

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	26 March 2013

## PLANNING CONDITIONS FOR:

**1) ENGINEERING WORKS INCLUDING THE FORMATION OF TRACKS AND ROADWAYS WITHIN THE SITE, WORKS TO FORM POND, REPAIRS TO DRAINAGE DITCH AND REPAIRS TO THE PUBLIC FOOTPATH.**

**2) ERECTION OF STABLES ON THE SITE FOR A TEMPORARY PERIOD**

## AT LOGWOOD STABLES

### PURPOSE OF REPORT

- The purpose of this report is to set out the recommended conditions for planning application 13/00035/FUL which was approved, subject to conditions, at Development Control Committee on 5 March 2013.

### RECOMMENDATION(S)

- It is recommended that members consider whether the recommended conditions adequately secure the proposals which were considered and approved (subject to conditions) at Development Control Committee on 5 March

### EXECUTIVE SUMMARY OF REPORT

- This report lists the recommended planning conditions based on the information submitted in support of the application.

Confidential report Please bold as appropriate	Yes	No

### CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all		A strong local economy	X
Clean, safe and healthy communities		An ambitious council that does more to meet the needs of residents and the local area	

## BACKGROUND

5. It was resolved by members of the Development Control Committee on 5th March 2013 for planning application 13/00035/FUL that retrospective planning permission be granted subject to conditions, the wording for which to be delegated to officers, in consultation with the Chair and Vice Chair of Development Control Committee.
6. The conditions are brought back before members for members to confirm whether these conditions adequately secure the proposals considered by them at the 5th March committee meeting following consultation with the Chair and Vice Chair in accordance with the resolution.

## Recommended Conditions

- 1) The hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location Plan		28 February 2013
Existing Topographical Site Survey	10/055/P01 Rev D	6 February 2013
Proposed Stables and Hay Barn		30 January 2013
Proposed Pond		6 February 2013

*Reason: For the avoidance of doubt and in the interests of proper planning*

- 2) The proposed development comprising the improvement of the footpaths must be begun not later than three years from the date of this permission.  
*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*
- 3) The stables and sheep pens hereby permitted shall be removed from the site within 18 months or prior to the use of the building permitted as part of application 13/00035/FUL whichever is the sooner. The land shall be restored in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority. The land thereafter shall be restored in accordance with the approved details.  
*Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in the interests of the visual amenities and character of the area. In accordance with Policies DC1, GN5 and EP8 of the Adopted Chorley Borough Local Plan Review and the Rural Developments DPD*
- 4) Within 3 months of this permission a management plan shall be submitted to the Local Planning Authority, detailing how waste material from the horses on the site will be dealt with. Waste generated on the site shall only thereafter be managed in accordance with the management plan which has been approved in writing by the Local Planning Authority.  
*Reason: To prevent the pollution of the water environment. To ensure adequate measures are put in place to deal with waste material and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.*
- 5) Within 3 months of this permission an annual maintenance schedule for the pond hereby approved shall be submitted to the Local Planning Authority and thereafter the maintenance of the pond shall only be undertaken in accordance with the approved details.  
*Reason: The pond forms part of a wider water management and land drainage route the maintenance of which should only take place at appropriate times of the year to ensure that potential harm is mitigated and in accordance with Policy 29 of the Adopted Central Lancashire Core Strategy*

- 6) The stables hereby permitted shall only be used for the stabling of horses owned by Mrs Rebecca McNair, Mr Steve Watson, Mr Andrew McNair and Mrs Carol McNair and shall not be used for the stabling of other privately owned horses.

*Reason: To define the permission and taking into account the very special circumstances forwarded in support of the application. Any secondary use could have implications for additional and more regular traffic to and from the site which the Local Planning Authority would have to consider. In accordance with policy Nos. DC1, EP8 and TR4 of the Adopted Chorley Borough Local Plan Review, the NPPF (National Planning Policy Framework) and the Rural Developments DPD.*

7. The agent for the application has reviewed these conditions and confirmed that the conditions are acceptable to his clients.

### IMPLICATIONS OF REPORT

8. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	X	Policy and Communications	

### COMMENTS OF THE MONITORING OFFICER

9. The proposed conditions meet the statutory tests (All conditions should be: i. necessary; ii. relevant to planning; iii. relevant to the development to be permitted; iv. enforceable; v. precise; and vi. reasonable in all other respects). If members feel that the conditions do not serve to overcome the harm to the greenbelt caused by this development then they should revisit the resolution of 5 March and consider refusal.

LESLEY-ANN FENTON  
DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY

Background Papers			
Document	Date	File	Place of Inspection
Logwood Stables Committee Report	5 <sup>th</sup> March 2013	13/00035/FUL	Development Control Committee Reports Pack for 5 <sup>th</sup> March Development Control Committee
Development Control Addendum	5 <sup>th</sup> March 2013		Development Control Committee Addendum for 5 <sup>th</sup> March Development Control Committee

Report Author	Ext	Date	Doc ID
Nicola Hopkins	5214	19 <sup>th</sup> March 2013	***