

Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	16.1.2007

**ENFORCEMENT ITEM
RETROSPECTIVE APPLICATION FOR TIMBER SHED TO EAST OF BLOCK OF STABLES – LAND OFF HEAPEY ROAD, HEAPEY, CORLEY**

PURPOSE OF REPORT

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

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 planning application for a timber shed to the east of a block of stables at land off Heapey Road, Heapey (application reference 06/01357/FUL), appears on this agenda. The recommendation is for planning permission to be refused. If members agree with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take enforcement action for the reasons set out in the main report.

COMMENTS OF THE DIRECTOR OF FINANCE

5. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

6. No comments.

RECOMMENDATION

7. 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 erection of a timber shed.

- (a) Remedy for Breach
 - i. Remove the timber shed from the land.

ii. Remove all material resultant from the works carried out under 7(ai) from the land.

(b) Period for Compliance

3 months

(c) Reason

The proposed development would be located within an area of other open countryside as defined in the Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC2 of the Adopted Borough Local Plan Review as it is not considered to be appropriate development, sufficient very special circumstances have not been provided and the proposal would cause detrimental harm to the openness and character of the open countryside.

The proposed development is contrary to Policy EP8 of the Adopted Chorley Borough Local Plan Review and the Councils Supplementary Planning Guidance Involving Horses, the proposal represents a large building which is detached from the nearby stables and significantly impacts on the openness and character of the area.

JANE E MEEK
DIRECTOR OF DEVELOPMENT & REGENERATION

Report Author	Ext	Date	Doc ID
Helen Green	5797	20/12/06	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		06/01357/FUL	Union Street Offices