

Site Inspection Sub-Committee

Monday, 12 March 2007

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Daniel Gee

Officers in attendance: Neil Higson (Principal Planning Officer), Helen Green (Planning Officer) and Dianne Scambler (Democratic Services Officer)

Also in attendance: Councillor Mrs Marie Gray (Pennine Ward)

07.SI.05 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Thomas Bedford, June Molyneaux and Ralph Snape

07.SI.06 MINUTES

RESOLVED – That the minutes of the Site Inspection Sub-Group held on 11 January 2007 be confirmed as a correct record and signed by the Chair.

07.SI.07 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

07.SI.08 PLANNING APPLICATION 06/01357/FUL

The Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee. The retrospective planning application sought permission to retain a timber shed to the east of an existing block of 5 stables on land off Heapey Road, Heapey, Chorley.

In accordance with policy DC2 of the Chorley Borough Local Plan Review areas of Other Open Countryside should be protected from unacceptable development, which would harm its open and rural character. Although small scale development for horses is considered to be appropriate in principle in rural areas.

The timber shed subject of this application measures 3.4 metres in width by 9 metres in length and 3.4 metres in height from ground floor level to the top of the roof ridge. It is detached from the main stable block and therefore contrary to the Council's Guidance relating to development involving horses, stating that tack rooms and hay stores should be part of the main stable block.

The development does have an amount of screening that is provided by a number of mature trees located to the north and east of the shed. Screening is also provided to the west of the application site fronting on to Heapey Road and the applicant intends to plant additional screening to the east and west of the stables. However the shed is still positioned in a prominent position and is highly visible from Heapey Road.

There has been the support of eight residents in the immediate vicinity and it was noted that no letters of objection were received.

The application was viewed from various aspects and the views of the Ward Councillor were considered.

RECOMMENDED – That the Development Control Committee grant the retrospective planning permission for planning application 06/01357/FUL, subject to the following conditions:

1. The timber shed hereby permitted shall only be used for purposes ancillary to the existing stables and for the storage of associated equipment and feed only and, in particular, shall not be used for any trade, business or other storage purposes.

Reason: To define the permission and in the interests of the visual amenities and character of the area and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.

2. Where use of the timber shed for the authorised purposes ceases for a period exceeding 6 months within 10 years of its substantial completion the timber shed and associated hardstanding, shall be removed from the field and the land restored to its former condition.

Reason: To avoid the proliferation of buildings in Other Open Countryside for which there is not a continuing need.

Chair