

Application No: 20/1554N

Location: Border Fisheries, New Bungalow, Waybutt Lane, Chorlton, CW2 5QA

Proposal: Removal of condition 3 and Variation of condition 4 on approval 19/1532N for Change of Use from welfare facilities for members to domestic for maintenance/security staff family

Applicant: Mr M Glover

Expiry Date: 09-Jun-2020

### **SUMMARY**

The application site is a former ancillary building associated with Border Fisheries and located within the Green Belt. Application 19/1532N was approved for the change of use of the building to a residential dwelling.

This application seeks approval for the removal of condition 3 which requires the occupant of the approved dwelling to be employed by the Border Fisheries business, and the variation of condition 4 which required the submission of details of proposed boundary treatments, attached to permission 19/1532N.

With regard to condition 3 it is considered that it does not meet the tests as described in Paragraph 55 f the NPPF, therefore its removal is recommended for approval.

In terms of condition 4, a scheme to show the proposed boundary treatments has been submitted with this application. It is considered that these details are acceptable and the condition can be varied to reflect this.

In terms of the potential impact on the openness of the Green Belt, the proposed development will not lead to any further built form; as such there will not be any visual harm to the openness of the Green Belt.

Overall, the proposal development meets the criteria of Policies PG3 and PG6 of the Cheshire East Local Plan Strategy and H.1 of the Wybunbury Combined Parishes Neighbourhood Plan. It will not lead to any visual harm to the openness of the Green Belt. Furthermore, the proposal will facilitate the retention of the existing business on the site.

### **SUMMARY RECOMMENDATION**

Approve with conditions

