

Report of	Meeting	Date
Head of Development & Regeneration	Development Control Committee	20.12.2005

## ENFORCEMENT ITEM

### ERECTION OF BUILDING AT DALBANK, ULNES WALTON LANE, ULNES WALTON

#### PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case

#### CORPORATE PRIORITIES

2. This report does not affect the corporate priorities

#### RISK ISSUES

3. The report contains no risk issues for consideration by Members

#### BACKGROUND

4. A report appears earlier on this Agenda for a retrospective application for the retention of a replacement steel framed building for the storage, repair and maintenance of agricultural, commercial and motor vehicles. My recommendation is for planning permission for the building to be refused. If the committee agrees with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take action for the reasons set out in the main report.

#### POLICY

5. The site is within the Green Belt as defined by policy DC1 of the Adopted Chorley Borough Local Plan Review. Within the Green Belt permission will not be granted, except in very special circumstances for development other than one of the specified categories of acceptable uses. This does not include the replacement of industrial buildings.
6. Member will find a full copy of my report on the proposal earlier in the Agenda. The main issues to consider are whether the building represents appropriate development in the Green Belt and its effect on the character and appearance of the Green Belt.
7. The applicant has not submitted any information or evidence of very special circumstances, nor am I aware of any other circumstances to justify an exception to the objectives of national or local Green Belt Policy.
8. The building is large in scale and industrial in character and appearance. It is situated in an area of largely open countryside and forms a prominent feature that it considered to be out of character with the open and rural nature of the area.
9. The development therefore represents inappropriate development and detracts from the character and appearance of the Green belt and that enforcement action should be taken.

## COMMENTS OF THE DIRECTOR OF FINANCE

10. There are no comments on this report.

## COMMENTS OF THE HEAD OF HUMAN RESOURCES

11. There are no comments on this report.

## RECOMMENDATION

12. That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control – without planning permission, the erection of a steel framed building.

(a) Remedy for Breach

Demolish the building and remove the materials from the land

(b) Period for compliance

Six months.

(c) Reason

The development is contrary to policy DC1 of the Adopted Chorley Borough Local Plan Review and Planning Policy Guidance Note 2, being inappropriate development and harmful to the character and appearance of the Green Belt. There are no very special circumstances to justify an exception to the presumption against inappropriate development in the Green Belt.

JANE E MEEK  
HEAD OF DEVELOPMENT & REGENERATION

Report Author	Ext	Date	Doc ID
Helen Lowe	5229	7 December 2005	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		05/01132/FUL	Union Street Offices