

REPORT OF DEVELOPMENT CONTROL COMMITTEE

PLANNING APPLICATION 08/00219/CB3 – COVERED MARKET, MARKET PLACE, CHORLEY

1. The Development Control Committee, at its last meeting on 27 May 2008, considered an application for deemed planning permission for the creation of feature canopies over the two main entrances of the Covered Market in Chorley Town Centre.
2. The Committee were minded to support the application, but, as the Council's Constitution precludes the Development Control Committee's determination of Council applications for deemed planning permission, the application requires to be submitted before the full Council for decision.
3. A copy of the report of the Corporate Director (Business) on the proposal, which was considered by the Development Control Committee at the meeting, is attached to enable Members to be aware of all the pertinent factors.

Recommendation

4. The Development Control Committee recommends the Council to grant planning permission to Application 08/00219/CB3 for the creation of two feature canopies to the two main entrances of the Covered Market in Chorley Town Centre, subject to the following conditions:
 1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase act 2004.
 2. Notwithstanding the submitted plans, no development shall commence until details of the proposed signs on the canopies have been submitted to and agreed in writing by the Local Planning authority and thereafter constructed in conformity with the approved details.
Reason: In the interests of the visual amenity of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.
 3. The development hereby permitted shall not commence until further details of the colour, form and texture of all external facing materials to the proposed building (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

COUNCILLOR GREG MORGAN
Chair of Development Control Committee

There are no background papers to this report.

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