

Our Ref: 08/00553/FUL

Date: 12 June 2008

The Owner and/or Occupier

Dear Sir/Madam,

NOTIFICATION OF PLANNING APPLICATION

Application No: 08/00553/FUL

Proposal : Proposed high wire adventure course with associated equipment, cabin and shelter,
and extension to existing carpark

Location : Land 230m West Of Great House Green Rivington Lane RivingtonHorwich
Lancashire

Applicant: Mr Steve Sutherland

The Council is seeking your views on the above application it has received. You may view current planning applications at www.chorley.gov.uk/planning or a copy may be viewed at this office during normal office hours (8.45a.m. to 5.00p.m. Monday to Friday). You do not need to make an appointment, but it would be helpful if you would bring this letter with you.

Any comments may be made through the website or in writing and sent to the above address by 3 July 2008, quoting the Application Number 08/00553/FUL. Comments received after that date, but before the decision is reached, will be considered and taken into account.

In making any comments, please note :

- Only comments relating to planning matters can be taken into account in deciding the application.
- Your reply may be read by the applicant or other members of the public. It will be sent to the Planning Inspectorate and the applicant if an appeal is made. If an appeal is made against a householder application, these comments will be carried forward and considered with the appeal. Comments may be available on our website or through the Planning Portal if an appeal is lodged – see www.planningportal.gov.uk/pes. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. However, if you do not provide your address we will not be able to inform you if an appeal is lodged against our decision.
- If you comment on the application, I will tell you of the decision made.

The guidance notes attached to this letter will help to give you some idea of the matters we look at when considering the application. The Council allows public speaking at the Development Control Committee. If this application is due to be heard by the Committee, we will notify you if you have written to us commenting on the application.

Please show this letter to anyone else who also owns or occupies your property. If you have any questions, please contact me on 01257 515222.

Yours faithfully,

Caron Taylor

Senior Planning Officer

Email: xxx@xxxxxxx.xxx.xx

Tel: (01257) 515222

Fax: (01257) 515297

COMMENTING ON PLANNING APPLICATIONS

Chorley Borough Council wants to hear your views so that we can take them into account when considering planning applications. This guide explains how to make your views known and the matters that the Council can be taken into account in reaching its decision.

How to make comments

We want to hear from you whether you support or oppose a development. To ensure we fully understand your views, we can only accept comments in writing. Before writing to us please come and look at the application form and plans. Due to the volume of letters we receive, we do not send acknowledgments.

Comments may be available on our website or through the Planning Portal if an appeal is lodged – see www.planningportal.gov.uk/pcs. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you provide information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Comments which can be taken into account

A decision is made by weighing up a number of different matters. The most important will be what the policies of the development plan for the area say about the proposal. This Plan, which includes the Regional Spatial Strategy and the Chorley Borough Local Plan Review, can be seen in the Planning Office. It shows the extent of Green Belt, settlement boundaries and locations for new development. Government Policy and advice notes such as the House Extension Design Guidelines, and other planning considerations will also be taken into account. These include:

- Scale, appearance and design of the proposal.
- Impact on the residential amenity of local residents including loss of light; overlooking and loss of privacy; noise and disturbance.
- Impact on the character of the area and whether the use is appropriate.
- Effect on highway safety and parking.
- Effect on nature conservation and trees.
- Effect on a Conservation Area.
- Effect on Listed Building.

Comments which can not be taken into account

The Government makes it very clear that there are some things that are not planning considerations. These can not be taken into account. These include:

- Loss of property value.
- Boundary disputes.
- Private matters between neighbours, such as covenants, rights of access and damage to property.
- Trade competition.

Planning Aid

North West Planning Aid offer free, impartial planning advice to individuals and community groups who cannot afford to pay for professional advice. Call 0870 850 9804 to see if you are eligible.

Determination

An application may be decided by senior officers (known as a delegated decision) or by the Development Control Committee. If you commented on the application you will be invited to the meeting and you may register to speak at the committee. A recommendation on the application will be made by senior officers. The decision, however, will be made by the members of the committee. Please note that an application may be subject to amendment right up to the day of the committee and that a recommendation made by officers may not be accepted by Members.

If you have any queries about these guidance notes please contact the case officer who will be happy to help you.