

REPORT OF DEVELOPMENT CONTROL COMMITTEE

PLANNING APPLICATION 08/00957/CB3 – Land 10m East of 21 to 33 Buchanan Street, Chorley

1. The Development Control Committee, at its meeting on 14 October 2008 considered an application for deemed planning permission for the change of use from public open space to residential curtilage and erection of 1.8 high fencing to delineate boundaries.
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. It had been previously agreed through public consultation to install alley gates to the rear of Buchanan Street, Blackburn Street and Worthy Street and to transfer Council-leased land to private ownership. This will be followed by site clearance, resurfacing and new fencing delineate curtilage extensions. The alley gates (phase I) had been installed and the proposed land transfer/curtilage extension of this application comprises phase II.
4. The application had been submitted as part of an access and environment improvement initiative, designed to improve the streetscene, provide off-street parking for local residents and to help tackle anti-social problems arising from a local garage.
5. Members commented that this scheme had been long awaited and welcomed the proposals in the application.

Recommendation

6. The Development Control Committee recommends the Council to grant planning permission to application 08/00957/CB3 for the change of use from public open space to residential curtilage and erection of 1.8m high fencing to delineate boundaries on land 10m east of 21 to 33 Buchanan Street, Chorley, subject to the following conditions:
 1. The fencing hereby permitted shall be erected in conformity with the approved details within 3 months of the land being transferred into the residents' private ownership, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.
 2. 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.

COUNCILLOR GREG MORGAN
Chair of Development Control Committee

There are no background papers to this report

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