrospective application and subsequently to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act in respect of the breach of planning control.

Meeting held on 25 October 2005

Planning Application 05/00796/OUTMAJ

12. We considered an application that sought outline planning permission for the residential development of a 3,978 square metre area of land adjacent to, and including, the Talbot Arms Public House on Botany Brow, Chorley.
13. The application site, excluding Talbot Arms Public House, is included in the Chorley Borough Local Plan Review as a site with potential for housing redevelopment. However, the inclusion of the pub premises site, however, is considered acceptable and logical as it will facilitate the development of the whole Botany Brow site frontage.
14. The comments of the Lancashire County Council (Strategic Planning And Transport) suggested that the Council should consider whether there were any material considerations of significant importance to outweigh the policy position established by the housing figures contained in the Joint Lancashire Structure Plan. In this context, it was considered that, if the application site had been a Windfall Housing Site, it would have fallen within one of the exceptions to the Windfall Housing SPG.
15. In the light of these issues, we considered that the redevelopment of the site will provide an opportunity to improve this derelict and unsightly area and, accordingly, granted conditional outline permission.

Planning Application 05/00805/FULMAJ

16. The Head of Development and Regeneration submitted a report on an application to construct a two storey office building, and a single storey production building, together with associated works on land south of NIS Limited's building at Ackhurst Road, Chorley. The application follows the approval of a previous application for only the office building, with the revised plans amending the location of the office building and including amended proposals for car parking and the construction of an additional industrial building.
17. The application proposes to allow the transfer of all the Company's existing activities on to one site at Ackhurst Road.
18. The proposals accord with development plan policies and we, therefore, granted conditional planning permission for the development.

Planning Application 05/00940/FULMAJ

19. We considered an application to extend the outdoor sales area for Dave Barron Caravans at Chapel Lane, Coppull, together with associated parking area for staff and customers. The car park and extended sales area will cover approximately 1 hectare, utilising a currently vacant site. A picnic area is also proposed to be provided on land adjacent to Chapel Way. The existing car park to the south will be utilised as an additional display area.
20. The Head of Development and Regeneration considered that the proposed development satisfied the criteria of Policy EM1 of the Borough Local Plan. It is also considered that the extended display area and new car park will not be detrimental to the character and appearance of the locality and will not create any undue impact on neighbouring residents' amenities. While the comments of the Lancashire County Council (Highways) had not yet

been received, the County Council had raised no objection in terms of highway and traffic impacts to a previous withdrawn application.

21. In the circumstances, we granted conditional planning permission for the development.

Planning Application 05/00928/FUL

22. We considered an application to create a Go-Kart track on land adjacent to the Euxton Park Golf Driving Range at Euxton Lane, Euxton.
23. The principal issues assessed in the determination of the application related to the proposal's impact on the Green Belt, neighbour amenity and highway safety.
24. While the development is not formally classified as an appropriate development in the Green Belt, we considered that, by virtue of the mitigation measures proposed and the characteristics of the surrounding environment, special circumstances existed to justify the proposal. The proposed facility will provide a much needed facility for young people and it is considered that neither the noise generated from the site nor the proposed floodlighting would give rise to an unacceptable loss of amenity for nearby residents. The number of car parking spaces to be provided is expected to be sufficient for both staff and customer purposes.
25. After taking account of all relevant factors and representations, we agreed to grant conditional planning permission for the Go-Kart track. One of these conditions will restrict the number of Karts to be operated simultaneously on the site to no more than six. We also agreed to the facility being open on a daily basis from 9.00am to 9.00pm.

Recommendation

26. The Council is recommended to note this report.

COUNCILLOR A LOWE
Chair of Development Control Committee and
Executive Member for Development and Planning

RH/AU

There are no background papers to this report.