

REPORT OF DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council the Development Control Committee met on 12 December 2006. This report refers briefly to the more significant planning proposals that were considered at this meeting.

12 December 2006

Planning Application 06/01056/FULMAJ

2. We considered the above reserved matters application at Buckshaw Village. Outline permission had been granted at the site in 1997 and 2002 and the parcel subject of this application had already had reserved matters approved in May 2004, submitted by Redrow. However, the parcel had now been sold to Persimmon Homes who had wished to change what had previously been approved.
3. The proposal was to erect 77 dwellings with a mixture of 2, 2.5 and 3 storey properties with associated garaging, roads and sewer works. The proposal would be accessed from the east west link road as well as from the internal road system through other parcels on the site.
4. Lancashire County Council Highways had, had a number of concerns in relation to the initial layout but were now happy that their concerns had been addressed since the amended plans had been received.
5. Local residents were also concerned about the density of the housing in the proposal. It had been understood that dwelling heights would taper away as the new housing development approached the Green Belt and Dawson Lane. It had been suggested that the three-storey properties be located more centrally within the Buckshaw Village and the amended plans reflected this.
6. After considering all the information in the officer's report we decided to permit full planning permission.

Planning Application 06/01224/Ful

7. We considered the above retrospective planning application for the erection of a detached double garage at Tan Pits Farm, New Road, Anderton.
8. The submission of this application had followed extensive discussions between the Council, the applicant and the applicant's agent. There had been a number of planning applications and listed building consent applications in respect of the farmhouse and barn on the site.

9. Planning permission had been granted in April 2006 to erect a two-storey extension attached to the Listed Farmhouse and to erect a detached garage. Listed Building Consent was subsequently granted for the extension in July 2006.
10. The garage associated with the farmhouse had been constructed and did not accord with the plans approved. Therefore it did not have the benefit of planning permission.
11. The site is located within an area designated as Green Belt and as such there was a presumption against inappropriate development. It was considered that very special circumstances had not been submitted in support of the application and the massing, siting and design of the garage would have had an adverse impact on the openness and character of the Green Belt. For these reasons we decided to refuse the retrospective planning application.

COUNCILLOR H HEATON
Chair of Development Control Committee

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There are no background papers to this report.