

## REPORT OF DEVELOPMENT CONTROL COMMITTEE

### PLANNING APPLICATION 08/00143/CB3 – Astley Park, Park Road, Chorley

1. The Development Control Committee, at its meeting on 27 May 2008, considered an application for deemed planning permission for the installation of a pets corner with animal accommodation and adventure play area in Astley Park, Park Road, Chorley
2. 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. The Committee received representations from an objector, a supporter and the ward representative on the proposals.
3. The Committee were minded to support the application, but had some concerns regarding the security of the building and the materials being used in its construction.
4. Since the Development Control Committee the agent has worked to try to address some of the concerns raised by Members. It is therefore proposed to:
  - build up the internal walls with block work rather than timber.
  - provide a dry 'moat' around the perimeter to increase the effective height of the fence
  - provide shutters across the windows and shielding of the rooflight to protect against thrown stones
  - reduce the number of windows
  - plant a hedge to surround pets corner that will be situated outside the perimeter fence at the top of the ditch. It will consist of 3 rows of thorny plants consisting of the species listed below. Stock sizes will be pit planted bare rooted 60 – 90cms transplants or container grown 31 pots and the planting to be protected by secondary 1.0m high rabbit netting fence. The species to be planted in 3 rows with 300mm between plants and 300mm between rows. The species include:
    - Hawthorn (*Crataegus monogyna*)
    - Blackthorn (*Prunus spinosa*)
    - Berberis (*Berberis gagnepainii*)
5. These small changes are supported by the Planning Officers and can be approved under the suggested conditions contained within the report.
6. 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

7. The Development Control Committee recommends the Council to grant planning permission to Application 08/00143/CB3 for the installation of a pets corner with animal accommodation and adventure play area in Astley Park, Park Road, Chorley, subject to the following conditions:
  1. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted 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.*
  2. The proposed development must be begun no 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*
  3. Before the Oak tree (marked tree number 3 on the tree clearance plan AP06 5.21 Rev 1) is removed, nocturnal observations for bats should be undertaken as set out in the Bat Inspection submitted with the application. In addition, one of the options as detailed in this Inspection report shall be adopted, having first been submitted to and agreed to in writing by the Local Planning Authority.  
*Reason: To avoid adverse effect on a protected species and in accordance with Policy EP4 of the Adopted Chorley Local Plan Review.*
  4. Prior to the installation of any shutters to the building hereby approved their style, design and colour shall be agreed in writing by the Local Planning Authority.  
*Reason: To ensure that the design and material are visually appropriate to the locality in accordance with Policy GN5.*
  5. Any alteration to the fencing hereby permitted shall be agreed to in writing by the Local Planning Authority.  
*Reason: To ensure that the fencing is visually appropriate to the locality and in accordance with policy 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.

DS