

Item	07/00255/FUL	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Heath Charnock And Rivington	
Proposal	Revision to Planning Permission 04/969/FUL by modification of condition 11 - no machinery or vehicles (including horseboxes and trailers) shall be stored or kept within the site overnight.	
Location	Land North Of 125 Rawlinson Lane Heath Charnock	
Applicant	LJ And GL Calderbank	
Proposal	<p>This application relates to a revision to planning permission 04/969/FUL by modification of condition no. 11 – No machinery or vehicles (including horseboxes and trailers) shall be stored or kept within the site overnight. The application concerns a piece of agricultural land located between Rawlinson Lane and Wigan Road, Heath Charnock. The site now contains 5 stables, tack room and a sand paddock following the grant of permission in 2004.</p>	
Planning Policy	<p>The site lies within the Green Belt as defined by Policy DC1 of the Adopted Chorley Borough Local Plan Review. It is also appropriate to consider the proposals against Policy EP8 – Development Involving Horses and the SPG – Development Involving Horses.</p>	
Planning History	<p>Planning permission was granted in September 2004 for the erection of five stables, tack room and a separate midden together with a sand paddock.</p>	
Consultations	<p>Parish Council – commented that they understood that the situation had now changed since the grant of planning permission insofar as the applicants now live near to the site. The Parish Council has no objection to the applicants keeping their own vehicles on the site overnight.</p>	
Representations	<p>170 Rawlinson Lane – no objection to the parking of a horse box and tractor/trailer but does removing the condition allow any number of vehicles to be parked. 180 Rawlinson Lane – objects to the lifting of the condition as it would result in an adverse visual impact on the Green Belt given the scale and nature of the vehicles.</p>	
Assessment	<p>Green Belt policy is concerned, amongst other things, to retain attractive landscapes and enhance landscapes near to where people live. The site is now largely well screened from the houses in Rawlinson Lane and those on Wigan Lane are some distance away. As a result it is not considered that the keeping of vehicles on the land will conflict with Green Belt policy in that there will be no unacceptable loss of visual amenity. The Parish Council are now content given the applicants change of circumstances. However, one local resident is still concerned about this issue.</p> <p>Given the constraints placed upon the site when the original permission was granted, it is reasonable to allow the applicants to keep their own vehicles connected with the use of the site in the land. There will be little loss of visual amenity due to the landscaping in place around the boundaries of the site.</p> <p>The other conditions attached to the 2004 permission, however, may not be sufficient to prevent any commercial activity being established on the site. It is considered necessary to grant planning permission to allow the</p>	

keeping of the applicants own vehicles in connection with the stabling of their horses on the land but no other vehicles and machinery.

Conclusion

Removing the condition will not result in any loss of openness in the Green Belt given the small scale nature of the stables and that the use is not inappropriate. It is inevitable that stables will bring with it need for horse boxes and as the site is screened by the existing hedge and additional landscaping, the affect in visual amenity of the vehicles will be minimal.

Recommendation: Permit Full Planning Permission
