

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	14.2.2006

ENFORCEMENT ITEM USE OF LAND FOR THE PARKING/STORAGE OF MOTOR VEHICLES PRESCOTT HOUSE RUNSHAW LANE EUXTON

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 raises no issues of corporate priorities.

RISK ISSUES

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

BACKGROUND

4. This report relates to an isolated residential property situated off Runshaw Lane surrounded by land predominately in agricultural use. The property is being used to park/store over 20 vehicles. Your officers have sought to resolve the breach of planning control by negotiating the removal of the vehicles and whilst this has resulted in some vehicles being removed, not all vehicles have been removed and I consider that enforcement action is now required to expedite their removal.

POLICY

5. The land is designated as Green Belt in the Adopted Chorley Borough Local Plan Review.

Within the Green Belt as defined by policy DC1 of the Local Plan, planning permission will not be granted except in very special circumstances, for development other than agriculture, forestry, outdoor sport and recreation and other uses that preserve the openness of the Green Belt.

ASSESSMENT

6. The main issues are whether the development is appropriate within and harmful to the character and appearance of the Green Belt.
7. The use of land for the parking/storage of motor vehicles is not one of those activities referred to in National or Local Planning Policy as appropriate in the Green Belt. Neither am I aware of any special circumstances sufficient to overcome the strict policy presumption against inappropriate such as this in the Green Belt.

8. The presence of the vehicles on the land is a prominent feature in this rural area and detracts from the character and appearance of the Green Belt and erodes the open and rural character of the area.

COMMENTS OF THE DIRECTOR OF FINANCE

9. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

10. No comments.

RECOMMENDATION

11. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control - without planning permission the change of use from residential to a mixed use of residential and parking/storage of motor vehicles.

Requirements of the Enforcement Notice

Cease the use of the land for the parking/storage of motor vehicles and remove all motor vehicles being parked/stored on the land, other than those being parked/stored incidental to the enjoyment of the dwelling house.

Period for Compliance

6 months

Reason

The land is within the Green Belt as defined by the Adopted Chorley Borough Local Review. The development is not an appropriate use within the Green Belt and is contrary to Policy DC1 of the Local Plan and Planning Policy Guidance Note 2 Green Belts, being inappropriate development and harmful to the character and appearance of the Green Belt. There are no special circumstances to justify an exception to the presumption against inappropriate development in the Green Belt.

JANE MEEK
HEAD OF DEVELOPMENT AND REGENERATION

Report Author	Ext	Date	Doc ID
Peter Willacy	5226	31 January 2006	
Background Papers			
Document	Date	File	Place of Inspection
Enforcement complaint			