

## **APPLICATION REPORT – 23/00477/FUL**

**Validation Date: 17 October 2023**

**Ward: Chorley North East**

**Type of Application: Full Planning**

**Proposal: Use of land for an outdoor activity centre and wedding/events venue, erection of tipi and retention of building for kitchen/food preparation and storage and retention of toilet block building (Retrospective)**

**Location: Riley Green Marina Bolton Road Hoghton Preston PR5 0SP**

**Case Officer: Mr Iain Crossland**

**Applicant: Lesley And John Yates Canal Boat Cruises**

**Agent: Mr Alexis De Pol De Pol Associates Ltd**

**Consultation expiry: 9 November 2023**

**Decision due by: 8 March 2024**

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### **RECOMMENDATION**

1. It is recommended that planning permission is granted subject to conditions.

### **SITE DESCRIPTION AND BACKGROUND**

2. The application site is located in the Green Belt at Hoghton, north of the M65 motorway and is within a rural location comprising open fields, which are interspersed with sporadic dwellings and small clusters of development. The site itself is a large and irregularly shaped plot of former agricultural grazing land, which lies between Bolton Road (A675) to the south west and the Leeds and Liverpool Canal, which runs to the north east site boundary. An access track enables vehicle access to the site from Bolton Road.
3. The application site is linked to Canal Boat Cruises based at Riley Green Marina adjacent to the Leeds Liverpool Canal. The applicants run a canal boat cruise business from the marina, which is sited to the east of the former Boatyard Inn off Bolton Road (A675). Planning permission was granted in September 2015 (ref. 15/00528/FULMAJ) for an extension to the existing Riley Green Marina by connecting it to the disused flooded quarry known as the Shale Hole and the creation of a new set of pontoons, together with the construction of a new access from Bolton Road serving a new car park and a new facilities building / office. The building, car park and access have all been constructed.
4. Planning permission was later granted in May 2019, ref. 19/00106/FUL, for the following:  
  
‘The erection of a tipi from 1st May to 1st October each year to be used as an outdoor activity centre and wedding/events venue with associated car parking (resubmission of planning application ref: 18/00972/FUL)’
5. The Tipi and other associated infrastructure have been erected at the site and it hosts regular events. The structure comprises four conical sections each measuring approximately 10m by 19m, with the maximum width of the entire structure measuring approximately 25m. It stands approximately 5.5m high with a footprint of approximately 350 square metres.

6. The committee report for application ref. 19/00106/FUL explained that the tipi would be used as a base and visitor centre to facilitate the provision of a range of outdoor recreational and educational activities such as canal safaris and nature trails. It was also set out that the tipi would accommodate an interactive classroom and catering facilities to be used in conjunction with these activities and that it would also be used as a wedding events venue. The statement submitted in support of the application stated that it is unlikely that the wedding use would exceed 28 days per year, that wedding numbers would be limited to 80 guests and most weddings would take place at weekends.
7. The approved description of development was recently amended by non-material amendment application ref. 22/00236/MNMA to remove reference to the months of the year when the tipi is to be erected. This was to enable a Section 73 application to be submitted to seek permission to vary condition no.6, which relates to the months of the year when the tipi is to be erected. A Section 73 application only relates to changing the conditions of a planning permission, it cannot be used to change the description of a development, unlike a non-material amendment application. The non-material amendment application was approved in March 2022 and the new description of development for planning permission ref. 19/00106/FUL is, therefore, now as follows:

'Erection of a tipi to be used as an outdoor activity centre and wedding/events venue with associated car parking (resubmission of planning application ref: 18/00972/FUL)'

8. A section 73 application was subsequently submitted (ref. 22/00421/FUL) for the variation of condition nos.4 (hours when music must cease and guests leave) and 6 (dates when the tipi must be removed from the site) attached to planning permission ref: 19/00106/FUL (as amended by 22/00236/MNMA) (Erection of a tipi to be used as an outdoor activity centre and wedding/events venue with associated car parking (resubmission of planning application ref: 18/00972/FUL)). This application sought to extend the hours of condition no.4 by one hour and to have the tipi erected for an additional three months / year. The application was refused and an enforcement notice was issued by the Council in relation to a breach of the hours specified by condition no.4. The enforcement notice was appealed against and the appeal was subsequently allowed, the enforcement notice quashed, and planning permission granted in relation to the hours of operation being extended by one hour.
9. The applicant has more recently sited some shipping containers on the site, which have been clad in timber. One is converted into a toilet block (block B) and the other is used for kitchen/food preparation area and storage (block A). Block A also has a lean-to wooden shed attached to the shipping container. These structures provide facilities to support the outdoor activities run from the site but are also used in connection with the activities within the tipi. The structures do not benefit from planning permission and are the subject of this application in addition to the use of the land for an outdoor activity centre and wedding/events venue, as consent only relates to the tipi at present.

## **DESCRIPTION OF PROPOSED DEVELOPMENT**

10. This application seeks planning permission for the use of the land for an outdoor activity centre and wedding/events venue, erection of tipi and retention of the building for kitchen/food preparation and storage and retention of the toilet block building. The use of the land for the outdoor sport and recreation activities would be throughout the year in addition to the retention of the toilet block and kitchen/food preparation and storage structures, whilst it is anticipated within the submission that the tipi element of the proposal would be subject to the same restrictions as the existing consent.

## **APPLICANT'S CASE**

11. In addition to the use of the tipi between May and October as an outdoor activity centre and wedding/events venue, the applicants also allow the land shown edged in red on the submitted location plan to be used for outdoor sport and recreation activities over the

remainder of the year. This includes archery and cycling classes, outdoor bootcamp style classes, forest and bushcraft skill activities. It is also used as a base for water related activities such as paddle boarding, canoeing, open water swimming and water awareness activities. The applicants have also been approached by the Anderton Centre in Rivington to facilitate their outreach programme, where the land would be used for school and youth group day trips where activities would be provided such as a mobile climbing wall which would arrive by trailer, problem solving, archery, orienteering and bush craft skills.

12. The outdoor sport and recreation activities are part of the diversification of the existing Canal Boat Cruises operation. The use of the site all year round for outdoor sport and recreation activities assists with the diversification of its income generation, assisting with its long term viability. This is especially as the tipi is only permitted to be erected for 5 months of the year. When granting planning permission for the tipi under ref:19/00106/FUL, the Council accepted that helping to diversify the existing tourism business was a very special circumstance justifying the development in the Green Belt. Providing opportunities for outdoor sport and recreational activities in the Green Belt is also a key objective of National Planning Policy Framework under paragraph 145.
13. Providing suitable facilities such as toilets and food preparation / kitchen areas makes the site more accessible to schools, youth groups, the elderly and mobility impaired etc who require certain standards of facilities to be present. The proposed ancillary structures would, therefore, create greater access opportunities to these outdoor sport and recreation activities for a wider section of the community.
14. Being able to store equipment associated with the outdoor sport and recreation uses on site and having permanent facilities will avoid the need to continuously transport equipment and facilities onto the site such as portable toilets etc. This has wider sustainability benefits and cost savings to the business.

## **REPRESENTATIONS**

15. Representations in objection have been received from 3no. parties. These relate to the following issues:

- Impact on residential amenity through noise and disturbance.
- Impact on the character of the area
- Green Belt impacts

16. One representation in support has been received.

## **CONSULTATIONS**

17. Withnell Parish Council: No comments have been received.

## **PLANNING CONSIDERATIONS**

### Principle of development

18. The National Planning Policy Framework (the Framework) states that applications should be considered in the context of the presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay.
19. The Framework is supportive of sustainable development in rural areas and most specifically in the context of this rural site states at paragraph 88 that planning decisions should enable
  - (a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*
  - (b) *the development and diversification of agricultural and other land-based rural businesses;*

*(c) sustainable rural tourism and leisure developments which respect the character of the countryside;*

20. The proposed development would support the ongoing operations of a canal boat cruise and marina business, that has diversified to provide an outdoor activities centre and wedding venue.
21. Support for rural businesses is reflected in the Central Lancashire Core Strategy Policy 13, with the caveat that such proposals should not undermine the purposes of the Green Belt.
22. This part of the Borough is not specified as an area for growth within Core Strategy Policy 1 and falls to be considered as an 'other place'. Criterion (f) of Core Strategy Policy 1 reads as follows:  
"In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes." The proposed development would be small scale.
23. With regard to the location of the site in the Green Belt the Framework states that there is a general presumption against inappropriate development in the Green Belt except in a limited number of specific circumstances. National guidance on Green Belt is contained in Chapter 13 of the Framework, which states:

*142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

*143. Green Belt serves five purposes:*

- (a) to check the unrestricted sprawl of large built-up areas;*
- (b) to prevent neighbouring towns merging into one another;*
- (c) to assist in safeguarding the countryside from encroachment;*
- (d) to preserve the setting and special character of historic towns; and*
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

*152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

*153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*

*154. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

- (a) buildings for agriculture and forestry;*
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- (e) limited infilling in villages;*

- (f) *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- (g) *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
  - *not have a greater impact on the openness of the Green Belt than the existing development; or*
  - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

24. The proposed development would support an outdoor activities centre and wedding venue linked to a canal boat cruise and marina business and could be considered a facility for outdoor recreation, although a wedding venue would not fall within the terms of the exception to inappropriate development in the Green Belt set out under paragraph 154.b) of the Framework. Paragraph 154.b) that also includes the caveat that such facilities are not inappropriate only where they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

25. A relevant High Court case *R. (on the application of Boot) v Elmbridge Borough Council* [2017] at the time of the previous National Planning Policy Framework 2012 concludes that paragraph 89 of the 2012 Framework, which is repeated at paragraph 154.b) of the current Framework, does not permit any harm at all to the openness of the Green Belt. A development that would have any adverse impact on openness would not comply with a policy that required openness to be maintained or preserved. The decision-maker, therefore, has no latitude to find otherwise. There would have to be very special circumstances to justify a grant of planning permission.

26. Any harm to the openness of the Green Belt, therefore, means that the test in paragraph 154.b) cannot be met. New buildings in this location would inevitably have an impact on openness as the site was previously free from buildings, other than the tipi for a temporary time period, prior to the buildings subject to this application being erected. Whilst the proposed buildings are structures of relatively modest scale, particularly in comparison with the tipi, they clearly extend the built form across the site, whilst the level of activity generated would more intense.

27. The location of the site and buildings close to the north west field boundary, approximately 100m from the public highway, and presence of trees and hedgerows to all field boundaries restricts views of the buildings and activities from public vantage points including the canal towpath and public right of way to the south. The buildings and associated activities can, however, be seen from where the access track meets the public highway and can be glimpsed through the hedges in places during the winter months. As such there is some visual impact on openness that is perceived from public vantage points.

28. There is also a spatial impact on openness given that the site was previously free from any buildings for part of the year and given that the buildings are in addition to the tipi that is on site from the start of May to the end of September each year. The proposed development, therefore, results in a built form through the presence of the two buildings. As such the development fails to preserve openness, does not comply with any of the exceptions to inappropriate development in the Green Belt and is therefore harmful by definition.

29. As it has been established, that the addition of two buildings on the site is inappropriate development in the Green Belt, which results in definitional harm to the Green Belt, any other harm caused by the development must also be considered and added to the definitional harm.

30. There are five purposes of the Green Belt as detailed above. The development reflects the same red edge and area of development as that approved under planning permission ref:

19/00106/FUL. As such no further encroachment or harm to any of the other purposes of the Green Belt set out at paragraph 143 of the Framework would occur.

31. As the proposed development results in definitional harm to the Green Belt the local planning authority must attach substantial weight to this harm. There would have to be very special circumstances to justify the grant of planning permission that would outweigh the harm, and these will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The tests of paragraph 153 of the Framework are, therefore, engaged. This sets out that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The proposal must be considered in its entirety in order to properly consider the harms, benefits and other considerations in the Green Belt balance. These considerations are brought together in concluding the assessment of the proposal.
32. It should be noted that the tipi forms part of this application, although it already has consent previously. Given the nature of the tipi structure, being relatively easy to dismantle and re-erect, its relatively large scale, being the most visible structure on the site, and current associated conditions, it is recommended that a condition be attached to any grant of planning permission requiring that the tipi be dismantled and removed from the site between the 01 October and 30 April inclusive each year. This would continue to provide a reduced impact on the openness of the Green Belt from the development, which was a consideration in support of the development at the time of the previous consent. It is noted that the site is now established, with a clear previously developed area. As such there is little benefit to the openness of the Green Belt through the removal of the base used for the tipi. As such it is considered that the need for the removal of the base structure can be specifically omitted from the condition.

#### Impact on character and appearance of locality

33. The application site is located approximately 100m to the north east of Bolton Road and the site slopes down gently in a south west to north east direction. There are hedgerows and trees to the periphery of the field in which the site is located, which filters views from the highway, public right of way and canal towpath, and provides a particularly dense visual barrier in summer. As a result the site is not especially prominent from public vantage points. The tipi already occupy the site for several months of the year, whilst there is hardstanding permanently in situ. As such a degree of development is already on the site.
34. The proposed development includes buildings consist of shipping containers that have been clad in timber and a lean-to wooden shed attached to the shipping container. As such the buildings are of a modest scale and simple form and appear subordinate to the relatively large tipi structures, which are more visible. Although the buildings are of low quality and result in a somewhat ramshackle appearance their impact is mitigated to a greater degree by the separation distance to the public highway, the sloping topography of the site and boundary landscaping. As a result the site is not especially visible from public vantage points.
35. Whilst the character of the immediate locality is predominantly open and rural, there are examples of built development including canal moorings and the remnants of 'The Boatyard Inn', which lies approximately 170m to the north west of the site. There is also a cluster of residential properties to the south west of the site. The development would not, therefore, appear out of character with the context of the immediate locality where there is sporadic development, with the inclusion of the tipi and associated hardstandings already on the site itself.
36. Overall, it is not considered that the impact on the character of the area would be significantly detrimental in the context of nearby development and the nature of the locality. The development does not, therefore, conflict with policy BNE1 of the Chorley Local Plan 2012 - 2026.

#### Impact on neighbour amenity

37. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that new development must not cause an unacceptable degree of noise disturbance to surrounding land uses and that the development should not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
38. The application site itself is located approximately 180m and 250m away from the nearest residential properties at Quarry Barn and Riley House. Given the scale of the buildings there would be no impact on the amenity of any residential occupiers through the presence of the buildings themselves.
39. The types of activities that would take place throughout the year at the site as an outdoor activity centre would include archery and cycling classes, outdoor bootcamp style classes, forest and bushcraft skill activities, with the site providing a base. It would also be used as a base for water related activities such as paddle boarding, canoeing, open water swimming and water awareness activities. The use of the site to provide a base for groups carrying out such activities would be unlikely to generate excessive levels of noise given the degree of separation from the nearest residential properties. The arrival and departure of customers is likely to be the most significant activity from a noise and disturbance perspective. Given that the nearest property at Quarry Barn would be located over 70m from the site entrance it is not considered that there would be an unacceptable impact on the amenity of residential occupiers by virtue of the degree of separation and level of use that may be anticipated.
40. The tipi and wedding / events element of the operation is captured by this application and, therefore, it is considered necessary to attach the same conditions relating to the use of the tipi as originally attached to the grant of planning permission ref:19/00106/FUL. It is, however, noted that the appeal against the imposition of a restriction when music can be played and the time by which guests must vacate the site was allowed, although a condition limiting the playing or reproduction of music to between 1100 hours and midnight, and requiring that guests must vacate the site by 0030 hours each day, was considered necessary in order to prevent unacceptable harm to the living conditions of the occupants of neighbouring residential properties, with regard to noise. It is, therefore, recommended that a similar condition be attached to any grant of planning permission in this instance. This is subject to the inclusion of a condition requiring a fixed sound limiting device set at 85dB(A) to be installed to any sound reproduction equipment, reflecting the original consent.
41. On the basis of the above the development is, therefore, considered to comply with policy BNE1 of the Chorley Local Plan 2012 – 2026 in respect of the impact on residential neighbour amenity.

#### Highway safety

42. Policy BNE1 of The Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development provided that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the relevant standards.
43. There is already an existing site access off the A675 Bolton Road and no alteration to this arrangement is proposed. This access has already been assessed and considered acceptable and safe through the assessment of previous planning permissions. The retention of the buildings subject to this application do not in themselves generate any additional vehicular movements and it has previously been accepted by the Council that the existing car park is sufficient to meet both the needs of the marina and the needs of the tipi when occupied, which includes its occupation as a wedding venue and base for outdoor activities.
44. Given that the site already has planning permission to be used for outdoor sport and recreation activities and a wedding / events venue for five months of the year, and that the application proposals would not generate any additional traffic compared to what already occurs over this period, the existing car park is considered sufficient for the proposals and

there would be no severe highways impact and no harm to highway or pedestrian safety or capacity.

#### Ecology

45. Policy BNE9 of the Chorley Local Plan 2012 – 2026 seeks to safeguard protected and endangered species and their habitats. The site was previously hardsurfaced and of limited ecological value. The proposal, therefore, should not therefore result in any significant ecological issues, and there are no known ecological reasons why the application should be refused permission. The proposal is, therefore, considered to comply with policy BNE9 of the Chorley Local Plan 2012 – 2026.

#### The case for Very Special Circumstances

46. The benefits and need for the development presented by the applicant are based on the continued development and diversification of the canal boat cruise and marina business at the site. The applicant has advanced the case that the use of the site all year round for outdoor sport and recreation activities assists with the diversification of its income generation, assisting with its long term viability. This is especially as the tipi is only permitted to be erected for 5 months of the year. It is noted that at the time the original proposal for the erection of the tipi to be used as an outdoor activity centre and wedding/events venue was presented to the Planning Committee (previously the Development Control Committee) on 21 May 2019 the Committee considered that supporting the diversification this particular tourism business was a very special circumstance justifying the development in the Green Belt. It is anticipated, therefore, that the Planning Committee would continue to maintain this view and that the further expansion of the business to provide year round outdoor activity provision in support this tourism focussed business would be an economic and social benefit carrying significant weight.

47. The applicant has set out that the expansion of the facilities for the outdoor activity element such as toilets and food preparation / kitchen areas would make the site more accessible to schools, youth groups, the elderly and mobility impaired etc who require certain standards of facilities to be present. The proposed ancillary structures would, therefore, create greater access opportunities to these outdoor sport and recreation activities for a wider section of the community. This would be of benefit to the community and is a social benefit that is considered to carry moderate weight.

48. The ability to store items on site rather than having to travel to and from the site with items on a more regular basis would have some sustainability credentials in terms of reduced traffic movements and reduced energy consumption and emissions. There would also be some cost savings for the business. The benefits would only result in relatively marginal environmental gains, however, and therefore this benefit is considered to carry only limited weight.

#### Green Belt balancing exercise

49. It has been established that there is definitional harm to the Green Belt as the proposal is inappropriate development in the Green Belt due to the impact on the openness of the Green Belt. No other harm has been identified.

50. In terms of the benefits, these are detailed above and cover a range of social, economic and environment benefits to which a variety of different weights have been attributed.

51. When assessing if there are very special circumstances a number of factors, while ordinary in themselves, can combine to create something very special. These benefits have to be considered and an assessment made as to whether these clearly outweigh the harm so as to amount to very special circumstances.

52. The Planning Committee (previously the Development Control Committee) concluded at a previous meeting that the need for the diversification of the business in this specific location in support of a local, tourism focused, business amounted to very special circumstances that, on balance, outweighed the substantial harm to the Green Belt. Given the somewhat



modest magnitude of the impact of the proposal on the openness of the Green Belt and similar benefits of diversification and expansion that would be achieved in relation to the same business as considered previously it is anticipated that the Committee would maintain the view that such benefits would result in very special circumstances that, on balance, outweigh the substantial harm to the Green Belt. It is considered therefore that the proposal complies with paragraphs 152 and 153 of the Framework.

## CONCLUSION

53. For the reasons set out above it is considered that very special circumstances have been demonstrated, which outweigh the harm the proposal would have on the Green Belt. No other harm has been identified and it is considered that residential amenity impacts can be addressed by condition.

## RELEVANT HISTORY OF THE SITE

**Ref:** 07/00794/FUL      **Decision:** PERFPP      **Decision Date:** 19 October 2007  
**Description:** Additional car parking (37 spaces) with 4no. lighting columns.

**Ref:** 15/00528/FULMAJ      **Decision:** PERFPP      **Decision Date:** 30 September 2015  
**Description:** Extension to existing marina by connecting it to the existing disused flooded quarry (known as the Shale Hole), new set of pontoons to create up to 22 new boat berths, new access and access track from Bolton Road, creation of new car park and new facilities building.

**Ref:** 18/00386/DIS      **Decision:** REDISZ      **Decision Date:** 8 August 2018  
**Description:** Application to discharge conditions 5 (details of isolation structure of marina), 10 (biodiversity enhancement) and 11 (lighting scheme) of planning permission 15/00528/FULMAJ (Extension to existing marina by connecting it to the existing disused flooded quarry (known as the Shale Hole), new set of pontoons to create up to 22 new boat berths, new access and access track from Bolton Road, creation of new car park and new facilities building).

**Ref:** 18/00446/FULMAJ      **Decision:** PERFPP      **Decision Date:** 10 August 2018  
**Description:** Section 73 application to vary condition 3 (approved plans) attached to planning approval 15/00528/FULMAJ to reposition the shop and office building.

**Ref:** 19/00106/FUL      **Decision:** PERFPP      **Decision Date:** 31 May 2019  
**Description:** Erection of a tipi from 1st May to 1st October each year to be used as an outdoor activity centre and wedding/events venue with associated car parking (resubmission of planning application ref: 18/00972/FUL).

**Ref:** 19/00975/FUL      **Decision:** PERFPP      **Decision Date:** 12 December 2019  
**Description:** Erection of gate, pillars and walls (retrospective).

**Ref:** 22/00236/MNMA      **Decision:** PEMNMZ      **Decision Date:** 24 March 2022  
**Description:** Minor non material amendment to planning permission ref. 19/00106/FUL (Erection of a tipi from 1st May to 1st October each year to be used as an outdoor activity centre and wedding/events venue with associated car parking (resubmission of planning application ref: 18/00972/FUL) to change the description of development to 'Erection of a tipi to be used as an outdoor activity centre and wedding/events venue with associated car parking (resubmission of planning application ref: 18/00972/FUL)'

**Ref:** 22/00421/FUL      **Decision:** REFFPP      **Decision Date:** 9 September 2022  
**Description:** Section 73 application for the variation of conditions nos.4 (hours when music must cease and guests leave) and 6 (dates when the tipi must be removed from the site) attached to planning permission ref: 19/00106/FUL (as amended by 22/00236/MNMA) (Erection of a tipi to be used as an outdoor activity centre and wedding/events venue with associated car parking (resubmission of planning application ref: 18/00972/FUL)) to extend the hours of condition 4 by one hour and to have the tipi erected for an additional three months / year

**RELEVANT POLICIES:** In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Suggested conditions

To follow.