

Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	12.12.2006

ENFORCEMENT ITEM DEMOLITION OF DETACHED GARAGE TAN PITS FARM NEW ROAD ANDERTON

PURPOSE OF REPORT

1. To consider whether it is expedient to take Enforcement action in respect of the above development.

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

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

BACKGROUND

4. A retrospective application seeking planning permission for the erecting of a detached double garage that is located to the south of the farmhouse. The farmhouse being a Grade II Listed Building. Application 06/01224/FUL has been presented on this agenda with a recommendation for refusal and if Committee Members endorse that recommendation, it is considered expedient to take Enforcement action to secure removal of the detached double garage.

POLICY

5. Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review are relevant in consideration of this application.

ASSESSMENT

6. The issue to consider is whether the development meets with Policy 6 and Policy DC1. It is opined that the proposed double garage by virtue of its type, scale and form represents development that detrimentally impacts on the openness and character of the Green Belt and is therefore by definition harmful to the Green Belt.

COMMENTS OF THE DIRECTOR OF FINANCE

7. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

8. No comments.

RECOMMENDATION

9. 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 erecting of a double garage on land to the south of, Tan Pits Farm New Road, Anderton, PR6 9HG

(a) Remedy for Breach

- i. Demolish the garage.
- ii. Remove all material resultant from the works carried out under 9 (ai) from the land.

(b) Period for Compliance

3 months.

(c) Reason

The garage is located within the designated Green Belt where there is a presumption against inappropriate development and where development will only be allowed if for an appropriate purpose or where very special circumstances can be demonstrated. The applicant has failed to demonstrate that there any such special circumstances to permit the type, scale and form of development proposed and as such the development is contrary to Government Advice contained within PPG2, Green Belts, Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review.

JANE E MEEK
DIRECTOR OF DEVELOPMENT & REGENERATION

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	12 December 2006	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		06/01224/FUL	Union Street Offices