

Item 4k **13/00433/CB3**

Case Officer **Caron Taylor**

Ward **Chorley North West**

Proposal **Creation of outdoor seating area to south east of public house, including the erection of balustrades and fixed parasols (with integral lights and heaters)**

Location **The White Hart Mealhouse Lane Chorley PR7 1DZ**

Applicant **Mr Tony Fitzgerald**

Consultation expiry: **1 July 2013**

Application expiry: **24 July 2013**

Proposal

1. Creation of outdoor seating area to south east of public house, including the erection of balustrades and fixed parasols (with integral lights and heaters)

Recommendation

2. It is recommended that this application is granted planning approval.

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Background information
 - Principle of the development
 - Impact on the neighbours
 - Design
 - Traffic and Transport
 - Coal Mines

Representations

4. No representations have been received.

Consultations

5. None received

Assessment

Background Information

6. The White Hart is a public house on Mealhouse Lane close to the junction with Union Street, in Chorley town centre. There are parking spaces to the front and rear of the building which are used as Council staff parking on weekdays during the day and for the public house at other times. The White Hart is currently undergoing refurbishment, including new signage.

Principle of the development

7. The site is covered by PS10 of the existing Local Plan which states an extension is proposed to the Town Hall, Chorley. However, this policy is not carried through into the emerging Local Plan and which has yet to be adopted but is currently the subject of an Examination. In the emerging Local Plan the site is within the town centre boundary and within the settlement area (policy V1) where there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other policies and proposals within the plan. The proposal is considered acceptable in principle as appropriate to the town centre.

Impact on the neighbours

8. The site is surrounded by properties in commercial use. Immediately to the north is Applejax night club, to the south is the Town Hall and to the rear is the Magistrates' Courts. Diagonally opposite on the other side of Market Street are a hairdressers, estate agents, Gala Bingo and its associated car park. St Lawrence's Church is diagonally opposite on the other corner of Union Street. It is not considered the proposal will have a detrimental impact on these uses.
9. There are flats above Astley Health and Fitness to the north but they are screened from the site by Applejax night club building and the public house itself. In addition the area is already used as an outdoor seating area. It is not therefore considered that the proposal will have an unacceptable impact on the amenities of nearby residents.

Design

10. The proposal is to provide a more formal external seating area outside the south elevation of the public house on an area already laid as a patio with chairs and tables on. A 1m barrier will be erected around the seating area to be constructed of stainless steel with toughened glass infill panels. Two large fixed parasols will also be erected (4.2m x 4.2m wide each) which will have integrated lights and heaters.
11. It is considered the proposal will improve the frontage to the public house, clearly defining the seating area and its design is looked upon favourably.

Traffic and Transport

12. The existing parking and access to the public house will be unaffected by the proposal as the seating area is on an existing area of patio.

Coal Mines

13. The site is in a Low Risk Area as defined by the Coal Authority. The required informative note will be applied to any permission.

Overall Conclusion

14. The application is recommended for approval subject to conditions.

Planning Policies

National Planning Policies:

The National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policy: PS10

Emerging Local Plan

Policy: V1

Planning History

13/00358/ADV Erection of 2 no. internally illuminated fascia signs to the front and side of the pub and 1 no. externally illuminated refurbished double sided post sign. Permitted June 2013.

90/00054/OUT Erection of new office accommodation and council facilities as extension to existing Chorley Town Hall on site of existing public house. Permitted April 1990.

87/00435/FUL Alterations and refurbishment of public house. Permitted July 1987.

87/00077/ADV Display of advertisement signs. Permitted April 1987.

**Recommendation: Permit Full Planning Permission
Conditions**

1. The proposed development 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.
2. The external facing materials, detailed on the approved plans, shall be used and no others substituted.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy 17 of the Joint Core Strategy.

3. The hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location Plan	A12-33/L01	14 May 2013
Details of Outdoor Seating Area	A12-33/10	14 May 2013

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