

REPORT OF DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council meeting the Development Control Committee has met twice on 25 July 2006 and 22 August 2006. This report refers briefly to the more significant planning proposals that were considered at these meetings.

25 July 2006 meeting

Planning Application 06/00077/REMMAJ

2. We considered the above reserved matters planning application for the construction of 56 dwellings, open space and associated infrastructure at land off Little Carr Lane, Chorley.
3. The majority of this site is allocated as a housing site in the Chorley Borough Local Plan Review under Policy HS1. However the outline application site included land to the south that is allocated for employment and industrial use under policy EM1 of the Local Plan. The encroachment of the application site into the allocated employment land is by a strip of land measuring approximately 0.4 hectares.
4. It was considered that there was a clear differentiation between public and private domains within the layout with a good degree of overlooking/natural surveillance of public areas. The landscaping scheme had been amended to take account of the revised layout and the context of the site and would build upon the mature trees, which will be visible above and between the buildings.
5. The applicants had made an effort to replace the existing habitat with the largest area of grassland that was possible.
6. After considering the information in the officer's report we decided to grant planning permission for the reserved matters application.

Planning Application 06/00509/FULMAJ

7. We considered the above planning application to demolish the existing extensions, buildings and convert the existing Coach House into the new café, classroom and exhibition space and shop associated with Astley Hall. Also the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities and associated hard landscaping works. The construction of a 2.5m to 3.5m high wall to complete the enclosure of the walled garden. The construction of bin stores. The engineering operations associated with the drainage and disilting of the lake and pond. The refurbishment and extension of the existing pavilion to provide a new kiosk to serve light refreshment.

8. This application related to works within the grounds of Astley Park and to some of the existing outbuildings. The works comprise part of a larger project, which has been partly funded by the Heritage Lottery Fund and Chorley Borough Council.
9. The site is a Grade II Park on the English Heritages Register of Parks and Gardens of Historic Interest. The main hall is a Grade I Listed Building.
10. We considered that the proposals represented an opportunity to facilitate significant improvement to the historic fabric and the setting of these nationally important buildings. However the determination of the planning application should not precede the consideration of the listed building application.
11. After considering all the information in the officer's report we decided to grant full planning permission but that it would not be released until a decision had been received from the Government Office of the North West.

22 August 2006 meeting

Planning Application 06/00716/FUL

12. We considered the above retrospective planning application for the erection of an agricultural building on land 260m south west of Gardeners Cottage, 83, Rawlinson Lane, Heath Charnock.
13. The application proposal was for the erection of a steel portal-framed building that had largely been constructed. The building is sited adjacent to woodland and is accessed by a single track, beyond existing dwelling houses and agricultural buildings.
14. It was considered that the proposed agricultural building would constitute inappropriate development in the Green Belt, on the basis that there is no justified agricultural need for a development of this size, therefore planning permission was refused.

Planning Application 06/00758/FUL

15. We considered the above planning application for the erection of single storey extensions to the front and rear, porch to the side and a replacement boundary fence at the Little Acorns Nursery, 34, Sheep Hill Lane, Clayton-Le-Woods.
16. The proposal would enable the nursery to accommodate an increase in the number of children from 42 to 55, which will subsequently lead to an increase in the number of staff from 12 to 15.

17. A previous decision made by this Committee had refused planning permission as it was considered that the proposals would detrimentally impact on the neighbours' amenities in terms of noise and disturbance.
18. It was considered that the noise attenuation measures proposed as part of this application would reduce the impact of noise on the neighbours and because of this we decided to grant full planning permission for the proposed development.

Recommendation

The Council is recommended to note this report.

COUNCILLOR H HEATON
Chairman of the Development Control Committee

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There are no background papers to this report.