

Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	20.08.2006

## ENFORCEMENT ITEM

### ERECTION OF AGRICULTURAL BUILDING – LAND 260M SOUTH WEST OF GARDENERS COTTAGE 83 RAWLINSON LANE HEATH CHARNOCK

#### PURPOSE OF REPORT

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

#### CORPORATE PRIORITIES

- This report does not affect the corporate priorities.

#### RISK ISSUES

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

#### BACKGROUND

- A retrospective planning application for the erection of an agricultural building on land 260m South West of Gardeners Cottage, 83 Rawlinson Lane, Heath Charnock (application reference 06/00716/FUL), appears on this agenda. My recommendation is for planning permission to be refused. If members agree with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take enforcement action for the reasons set out in the main report.

#### COMMENTS OF THE DIRECTOR OF FINANCE

- No comments.

#### COMMENTS OF THE HEAD OF HUMAN RESOURCES

- No comments.

#### RECOMMENDATION

- 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 erection of an agricultural building.

- (a) Remedy for Breach
- i. Demolish the building.
  - ii. Remove all material resultant from the works carried out under 7(ai) from the land.

(b) Period for Compliance

6 months

(c) Reason

The proposed agricultural building would constitute inappropriate development in the Green Belt, on the basis that there is no justified agricultural need for development of that scale. Furthermore, the development is harmful to the visual amenity of the Green Belt by reason of its design, scale, external appearance and siting. The proposal is therefore contrary to Policies DC1 and EP7 of the Adopted Chorley Borough Local Plan Review and PPG2 Green Belts.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT & REGENERATION

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Lyndsey Cookson	5230	9 August 2006	
<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Planning Application		06/00716/FUL	Union Street Offices