

APPLICATION REPORT – 20/00449/FULMAJ

Validation Date: 20 May 2020

Ward: Lostock

Type of Application: Major Full Planning

Proposal: Demolition of existing building and erection of new packing hall (with administration facilities) and new canopy over service yard

Location: Golden Acres Ltd Plocks Farm Liverpool Road Bretherton Leyland PR26 9AX

Case Officer: Mr Iain Crossland

Applicant: Mr Roger Bracewell, GA Pet Food Partners

Agent: Tom Hollick, BCA Landscape

Consultation expiry: 17 June 2020

Decision due by: 19 August 2020

RECOMMENDATION

1. It is recommended that the application is approved subject to conditions.

SITE DESCRIPTION

2. The application site is a major industrial site that is located in the Green Belt to the western extremity of the Borough. The site was originally an arable farm, but first diversified into the manufacture and distribution of dry extruded animal foods in 1992 using the farm's crop production as its basis. Following on from this diversification, several planning applications were approved as the business grew. There are now a number of large industrial buildings across the site of utilitarian design. There are also large plant structures, and areas of hardstanding. The character of the surrounding area is largely open agricultural land with a distinctly flat topography, although the village of Tarleton is located to the west on the opposite side of the River Douglas. The application site comprises a clearly defined area of major development bound by the River Douglas to the west and A59 to the east.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. This application seeks planning permission for the demolition of an existing building, comprising a packing hall, product store, offices and associated facilities, and erection of new packing hall with administration facilities, in addition to the construction of a new canopy over the existing service yard. These would be siting within the centre of the existing Golden Acres site.
4. The proposed packing hall would measure approximately 104m by 96m and would be provided across two floors for the most part, with a ridge height of 25.50m, whilst a third floor, in the central section, runs the full width of the building (on an approximate east-west axis) and would have a width of approximately 20m and ridge height of 28.6m. The building would be faced in Juniper Green Kingspan panelling, other than the section of elevation beneath the proposed canopy that would be white.

5. The proposed canopy would be a mono pitched structure spanning the service yard area between the ingredients kitchen and the proposed packing hall. The canopy would have a maximum height of approximately 24m continuing the roof slope of the ingredients kitchen down to a height of approximately 17m and would cover an area of approximately 5,853 square metres. This would be faced in Juniper Green Kingspan panelling. It is noted that the canopy would be implemented in two phases.

APPLICANT'S CASE

6. Plocks Farm was originally an arable farm, in 1992 it diversified into the manufacture and distribution of dry extruded animal foods using crop production from the farmland as the basis. The business has been a tremendous success and now employs (as colleagues, agency workers and contractors) some 850 people having a turnover in excess of £144m, of which 44% is exported to 37 different countries including Russia and Japan.
7. This development has been formalised by over thirty separate planning applications to Chorley Council (CC). Since 2003 GA has worked to a 'Masterplan' strategy which relates to a ten-year period and shows all the envisaged requirements for that period: this ensures a comprehensive approach where clarity is provided for CC (as Planning Authority) about the whole site, as far into the future as is possible.
8. The 700 different types of extruded dry finished product is stored in 15,000 separate boxes held in the Larder. Each 1,400-litre box (with its own lid) holds approximately 600kg of extruded pet food kibble ready to be eaten by cats and dogs. The process needs to be flexible, to allow packing into a variety of pack sizes, with both different packaging and different products, and with constantly changing need of the end consumer: it is therefore important to be able to pack the products from bulk storage as close as possible to the point of sale, in order to reduce inventory. The construction of the recent Larder has provided the traceable finished product ready to be packed, and the proposed new Packing Hall will allow the product to be packed, placed on a pallet and prepared for transport to our Buckshaw Village Distribution Centre, where the individual bags are labelled and collated ready for dispatch across the world.
9. The stages of the process are as follows:-
 - i) Transport from the Larder
The boxes, known as BFCs (blue finished product container) are transported four at a time, onto an auto guided vehicle, known as a 'Mule'. The Mule transports four full boxes from the Larder to the Packing Hall and returns four cleaned empty boxes from the Packing Hall to the Larder.
 - ii) Transport to 5 Packing Lines
The Mule, having entered the Packing Hall, unloads four BFCs. These four boxes are then transferred via conveyors and lifts to a high point in the building, in order to tip their contents into one of five packing lines or separate processing lines that allow the product to be inspected via X-ray, coated with a palatable ingredient, blended with other kibbles, or transferred into bulk flexible IBCs.
 - iii) Packing Process
The 1,400 litre box containing the 600kg of extruded kibble are unloaded. The contents are then screened to remove any fine dust, and the products are then weighed into small batches to meet the requirements: the product is then placed into a bag and sealed. The packaging is labelled with the required 'best before' date and then x-rayed to reveal any potential contaminants. Each individual bag has its own unique code applied to allow the customer to retrospectively track and trace the products process and all tests performed. The individual bags are check weighed and automatically palletised before being wrapped, labelled and prepared for transportation onto a HGV trailer. This trailer is then taken to the Buckshaw Village Distribution Centre.
 - iv) Box Cleaning
The emptied BFC is then sent for dry cleaning using compressed air; if on inspection the BFC is not sufficiently clean enough, the process allows it to be wet cleaned. After cleaning and sterilisation, each individual box is examined via a camera and if this still remains unclean, the box is returned for the process to be repeated.

v) Canteen and Training Room Facilities

The construction of a new Packing Hall provides an opportunity to replace the existing canteen with a new facility and include changing rooms and training facilities in a two-storey arrangement..

The canteen and training rooms are shown on the plans attached and comprise a high-level walkway that will keep staff and visitors away from any potential dangers of moving machinery. The proposed canteen will provide the general facilities for the whole site and includes changing facilities, shower and sauna, in order to meet the needs of colleagues.

vi) Visitor Attraction

As GA's target market comprises small independent pet shops from across the UK and Europe, it is important that they are encouraged to visit, where possible, and see how the food is made. The design allows for high level access to the Ingredients Kitchen (48), Packing Hall (6) and proposed Meat Kitchen(46). This access way will provide a means by which visitors can see and inspect the process and how GA is able to offer transparency and integrity, in order to create trust and confidence in the product.

10. The Canopy is an essential part of the production infrastructure, allowing the AGV's to transfer raw materials and finished products from adjacent buildings into road transport vehicles whilst under cover: this allows the production to continue even in adverse weather (particularly snow and ice) and to protect the produce from damage.

REPRESENTATIONS

11. No comments have been received.

CONSULTATIONS

12. Environment Agency: Have no objection subject to condition.
13. Waste & Contaminated Land: Have confirmed that they have no comments to make.
14. Lead Local Flood Authority: No comments have been received.
15. United Utilities: Have no objection.
16. Bretherton Parish Council: Have confirmed that they have no comments to make.

PLANNING CONSIDERATIONS

Principle of development in the Green Belt

17. The application site is located in the Green Belt at Bretherton close to the western boundary of the Borough.

18. National guidance on Green Belt is contained in Chapter 13 of the National Planning Policy Framework (the Framework) which states:

133. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

134. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

143. *Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

144. *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*

145. *A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.**

19. Bretherton is not specified as an area for growth within Core Strategy Policy 1 and falls to be considered as an 'other place'. Criterion (f) of Core Strategy Policy 1 reads as follows: "In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes."

20. Policy BNE5 of Chorley Local Plan 2012 – 2016 relates to previously developed land within the Green Belt and reflects guidance contained within the Framework as follows:
The reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following criteria are met:

In the case of re-use

- a) The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;*
- b) The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance.*

In the case of infill:

- c) The proposal does not lead to a major increase in the developed portion of the site, resulting in a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

In the case of redevelopment:

- d) The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.*

21. Whilst the test for sites such as this relates to the impact on openness it is important to note that the Framework contains no specific definition of 'openness'. It is acknowledged that the

site is a major developed site and as such comprises a significant amount of built form already. The proposed building and canopy would be viewed in the context of the existing buildings on the site, whilst the proposed packing building would replace an existing building on the same footprint.

22. The site is well contained and has purposefully been landscaped over time in order to create a dense woodland buffer to the periphery, which contains the development and conceals views of the site. It is also noted that planning permission for a pipe bridge was granted in May 2018 (18/00279/FUL), which would have the effect of screening the site from the west. The development would not increase the developed part of the site. In addition to this, views of the application site are limited by landscaping and other structures.
23. The proposed packing hall would replace an existing building in the same use at the centre of the site. It would cover the same footprint but would be a taller structure of greater volume. The building would remain lower in height by comparison with the ingredients kitchen to the north and would be positioned between this and existing buildings to the south. As such the proposed building would occupy a position in between large buildings that already exist and would replace an existing building in this position. Despite the increased building height the visual impact on openness would be limited by the positioning of the building within the site between buildings and in place of an existing building. In addition to this the proposed building would not be visually dominant from public view points due to its position within the centre of the site, peripheral landscaping and surrounding buildings and structures of scale.
24. There is a landscape buffer and fencing to the east of the site bound by the A59, such that views into the site are fleeting from the site entrance area only. To the west of the site from the canal towpath there is an embankment and landscape buffer that filters views effectively, whilst the proposed building would be set far enough into the site such that its visibility would be reduced. In addition to this it would be partially screened by other larger structures, whilst the parts that may be visible would be viewed at distance within the context of the existing large buildings. When taking all of these factors into account including the replacement of an existing building on the same footprint, position between existing large buildings within a major developed site and the limited visual impacts it is not considered that the proposed packing hall would have a greater impact on the openness of the Green Belt than the existing development.
25. The proposed canopy would effectively form an extension of the existing ingredients building and would fill the space occupied by the service yard between the packing hall and ingredients kitchen. Paragraph 145 of the Framework sets out that one exception to inappropriate development is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
26. Whether the proposed extension would result in a disproportionate addition over and above the size of the original buildings is a subjective judgment. Objective criteria could include the volume of the existing buildings although it is important to note that the Framework does not include such an allowance or capacity test. The proposed canopy would form an extension of a significantly lesser volume by comparison to the building to which it would be attached. It would also be of a lesser height. As such the canopy is not considered to be disproportionate and would not, therefore, represent inappropriate development in the Green Belt.
27. In pulling these points together in considering the impact of the development as a whole, the Framework and Chorley Local Plan policy requires the decision maker to consider and make an assessment of whether the openness of the Green Belt is impacted or harmed by the proposal to a greater extent than openness has already been impacted as set out in policy BNE5 c) of the Chorley Local Plan 2012 - 2026. This is an open-textured assessment and there is no check list to be gone through but, where openness of the Green Belt is in issue, visual impact, as well as spatial impact, requires consideration, subject to a margin of appreciation.

28. The proposed development is contained within an already well developed site and would not result in any encroachment, or sprawl and would not lead to the merging of built up area. As such there would be no harm to any of the purposes of including land in the Green Belt over and above the impact on openness that has already occurred from the presence of the existing development and would result in limited infilling that has no greater impact than the existing development.
29. In relation to the scale of development in an 'other area' as identified by policy 1(f) of the Central Lancashire Core Strategy the circumstances of the business on the site and its existing scale are such that any improvements to business processes or productivity can only be carried out at the existing site, which is an exceptional circumstance for major development on this specific site, which is already a major developed site.
30. As such it is considered that the proposed development would not, therefore, represent inappropriate development in the Green Belt and is compliant with policy 1(f) of the Central Lancashire Core Strategy.
31. It is noted that offices are included within the proposed development and are a main town centre use as identified by The Framework. Policy EP9 of the Chorley Local Plan 2012 - 2026 (Development in the edge of centre and out of centre locations) reinforces the guidance contained within the Framework, which seeks to ensure the vitality of town centres. Policy EP9 permits town centre uses outside of town and district centres within accessible locations, which do not harm the amenity of the area, and which do not detract from the function, vitality and viability of the town centre.
32. The application site is not an accessible one by walking or cycling although there is public transport via a bus route along the A59. The offices that serve the business are already located on site in existing buildings, and the application seeks to replace these with an improved facility. As such the proposed development would have no impact on the vitality and viability of the town centre as the town centre is not a viable alternative in this instance and the proposal seeks to accommodate an existing office function rather than create a new one. It is clear that the site has evolved over time through the growth of the enterprise that is now a successful and important business employing a large number of local people. This proposal seeks to upgrade the existing business premises in a more efficient layout that would safeguard the future of the business on this site. There are also specific business reasons for keeping the commercial side of the business on site with the industrial operations. In this instance it is considered that the proposed development would not detract from the function, vitality and viability of the Local Centres, given that offices already function from the site. The impact of the proposal on the amenity of the adjacent area – criterion b) EP9 is addressed later in the report
33. In relation to policy EP3 of the Chorley Local Plan 2012 – 2026, which seeks to ensure appropriate standards of business development, the proposed development would be located within the centre of an existing large scale industrial site and would replace an existing building resulting in a reorganisation of the existing functions already carried out at the site. As such the development would be in general compliance with this policy. Matters of character and the impact on amenity are considered below.

Impact on the character of the area

34. The proposed development would be well contained within the centre of the existing industrial site, which is well established. The proposed packing hall would be a large structure of a functional design clad in juniper green composite cladding. It would be of similar design and scale to other buildings on the site and would be commensurate with the scale of the site and existing buildings. It would replace an existing building on the same footprint and would be largely screened by other structures. Where any views would be possible, they would be filtered by an effective landscape buffer that has been developed around the periphery of the site, and any possible views would be from distance, viewed within the context of existing buildings.

35. The proposed canopy structure would be of a functional mono pitched design and would span the space over the service yard between the existing ingredients kitchen and the proposed packing hall. Given its position within the site it would not be visible from public views and would be commensurate in the context of existing structures and the scale of the site.
36. Comprehensive planting works to provide a woodland structure for the site have been carried out generally in advance of the various phases of development that have already occurred, with the first areas being established in 2004-05 using mass planting of whips and transplants. The subsequent management has been guided by an Ecological Management Plan, prepared by Pennine Ecological and BCA Landscape and reviewed every two years. The planting has matured over the past 16 years to form continuous woodland belts and copses around the periphery of the site.
37. The appearance of the proposed building and canopy would be appropriate for an industrial scale development of this nature, and the use of composite cladding, in juniper green colour to match the adjacent buildings would help them to blend in. Furthermore, the site is framed within a well established and well managed landscape buffer around the perimeter of the site. Overall, the impact on the character of the wider area would be limited in the context of the existing development.

Impact on neighbour amenity

38. The application site is some distance from residential dwellings (at least 200m), such that there would be no impact from the physical presence of the proposed building and canopy themselves. Operational noise and odours would not be impacted upon as a result of the proposed development, as the proposed structures do not relate to the food production elements of the business but rather the packing and distribution processes, which already occur on this part of the site.

Flood risk

39. The application site itself does not fall within Flood Zones 2 or 3, however, it is noted that the wider industrial site in which the application site is located falls within Flood Zones 2 and 3. In this instance the proposed development would not extend the developed part of the site and would replace an existing building with a new building on the same footprint, whilst the proposed canopy would provide cover over an existing concrete apron. The development would have the same level of flood resilience as the current development on the site, whilst the level of flood risk would not be increased by the development, given that it would not increase the area of hard surfacing. The proposed building would also be developed to improved building regulations in comparison with the existing building with regard to providing safe access and escape routes. There is no sequentially preferable site given that the development is specific to the current business located on an already major developed site and is effectively an upgrade of an existing facility.

Highway safety

40. The site has an established access and egress system with HGVs and visitors entering using the easterly access to the site. It is not proposed that this arrangement would be altered. The erection of the packing building on the site in replacement of existing packing and office buildings is unlikely to alter the operations of the business to such an extent that there would be any material impact on highway capacity over and above the existing situation. The canopy would cover an already existing service yard, and would not increase capacity, but is designed to improve existing operations. It is, therefore, considered that the proposed development would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site over and above the existing situation.

Employment skills provision

41. The Central Lancashire Employment Skills Supplementary Planning Document (SPD) was adopted in September 2017. The SPD introduces Employment Skills Statements and provides clarity as to how this requirement relates to the relevant policies set out in the Core Strategy and Local Plan as well as the guidance set out in the Framework. The SPD goes on to state that one of Central Lancashire's priorities is to encourage economic growth within

Central Lancashire that benefits the people and businesses in the three boroughs. The SPD seeks to;

- Increase employment opportunities by helping local businesses to improve, grow and take on more staff
- help businesses to find suitable staff and suppliers, especially local ones
- improve the skills of local people to enable them to take advantage of the resulting employment opportunities
- help businesses already located in Central Lancashire to grow and attract new businesses into the area

42. The SPD requires development over certain thresholds to be accompanied by an Employment and Skills Statement to ensure the right skills and employment opportunities are provided at the right time. This is to the benefit of both the developer and local population and covers the following areas:

- Creation of apprenticeships/new entrants/graduates/traineeships
- Recruitment through Job Hub and Jobcentre plus and other local employment vehicles.
- Work trials and interview guarantees
- Vocational training (NVQ)
- Work experience (14-16 years, 16-19 years and 19+ years) (5 working days minimum)
- Links with schools, colleges and university
- Use of local suppliers
- Supervisor Training
- Management and Leadership Training
- In house training schemes
- Construction Skills Certification Scheme (CSCS) Cards
- Support with transport, childcare and work equipment
- Community based projects

43. A condition is recommended requiring an employment and skills plan.

CONCLUSION

44. The proposed development does not represent inappropriate development in the Green Belt. The proposal would support the efficiency of the existing business without causing harm to the character of the area. There would be no neighbour amenity impact over and above the impacts from the existing development. The proposed development is, therefore, considered to be acceptable and as such is recommended for approval.

RELEVANT HISTORY OF THE SITE

Ref: 94/00968/FUL **Decision:** PERFPP **Decision Date:** 15 March 1995

Description: Erection of General Purpose Agricultural Building

Ref: 94/00969/FUL **Decision:** PERFPP **Decision Date:** 15 March 1995

Description: Extension to existing building housing Extrusion Plant to accommodate Bio Filter Plant

Ref: 95/00279/FUL **Decision:** PERFPP **Decision Date:** 6 June 1995

Description: Alteration of existing roofline to accommodate mixing bin

Ref: 96/00044/FUL **Decision:** PERFPP **Decision Date:** 1 May 1996

Description: Widening of the existing driveway and improvements to the access

Ref: 96/00320/FUL **Decision:** PERFPP **Decision Date:** 28 August 1996

Description: Extension of existing mill building over existing yard area incorporating raising of roof height

Ref: 99/00132/FUL **Decision:** PERFPP **Decision Date:** 7 July 1999
Description: Demolition of outbuildings, construction of bin storage building together with canteen shower block, garage, stables and stores

Ref: 03/00528/FULMAJ **Decision:** PERFPP **Decision Date:** 26 September 2003
Description: Extension to buildings to form produce store, tractor store, administrative and staff accommodation, raw materials store, new entrance control, landscaping and waste water treatment area

Ref: 07/00843/FUL **Decision:** PERFPP **Decision Date:** 5 October 2007
Description: Proposed installation of a sprinkler tank and associated pump house

Ref: 08/00364/FUL **Decision:** PERFPP **Decision Date:** 15 August 2008
Description: Installation of fan house, three activated carbon filters and flue to control odour emissions at Plocks Farm

Ref: 09/00078/SCE **Decision:** RESCEZ **Decision Date:** 23 February 2009
Description: EIA Screening Opinion for Plocks Farm, Liverpool Road, Bretherton

Ref: 09/00236/SCOPE **Decision:** PESCOZ **Decision Date:** 23 April 2009
Description: Scoping Opinion for the Environmental Impact Assessment at Plock farm, Liverpool Road, Bretherton

Ref: 09/00738/FULMAJ **Decision:** PERFPP **Decision Date:** 25 March 2010
Description: Extensions and alterations to pet food manufacturing facility including an automated finished product store (AFPS); upgraded and new extrusion process lines including a sunken mill; raw material storage; odour abatement (a roofed pine bark based biological filter system including venting chimneys, one 30 metres high); waste water treatment; additional capacity of waste recovery and recycling facilities; landscaping including earth excavation and mounding; related infrastructure

Ref: 10/00647/FUL **Decision:** PERFPP **Decision Date:** 13 October 2010
Description: Relocation of plant to treat waste water from dry pet food production process

Ref: 10/01054/DIS **Decision:** PEDISZ **Decision Date:** 12 January 2011
Description: Application to discharge conditions no. 5 and 6 of planning permission 10/00647/FUL

Ref: 10/01080/MNMA **Decision:** PEMMAZ **Decision Date:** 6 January 2011
Description: Application for minor Non Amendment to planning application 10/00647/FUL for the relocation of plant to treat waste water (Effluent Treatment Plant)

Ref: 12/00032/FUL **Decision:** PERFPP **Decision Date:** 12 March 2012
Description: Change of use from residential (C3) use to mixed residential (C3) use and office (B1) use

Ref: 12/00450/DIS **Decision:** PEDISZ **Decision Date:** 21 June 2012
Description: Application to discharge condition 14 of planning approval 09/00738/FULMAJ (odour assessment)

Ref: 12/00644/FUL **Decision:** WDN **Decision Date:** 20 November 2012
Description: Substitute revised drawings for those noted as 'Approved Plans', to reflect changes made to the buildings to address operational requirements. For summary details please refer also to Supporting Statement (dated 22 June 2012) attached

Ref: 12/01118/FUL **Decision:** PERFPP **Decision Date:** 16 January 2013
Description: Construction of a new Energy Centre and Fan House, part retrospective application for amendment to previously approved plans (under permission ref: 09/00738/FULMAJ), to allow the building to be higher than the detail approved by the Masterplan to allow the filter bags (which remove airborne dust) to be removed from within the

building, and to accommodate acoustic protection. The Fan House part of the building was required to comply with condition 14 of the 2009 permission

Ref: 13/00472/FUL **Decision:** PERFPP **Decision Date:** 2 August 2013
Description: Construction of service yard - in situ concrete surfacing to existing stone area, plus structures to allow unloading and cleaning of silos which deliver raw materials to Plocks Farm

Ref: 14/00049/FUL **Decision:** PERFPP **Decision Date:** 30 April 2014
Description: Construction of an acoustic enclosure building over an air extraction system

Ref: 14/00581/FUL **Decision:** PERFPP **Decision Date:** 30 July 2014
Description: Construction of building for use as engineering workshop and formation of concrete hardstanding

Ref: 5/5/09592 **Decision:** PERFPP **Decision Date:** 1 May 1973
Description: Stock Yard

Ref: 15/00416/SCOPE **Decision:** PESCOZ **Decision Date:** 27 May 2015
Description: Scoping Opinion for the Environmental Statement, pursuant to Regulation 13 of the Town And Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015), associated with the production complex at Plocks Farm, Bretherton.

Ref: 15/00888/FULMAJ **Decision:** PERFPP **Decision Date:** 4 January 2016
Description: Erection of buildings, engineering operations and related development, all within the curtilage of the existing Class B2 production complex, to create: larder (finished product), ingredients kitchen, meat kitchen, fridge, combined heat and power plant (CHP), water storage tanks, odour abatement plant comprising wet scrubber and bio bed anaerobic digestion plant, offices and car park, River Douglas embankment repairs and 5m high acoustic fencing within the complex

Ref: 15/01190/FUL **Decision:** PERFPP **Decision Date:** 1 February 2016
Description: Formation of earth mounding to facilitate additional planting.

Ref: 16/00159/DIS **Decision:** PEDISZ **Decision Date:** 9 May 2016
Description: Application to discharge conditions 4 (phasing), 5 (external facing materials), 6 (levels), 7 (landscaping), 8 (Habitat Creation and Management Plan), 10 (Construction Method Statement), 11 (archaeological investigation), 12 (lighting), 13 (surface water drainage), 14 (sustainable drainage), 16 (surface water), 17 (attenuation tanks), 18 (travel plan), 20 (noise monitoring), 28 (flood defence works), 29 (bat roosts) and 32 (odour control) attached to planning approval 15/00888/FULMAJ

Ref: 16/00723/MNMA **Decision:** PEMNMZ **Decision Date:** 16 September 2016
Description: Minor non-material amendment to planning approval 15/00888/FULMAJ to extend the loading bay area and canopy, erect fire escape shaft, addition of water harvesting tank, alterations to wet scrubber room layout and amendments to ingredients kitchen roof

Ref: 17/00829/FULMAJ **Decision:** PERFPP **Decision Date:** 20 November 2017
Description: Section 73 application to vary conditions 3 (approved plans), 4 (phasing plan) and 7 (landscaping works) attached to planning approval 15/00888/FULMAJ to alter the position and form of the previously approved recycling building, pallet store, biobed and scrubber building and pre-extrusion building

Ref: 18/00162/FULMAJ **Decision:** PERFPP **Decision Date:** 25 May 2018
Description: Section 73 application to vary condition 2 (approved plans) attached to planning approval 17/00829/FULMAJ to alter the details and siting of the recycling building

Ref: 18/00279/FUL **Decision:** PERFPP **Decision Date:** 17 May 2018
Description: Erection of structure to carry service infrastructure and pipe work

Ref: 18/00922/FUL **Decision:** PERFPP **Decision Date:** 3 December 2018
Description: Construction of 'penthouse' features to provide weatherproof cover to plant and equipment at three individual locations at roof level

Ref: 20/00295/FUL **Decision:** PERFPP **Decision Date:** 9 June 2020
Description: Extension of water treatment works comprising an effluent treatment plant extension, installation of new water storage tanks and erection of associated buildings: erection of screw press building: and erection of new workshop building and extension to existing workshop building

Ref: 20/00500/FUL **Decision:** PERFPP **Decision Date:** 24 July 2020
Description: Erection of 4m high acoustic fence and construction of storage yard, containing temporary fridge trailers for storage of meat product (retrospective)

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

No.	Condition						
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>						
2.	<p>The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>						
3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="336 1480 1299 1585"> <thead> <tr> <th data-bbox="336 1480 798 1529">Title</th> <th data-bbox="798 1480 1082 1529">Drawing Reference</th> <th data-bbox="1082 1480 1299 1529">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 1529 798 1585">TBC</td> <td data-bbox="798 1529 1082 1585"></td> <td data-bbox="1082 1529 1299 1585"></td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	TBC		
Title	Drawing Reference	Received date					
TBC							
4.	<p>No development hereby approved shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy must include the following components:</p> <ol style="list-style-type: none"> <li data-bbox="336 1832 1315 1989">1. A preliminary risk assessment which has identified: <ul style="list-style-type: none"> <li data-bbox="336 1861 635 1892">• all previous uses <li data-bbox="336 1892 1029 1924">• potential contaminants associated with those uses <li data-bbox="336 1924 1315 1955">• a conceptual model of the site indicating sources, pathways and receptors <li data-bbox="336 1955 1230 1986">• potentially unacceptable risks arising from contamination at the site <li data-bbox="336 2011 1251 2042">2. A site investigation scheme, based on (1) to provide information for a 						

	<p>detailed assessment of the risk to all receptors that may be affected, including those off-site.</p> <p>3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components shall require the written consent of the local planning authority. The development shall thereafter be implemented in accordance with the approved remediation strategy.</p> <p><i>Reasons:</i></p> <p>1) <i>To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</i></p> <p>2) <i>To prevent deterioration of a water quality element to a lower status class in the River Douglas.</i></p>
5.	<p>No development, other than demolition, shall commence until an Employment and Skills Plan that is tailored to the development and will set out the employment skills opportunities for the construction phase of the development has been submitted to and approved by the council as Local Planning Authority (unless otherwise agreed in writing by the council). The development shall be carried out in accordance with the Employment and Skills Plan (in the interests of delivering local employment and skills training opportunities in accordance with Core Strategy Policy 15: Skills and Economic Inclusion).</p> <p><i>Reason: In the interests of delivering local employment and skills training opportunities as per the Central Lancashire Core Strategy Policy 15: Skills and Economic Inclusion and the Central Lancashire Employment Skills Supplementary Planning Document September 2017. No Employment and Skills Plan was submitted with the application.</i></p>