

REPORT OF THE DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council the Development Control Committee met on 16 January 2007 and 13 February 2007. This report refers briefly to the more significant planning proposals that were considered at these meetings.

16 January 2007

Planning application 06/00779/FULMAJ

2. We considered the above planning application that proposed the formation of two fishing lakes, a vehicular access, car parking area and ancillary timber building containing ticketing and toileting facilities on land adjacent to Grimeford Farm, Grimeford Lane, Anderton.
3. The applicant had operated a fishery at reservoirs formerly used by the Pincroft Printing and Dyeing Company Ltd, which had operated at the site for the last 15 years as 'Croft Fisheries' off Chorley Road, Anderton. This fishery was now oversubscribed.
4. The proposal was for the provision of two fishing lakes, allowing less experienced anglers to be kept separate from the competition standard anglers creating a facility that would cater for all abilities including educational and special needs requirements.
5. PPG2 makes it clear that proposals for outdoor sport and recreation are 'in principle' acceptable forms of development in areas of the Green Belt and we agreed that this was appropriate in this particular location.
6. The position and size of the lakes had been amended several times and the proposed marginal planting would help to soften the edges of the lakes making their initial uniform appearance appear much more natural over time.
7. After considering the information in the officer's report we decided to grant full planning permission.

13 February 2007

Planning Application 06/01289/FULMAJ

8. We considered the above application that proposed the replacement and relocation of an existing motorway services building on the northbound M61 service area at Bolton West Services, Anderton.
9. The replacement building would be sited approximately 10m south of the existing building, the site of which, would be landscaped following its demolition. A new additional fuel filling station was proposed and additional landscaping to the existing car parking area.
10. The applicant stated that the existing building does not properly cater for the needs of the motorist by virtue of its dated design. The footprint of the proposed replacement building constituted would be a significant reduction in

size and the fuel filling station would have an efficient layout with the ability to provide new more environmentally friendly fuels such as Bioethanol.

11. The development is situated in the Green Belt but it was considered that very special circumstances existed in that the building is a replacement for one that already exists on the site, hence in accordance with PPG2 and Policy DC1 in maintaining the open and rural character of the Green Belt.
12. After considering the information in the officer's report we decided to grant full planning permission.

Planning Application 06/01304/REMMAJ

13. We considered the above application for the erection of buildings and associated hard standing areas for employment development within Use Classes B1, B2 and B8. The area of the site, Plot 4300, Buckshaw Avenue, formed part of the southern commercial area associated with the Buckshaw Village development.
14. The proposal incorporated a mixture of small and medium sized industrial units that would provide a total floor space of 20,865 square metres in 8 built blocks, 4 of which would be subdivided to provide 20 individual units of accommodation.
15. The buildings would be of a type that would accommodate B1, light industrial or high tech operations, B2 general industrial or small B8 storage and distribution uses.
16. The site would be accessed off the southern commercial link road, which had already been granted planning permission and would be provided by Redrow. Buffer zone planting would also be provide between the site of this development and the adjacent Wolseley site.
17. After considering the information in the officers report and addendum that was tabled at the meeting, we decided to grant the reserved matters application.

Consultations on Planning and Climate Change – Supplement to Planning Policy Statement 1 and Building a Greener Future; Towards Zero Carbon Development

18. We considered the above report of the above two draft consultation documents that had a potentially significant impact on planning in the Borough.
19. The consultation draft of the Planning Policy Statement 1 reiterates the importance of basic sustainability principles and must be included in appraising applications and in allocating any additional land for development required in response to any additional requirements derived from the Examination in Public for the Regional Spatial Strategy.
20. The proposals and policy direction set out in both documents underlined the timeliness of the Preferred Options for Sustainable Resources.
21. The proposed approach to new developments for stand alone renewable energy developments is likely to fetter our ability to control developments

within the Borough. The Chorley Borough Renewable Energy Study that had been previously completed is in line with the advice to promote renewable energy set out in the Planning Policy Statement.

22. The requirement to give climate change and the reduction carbon emissions central importance in policy decisions is to be welcomed and we noted the report.

Recommendation

That the report be noted

Councillor H Heaton
Chair of Development Control Committee

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There are no background papers to this report.