

Item 2 **10/00267/FULMAJ**

Case Officer **Caron Taylor**

Ward **Chisnall**

Proposal **Erection of a glass house, boiler house, machinery store/planting shed and water tank, creation of horticultural growing space and two new access all associated with Pole Green Nursery (opposite)**

Location **41 Church Lane Charnock Richard Chorley Lancashire PR7 5NH**

Applicant **George Brennand**

Consultation expiry: 12 May 2010

Application expiry: 6 July 2010

Proposal

1. This application is a full application for the erection of a glass house, boiler house, machinery store/planting shed and water tank, creation of horticultural growing space and two new access all associated with Pole Green Nursery (opposite).
2. The application site is in two parts. The existing Pole Green Nursery site is to the south of Church Lane, it contains a retail sales building, internal growing area and green houses. It is proposed to erect a new glass house, boiler house, machinery store/planting shed and water tank, and create a horticultural growing space on a piece of land to north of Church Lane, opposite the existing site and demolish/remove the existing growing facilities on the south side. The retail sales area and building will remain on the existing site to the south.

Recommendation

3. It is recommended that this application is granted planning permission, subject to conditions.

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the proposal
 - Appearance, layout and scale
 - Access and parking
 - Impact on neighbour amenity

Representations

5. Four letters have been received to the application. Three are clear objections and the other makes comments to the application. The representations can be summarised as:
- People safety- the increased traffic activity, commercial and general business associated with this additional development would increase safety issues in an area of the village already very unsafe at times. Church Lane is narrow with limited pavement, a narrow bridge with no pavements which is difficult to cross. Excessive parking is already caused by the church, junior school and nursery and traffic from the existing site parks on Church Lane in the summer;
 - Increased deliveries by HGVs at various times of the day and evening could cause noise pollution;
 - Night illumination for winter seedling growing in conjunction with other proposals will detract from an area of the village that is Green Belt;
 - Conversion of Green Belt to industrialised agriculture and this would involve the provision associated utilities services;
 - It would cause a significant change to the local landscape and amenity;
 - Request a condition that customers will use the original site for retail purposes, not the new growing site;
 - They feel the proposed delivery hours are acceptable but request a condition securing them;
 - Request vehicles associated with the development are not parked on Delph Lane;
 - They appreciate the inclusion of a hedgerow and landscaping to provide a buffer between their property and the proposed site, however they ask that this includes evergreen trees/shrubs to provide screening during winter and that standards of a size to provide screening from the start are used.
6. **Charnock Richard Parish Council** – object to the proposal. The size and height of the buildings would constitute inappropriate development on Green Belt land, the proposal would result in over-intensification of the site and that there would be significant increase in the volume of heavy goods vehicles using Delph Lane.

Consultations

7. **Sport England** – does not object to the application on the basis that the applicant has demonstrated that replacement playing fields have already been provided at Charnock Richard football ground to compensate for that being lost at this particular site and to allow for the relocation of the former cricket club. On this basis Sport England consider the proposal meets Exception E4 of its playing fields policy
8. **Lancashire County Council (Highways)** - have no highway objection to the relocation of the existing access 5 metres further east to improve exiting site lines which should have a splay of 2.4 x 90metres. They consider an additional new access on the north side of Church Lane directly across from this relocated access to be safer in operational terms than taking the longer Church Lane / Delph Lane route. They stress the new access should be conditioned to allow only staff operating garden centre plant equipment to cross Church Lane and not for use by the general public or for deliveries. They ask for the hedging to the east of this same new access to be removed or lowered to a height of 1 metre to allow a sight line of 2.4 x 90 metres. The sight lines to the west of this are acceptable.
9. **Lancashire County Council Ecologist** – has no objection subject to conditions.

10. **Chorley Environmental Services** – have no objection in principle, however as they have received complaints concerning soot and ash from an existing boiler at Pole Green Nurseries they would ask that the specification for the proposed boiler is agreed with the Local Authority prior to its installation.
11. **United Utilities** – have no objection subject to conditions.

Assessment

Principle of the development

12. The Town and Country Planning Act 1990 specifically includes horticulture within the definition of agriculture. Under national Planning Policy Guidance note 2 (PPG2: Green Belts) the construction of new buildings inside a Green Belt for the purposes of agriculture is appropriate development. It is noted that the retail sales element of the proposal (that would not be appropriate development in the Green Belt) would remain within the settlement of Charnock Richard. The relocation of the horticultural aspect only is therefore acceptable in principle in the Green Belt.
13. Local Plan policy EP7 states planning permission will be granted for agricultural development except where it would materially worsen the impact on nearby housing or community uses or the landscape in terms of noise, smell or appearance. These issues are assessed below.
14. The site is allocated under policy LT14 of the Local Plan as a playing field. It was used as a cricket pitch by Charnock Richard Cricket Club. However, since this allocation in the Local Plan, new cricket facilities have been created on Charter Lane, the proposal therefore meets criteria (ii) of policy LT14. As required, Sport England has been consulted and they do not object to the proposal.

Appearance, Layout and Scale

15. PPG2 states that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, material or design.
16. The application proposes a main greenhouse/glasshouse (with attached boiler house) and separate machinery/planting shed. A water tank is also proposed along with a vehicle turning circle. The glasshouse will measure 4.6 to the ridge and an eaves height 3.8m with a floor area 44.4m x 118.4m. The attached boiler house to the southeast corner will be 5.4m to the ridge with a floor area of 12m x 6m have concrete block walls with profile sheeting above and to the roof. The separate machinery/planting shed will be situated between the glasshouse and Delph Lane against the new northern boundary to be planted. It will measure 6.3m to the ridge and 4.6m to the eaves with a floor area of 18.3m x 12.2m.
17. The application is a resubmission of a previously withdrawn application and the location of the building has been altered since this application to be sited further away from Church Lane. Although normally such buildings would be requested to be located in the corner of the field and therefore against Church Lane, in this case it was considered appropriate to set the glasshouse back to provide a buffer which varies between 55m and 75m along its length between the building and the road to reduce the visual impact of the building from Church Lane. However the nature of the building (a glass house) is a feature commonly found within rural areas and with the set back in front of it along with new hedge/landscaping along its northern boundary its impact is considered acceptable in the Green Belt.

Access and Parking

18. The existing access to the retail site on the south side of Church Lane will be relocated approximately 5m to the east of its current location which LCC Highways consider acceptable. A new access will be sited directly opposite to access the growing area which will allow the stock to be moved from the growing areas to the retail area with minimum disruption to traffic on Church Lane. The Council were originally sceptical about allowing an access to the north growing area opposite the retail access to avoid the growing areas being used by members of the public and the growing area becoming an extended external retail area. However, Lancashire County Council Highways consider an additional new access on the north side of Church Lane directly across from this relocated access to be safer in operational terms than taking stock from the northern part of the site from the Delph Lane access to the retail area. On highway safety grounds the access is therefore considered acceptable subject to a condition restricting members of the public to the south side of the site only.
19. A second access to the growing area will also be created on Delph Lane for maintenance and delivery purposes with a vehicle turning circle to allow vehicles to enter and exit in forward gear. This is considered acceptable.
20. The proposal will replace existing growing facilities at the nursery rather than add to them. The nursery currently has 1.3 acres of glass houses that will be demolished, the same size as proposed. The size of the internal and external retail areas will remain as exists to the south of Church Lane with the same size parking arrangements which is considered acceptable.

Neighbour Amenity

21. The nearest properties un-associated with site are The Stables and Fishers Farm to the north on Delph Lane, Towyn Cottage (62A) Church Lane to the east of the site on the other side of the railway line and the properties on Meadowlands. The proposed glasshouse will be situated approximately 30m from the boundary of the garden of The Stables. The owner of this property has made comments to the application but not specifically objected. They have asked that conditions be applied regarding the north site not to be used for retail sales, delivery hours restrictions, no parking of nursery vehicles on Delph Lane and evergreen planting to the northern boundary of the site nearest them. These conditions are considered appropriate in relation to any permission, apart from parking restrictions, as Delph Lane is a public highway the Council cannot prevent vehicles parking on it through a planning condition. Subject to these and other conditions the relationship with the property is considered appropriate.
22. Towyn Cottage is situated on the other side of the railway line from the proposed application site and will be largely screened from views of the buildings proposed. The nearest properties on Meadowlands will have views of the proposed glasshouse and associated building, however the glasshouse will be set back by between approximately 55m and 70m from Church Lane with the external growing area in front of it. This growing buffer strip between the road and the glasshouse will reduce the impact of the proposal on these properties. Subject to conditions the impact on the proposal on these properties is considered acceptable.

Overall Conclusion

23. The application is considered acceptable in relation to PPG2 and policies DC1 and EP7 of the Local Plan subject to conditions.

Planning Policies

24. National Planning Policies:
PPG2

25. Adopted Chorley Borough Local Plan Review
Policies: DC1, EP7, LT14

**Recommendation: Permit Full Planning Permission
Conditions**

1. 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.

2. The development hereby permitted shall not become operational until the existing buildings/green houses as shown on drawing no. P.577/05 have been demolished. All materials resulting from the demolition shall be removed from the site.

Reason: Replacements for these buildings have been allowed to the north of the site. To allow both to be retained would substantially increase the size of the operation which would have a detrimental impact on parking and highway safety.

3. Before it is erected, details of the water storage tank shall be submitted to and approved in writing by the Local Planning Authority in accordance with the size parameters as specified in the planning application submission. The development shall only then be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the Green Belt and in accordance with PPG2.

4. The development hereby permitted shall not commence until samples of all external facing materials to the planting shed/machinery store and boiler house (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials. The glass house shall be constructed of the materials specified in the planning application unless otherwise agreed to in writing.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with PPG2 and Policy Nos. GN5 and DC1 of the Adopted Chorley Borough Local Plan Review.

5. The development shall be carried out in accordance with the recommendations of the great crested newt survey report accompanying the application, unless otherwise agreed to in writing by the Local Planning Authority.

Reason: To ensure the protection of great crested newts and in accordance with PPS9.

6. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. The scheme should also include details of a buffer zone of native planting between the built development/external growing area and the adjacent Biological Heritage Site.

Reason: In the interests of the amenity of the area and in accordance with PPG2 and Policy No. DC1 of the Adopted Chorley Borough Local Plan Review also, in order to provide long term protection to the adjacent Biological Heritage Site from colonisation by non-native species, prevent impingement onto existing habitats likely to be used by great crested newts and other amphibians and to enhance the overall quantity and quality of biodiversity and habitat in accordance with PPS9.

7. No part of the development hereby permitted shall become operational until both means of vehicular access as shown on drawing no P.577/01 Rev C, have been constructed in accordance with the approved plans. The re-planting of the new hedgerow as shown on the approved drawing shall be carried out in the first planting season after implementation of the new access unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The hardsurfacing shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the site (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent flooding, in accordance with PPS25.

9. Before the boiler at the site is installed its full specification shall be submitted to and approved in writing by the Local Planning Authority. The boiler shall then only be installed in accordance with the approved specification.

Reason: In the interests of neighbour amenity and accordance with PPS23.

10. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To prevent foul flooding and pollution of the environment in accordance with PPS25 and Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

11. Surface water must drain to a soakaway.

Reason: To secure proper drainage and to prevent flooding and in accordance with PPS25 and Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.

12. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The site shall not become operational until all fences and walls shown in the approved details have been erected in conformity with the approved details.

Reason: To ensure a visually satisfactory form of development in the Green Belt in accordance with PPG2 and Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with PPS9 and Policy No DC1 of the Adopted Chorley Borough Local Plan Review.

14. The part of the site to the north of Church Lane shall be for horticultural growing purposes only. There shall be no retail sales or visiting members of the public allowed in the north part of the site as defined by the area in pink on drawing no. P0577/01 Rev C. All retail sales shall take place on the south side of Church Lane.

Reason: Horticulture is an appropriate use in the Green Belt. Retail sales in inappropriate and therefore harmful to the Green Belt in accordance with PPG2.

15. Before any lighting is implemented at the site, full details shall first be submitted to and approved in writing by the Local Planning Authority. This shall included details of any external lighting at the site and/or any internal lighting to the glasshouses hereby permitted. The lighting shall then only be implemented in accordance with the approved scheme.

Reason: To define the permission and in the interests of the visual amenities of the Green Belt in accordance with PPG2 and Policy DC1 of the Local Plan.
