

SOUTHERN PLANNING COMMITTEE – 1st March 2017

UPDATE TO AGENDA

APPLICATION NO.

16/3464N

LOCATION

LAND ADJACENT TO CHORLTON LANE

UPDATE PREPARED

Cllr Clowes has commented as follows :

Much of this application is for retrospective permission to actions already commenced on site (Indeed some have already been curtailed due to on-going enforcement activity by CEC).

In principle, the Parish Council have no issue with the request to use the land for appropriate agricultural/ equestrian purposes however this is the third application on this site for retrospective work (applications have repeatedly lagged behind work actually being enacted on the site).

The plans that you are looking at today are still incomplete and lacking in material detail (despite on-going liaison between the applicant (tenant) the landowner, planning officers and enforcement officers). I share the concerns of residents that you are being asked to approve an application that does not accurately reflect buildings / structures / activities already being carried out on site.

I would ask you to compare (for example) the diagram of the chicken shed included in your plans and on the CEC Planning website with that of the photographs taken 16 days ago.

Please ask yourselves; Are you approving a retrospective flimsy scaffold for netting (as per the photo) or a future substantial building for a poultry business? There is no detail to confirm what is being requested (the same is true of the dog kennel)

There is already a legal condition on this site prohibiting the use of the site for any 'residential purposes' (This has been substantiated by the CE Enforcement Officer, Mr Craig Wilshaw and the CE legal Team) - yet there remains a substantial mobile home that is inappropriate in scale and function to the agricultural/equestrian purposes identified in this application.

Please note the comments of the Parish Council in the 2nd call-in document. There is no issue with the land being used for equestrian/agricultural purposes but lack of any clear planning documents and failure to remove the

mobile home will simply enable the continued abuse of this site, associated enforcement activity on the site and PROW (with the costs for CEC) and on-going loss of amenity for residents at Jubilee Farm and along Chorlton Lane and walkers on the PROW. (The livestock fence requested by Network rail has still not been constructed).

Therefore in the interests of clarity and consistency, I would ask that you defer your decision today until you have had the opportunity to conduct a site visit where you will be able to see first-hand the inconsistencies between this retrospective application and the 'actual' situation on site.

Officer comment

It is not considered that the comments result in any change to the initial officer recommendation. Any works/activity which have previously occurred/taken place on site would not prejudice the determination of the current application which should be assessed on its own individual merits.

Officers also consider that the plans provided detail what is being proposed along with the material and appearance.

It should also be pointed out that the mobile home/tack room is being investigated by the Councils Planning Enforcement Team and does not form part of the current planning application.

Finally, any fencing requested by Network Rail is not relevant to the determination of a planning application and would be dealt with under legislation separate from planning.

Recommendation

No change to initial recommendation.

APPROVE as per report