

Item B. 7	06/01080/FUL	Refuse Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods North	
Proposal	Single storey enclosure for manure store, pumping station and garden store	
Location	Cam Lane Cottage Cam Lane Clayton-Le-Woods Chorley Lancashire	
Applicant	Mr & Mrs Barnes	
Proposal	<p>The application relates to the erection of a single storey building located close to the entrance to the site. The building has already been constructed and measures 11.5 metres by 5.3 metres with a flat roof. The building measures 2.5 metres in height.</p> <p>The building will be occupied by a plant room and pump house, manure store and garden store. The building has been constructed out of red brick similar to the materials used to construct the boundary wall.</p> <p>The site is occupied by a large detached dwellinghouse which has been extensively extended in the past. The site is located within the Green Belt and close to Cuerden Valley Park</p>	
Planning Policy	DC1- Development in the Green Belt EP2- County Heritage Sites and Local Nature Reserves PPG2- Green Belts	
Planning History	<p>9/87/211- Two storey extension and alteration. Permitted 9/88/272- Erection of two storey extension to form lounge and bedrooms. Refused- contrary to Green Belt Policy 9/88/585- Extension and Alteration (Revised Scheme). Permitted 9/89/42- Change of use from woodland to garden within residential curtilage and erection of entrance walls. Permitted 9/89/55- Two storey extension. Refused- contrary to Green Belt Policy 9/90/542- Two storey side extension. Permitted 9/91/794- Erection of porch (Erection of swimming pool building plan 886/1A)- permitted development)- Withdrawn 9/93/772- Erection of one bedroom accommodation for disabled relatives attached to existing garages. Permitted 9/94/43- Replacement conservatory/balcony to side and rear and porch extension/ balcony to front. Permitted 9/94/384- Two storey side extension, replacing an existing conservatory. Permitted. 9/05/00553/FUL- Retrospective application for the erection of a new boundary wall. Withdrawn 9/05/00554/FUL- Retrospective application for the erection of a private stable block. Withdrawn 9/06/00803/FUL- Proposed three horse stable block and tack room. Permitted</p>	

Applicant's Case The agent for the application has forwarded the following comments in support of the application:

When the application was originally submitted the plans detailed that the building would be occupied by a garden store, plant room and pump house and a CCTV control centre. Following discussions with a CCTV specialist it has been determined that this is not the best location for CCTV and this has been relocated into the main dwellinghouse.

Following the recent approval of planning permission for stables within the site (06/00803/FUL) one of the conditions required the provision of manure storage. Therefore the manure storage area has been relocated into the store building to replace the CCTV provision. The proposed garden store is well placed to manage the distribution of the manure onto the gardens.

The applicant is concerned with environmental pollution and wishes to invest in a heating and pump station for the residence and associated facilities. This will include storage of rain and 'brown' water to irrigate the gardens, heating boilers and heat recovery systems all of which require space within the grounds.

The facility has been located behind two 2 metre high walls within the property and has been lowered so as not to project above either of these walls. The proposal does not cause demonstrable harm to the surrounding environment and for all intents and purposes is invisible to the public.

Representations **Clayton le Woods Parish Council** have concerns regarding the size of the proposals and also about drainage. It is hoped that a full site inspection will take place before any decisions are made.

Consultations **Lancashire County Council Highways Section** have no comment to make

Assessment The main issues to consider are the impact of the proposed development on the openness and character of the Green Belt and whether the proposal is appropriate development within the Green Belt.

The property is located within an area designated as Green Belt where there is a presumption against inappropriate development. The proposed development will incorporate manure storage in relation to the stables which were previously approved planning permission, a pumping station and a garden store

The development is a single storey brick built building which resembles a triple garage with flat roof. In design and appearance terms the external materials used in the construction match the red brick used in the construction of the boundary wall. The boundary wall was originally constructed without planning permission, an enforcement notice was served and the applicant appealed this notice. The appeal was dismissed and the owner was required to reduce the height of the wall to 2 metres high which is allowed under permitted development. The materials used do not reflect the rural character in which the property is set as they create a very modern feature. However due to the

existence of the boundary wall the building will blend into this feature.

In accordance with Policy DC1 and Government guidance contained PPG2: Green Belts limited extensions to dwellinghouses are considered appropriate. However the proposal incorporates a curtilage building which is not an extension to the dwellinghouse. The proposal incorporates facilities which would normally be associated with a dwellinghouse however these facilities would usually be provided within the main dwellinghouse or within close proximity to the dwellinghouse. The proposed building is located approximately 37 metres away from the main dwellinghouse. As the building is a curtilage building which is located a considerable distance away from the main dwellinghouse it is not considered to be appropriate development within the Green Belt.

When the application was originally submitted the development included provision for a CCTV station however after discussing this with a CCTV specialist it has been determined that the siting next to the entrance is not the best location and the CCTV has been relocated into the existing dwellinghouse. Similarly it is not clear why the pumping station is to be located within this building away the house. Justification has not been submitted detailing why the equipment cannot be adequately accommodated within the existing buildings.

The proposal will also incorporate a garden store. The amount of garden retained at the property is relatively small due to the amount of hardstanding and structures which have been constructed. It is not clear why a separate building is required and why the equipment cannot be adequately stored within the existing buildings.

It is also proposed to accommodate an area for manure storage within the building. The stable block which was recently granted planning permission is located approximately 85 metres away from the proposed building. It would be preferable to provide provision for the storage of manure in close proximity to the stables and this would be in the form of an open three sided structure which is adequate to store manure. No justification has been provided as to why this provision is required in the form of a permanent building.

The proposal is not considered to be appropriate development within the Green Belt and very special circumstances have not been submitted in support of the application. It is considered that the proposal adds to the amount of built development at the site and detrimentally impacts on the openness and character of the Green Belt. As such the proposal is considered to be contrary to Policy DC1 and PPG2.

As the application is retrospective, an associated report can be found later in the Agenda seeking authority for Enforcement Action.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed development is located within the Green Belt where there is a presumption against inappropriate development and where development will only be permitted if it is for an appropriate purpose and where very special circumstances can be demonstrated. The proposal is not considered to be appropriate development and the applicant has failed to demonstrate that there are any such special circumstances to permit the type, scale and form of development proposed. As such the proposal is considered to be contrary to Government advice contained in 'PPG2: Green Belts' and Policy DC1 of the Adopted Chorley Local Plan Review.
