

Report of	Meeting	Date
Director of Public Protection Streetscene and Community	Development Control Committee	15 December 2015

ENFORCEMENT ITEM

ERECTION OF MICRO LIGHT AND GYROCOPTER AIRCRAFT HANGERS LAND AT LONG FOLD FARM NORTH ROAD BRETHERTON

PURPOSE OF REPORT

1. To seek authority to take enforcement action in respect of the unauthorised erection of micro light and gyrocopter aircraft hangers.

RECOMMENDATION(S)

2. That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control: Without planning permission the erection of micro light and gyrocopter aircraft hangers.

Remedy For Breach

Demolish the micro light and gyrocopter aircraft hangers and remove the materials resulting from the demolition from the land

Period For Compliance

Three Months

Reason For Issue Of Notice

EXECUTIVE SUMMARY OF REPORT

3. There is no planning permission for the development on the land and the landowner has been advised that because the land is designated as Green Belt such development is considered inappropriate development and unacceptable in planning terms. It is considered therefore given the inappropriateness of the development within the Green Belt that it would be expedient to issue an enforcement notice in this case.

Confidential report Please bold as appropriate	Yes	No
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CORPORATE PRIORITIES

4. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy communities	X	An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

- This case relates to the erection of three aircraft hangers on land at Long Fold Farm Bretherton within this Council's area which are used to house micro light and gyrocopter aircraft. The aircraft use a temporary grass airstrip in neighbouring South Ribble's area and a further hanger has also been erected next to the airstrip.
- South Ribble refused planning permission earlier this year for a micro light airstrip and the aircraft hanger and have also refused another application for a certificate of lawful use in respect of the airstrip.

ASSESSMENT

- The land is within the Green Belt and policy guidance within the National Planning Policy Framework and Policy DC1 of the Adopted Chorley Borough Local Plan Review are relevant policy considerations.
- The provision of appropriate facilities for outdoor sport and outdoor recreation such as hangers may be acceptable as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. It would need to be demonstrated that the facilities were appropriate for the use which they support. No information has been provided to demonstrate that the buildings are necessary for the operation of the microlight airfield, or that they cannot be relocated within or utilise other existing buildings within the farm complex.
- Even if the provision of additional buildings were considered to be required, it is considered that the siting and location of the buildings in their current location is unduly harmful to the openness and character of the Green Belt. The buildings are sited remotely from the existing complex of farm buildings, and in disparate locations within the field in which they are located. The buildings are therefore inappropriate within the Green Belt.
- In this case there is no planning permission for the micro light landing strip and an application for Certificate of Lawful Use has been refused. On that basis therefore any justification for the retention of the hangers would be based on unauthorised development in its own right and that alone would mean that the hangers could not be justified as appropriate facilities.

IMPLICATIONS OF REPORT

- This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	X	Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

14. No comments

COMMENTS OF THE MONITORING OFFICER

15. The proposed action is proportionate having regard to the planning breaches and history to each site.

JAMIE CARSON
DIRECTOR OF PUBLIC PROTECTION STREETSCENE AND COMMUNITY

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Peter Willacy	5226	18 November 2015	***