

**ITEM 3d - 23/00557/FULMAJ – Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton**

**The recommendation remains as per the original report**

**The following conditions are recommended:**

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="336 958 1299 2020"> <thead> <tr> <th data-bbox="336 958 794 992">Title</th> <th data-bbox="794 958 1082 992">Drawing Reference</th> <th data-bbox="1082 958 1299 992">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 992 794 1048">Location Plan</td> <td data-bbox="794 992 1082 1048">N/A</td> <td data-bbox="1082 992 1299 1048">30 June 2023</td> </tr> <tr> <td data-bbox="336 1048 794 1104">Proposed Full Site Layout</td> <td data-bbox="794 1048 1082 1104">2019-002-501Q PL FARM</td> <td data-bbox="1082 1048 1299 1104">30 June 2023</td> </tr> <tr> <td data-bbox="336 1104 794 1160">Screen Fence to Recycling Yard / HGV Yard Area</td> <td data-bbox="794 1104 1082 1160">2016-184-021D</td> <td data-bbox="1082 1104 1299 1160">30 June 2023</td> </tr> <tr> <td data-bbox="336 1160 794 1216">Pipebridge Layout 2 Boundary Fence with Pipe Support</td> <td data-bbox="794 1160 1082 1216">2017-043-035V</td> <td data-bbox="1082 1160 1299 1216">30 June 2023</td> </tr> <tr> <td data-bbox="336 1216 794 1272">Site Elevation to Rear of Ingredients Kitchen</td> <td data-bbox="794 1216 1082 1272">2017-043-043A</td> <td data-bbox="1082 1216 1299 1272">30 June 2023</td> </tr> <tr> <td data-bbox="336 1272 794 1328">Proposed Site Layout – Proposed Engineering Store Extension</td> <td data-bbox="794 1272 1082 1328">2018-288-002E</td> <td data-bbox="1082 1272 1299 1328">30 June 2023</td> </tr> <tr> <td data-bbox="336 1328 794 1384">Proposed Roof Plan and Ground Floor Layout - Proposed Engineering Store Extension</td> <td data-bbox="794 1328 1082 1384">2018-288-003F</td> <td data-bbox="1082 1328 1299 1384">30 June 2023</td> </tr> <tr> <td data-bbox="336 1384 794 1440">Proposed Elevations Sheet 1 – Proposed Engineering Store Extension</td> <td data-bbox="794 1384 1082 1440">2018-288-004F</td> <td data-bbox="1082 1384 1299 1440">30 June 2023</td> </tr> <tr> <td data-bbox="336 1440 794 1496">Proposed Elevations and Sections Sheet 1 – Proposed Engineering Store Extension</td> <td data-bbox="794 1440 1082 1496">2018-288-005G</td> <td data-bbox="1082 1440 1299 1496">30 June 2023</td> </tr> <tr> <td data-bbox="336 1496 794 1552">Proposed Site Layout – Proposed Swash Building and Central Avenue</td> <td data-bbox="794 1496 1082 1552">2020-329-002C</td> <td data-bbox="1082 1496 1299 1552">30 June 2023</td> </tr> <tr> <td data-bbox="336 1552 794 1608">Proposed Roof Plan – Proposed Swash Building and Central Avenue</td> <td data-bbox="794 1552 1082 1608">2020-329-003D</td> <td data-bbox="1082 1552 1299 1608">30 June 2023</td> </tr> <tr> <td data-bbox="336 1608 794 1664">Proposed Elevations – Proposed Swash Building and Central Avenue</td> <td data-bbox="794 1608 1082 1664">2020-329-004E</td> <td data-bbox="1082 1608 1299 1664">30 June 2023</td> </tr> <tr> <td data-bbox="336 1664 794 1720">Proposed Sections – Proposed Swash Building and Central Avenue</td> <td data-bbox="794 1664 1082 1720">2020-329-005B</td> <td data-bbox="1082 1664 1299 1720">30 June 2023</td> </tr> <tr> <td data-bbox="336 1720 794 1776">Proposed Central Avenue Site Layout</td> <td data-bbox="794 1720 1082 1776">2020-329-007A</td> <td data-bbox="1082 1720 1299 1776">30 June 2023</td> </tr> <tr> <td data-bbox="336 1776 794 1832">Proposed Central Avenue Roof Layout</td> <td data-bbox="794 1776 1082 1832">2020-329-008A</td> <td data-bbox="1082 1776 1299 1832">30 June 2023</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location Plan	N/A	30 June 2023	Proposed Full Site Layout	2019-002-501Q PL FARM	30 June 2023	Screen Fence to Recycling Yard / HGV Yard Area	2016-184-021D	30 June 2023	Pipebridge Layout 2 Boundary Fence with Pipe Support	2017-043-035V	30 June 2023	Site Elevation to Rear of Ingredients Kitchen	2017-043-043A	30 June 2023	Proposed Site Layout – Proposed Engineering Store Extension	2018-288-002E	30 June 2023	Proposed Roof Plan and Ground Floor Layout - Proposed Engineering Store Extension	2018-288-003F	30 June 2023	Proposed Elevations Sheet 1 – Proposed Engineering Store Extension	2018-288-004F	30 June 2023	Proposed Elevations and Sections Sheet 1 – Proposed Engineering Store Extension	2018-288-005G	30 June 2023	Proposed Site Layout – Proposed Swash Building and Central Avenue	2020-329-002C	30 June 2023	Proposed Roof Plan – Proposed Swash Building and Central Avenue	2020-329-003D	30 June 2023	Proposed Elevations – Proposed Swash Building and Central Avenue	2020-329-004E	30 June 2023	Proposed Sections – Proposed Swash Building and Central Avenue	2020-329-005B	30 June 2023	Proposed Central Avenue Site Layout	2020-329-007A	30 June 2023	Proposed Central Avenue Roof Layout	2020-329-008A	30 June 2023
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	Central Avenue Existing and Proposed Elevations	2020-329-009A	30 June 2023
	Proposed Roof Plan - Proposed Alpha VAP 3 & Line E Buildings	2021-118-A03A	30 June 2023
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	Proposed Sections – Proposed Alpha VAP 3 & Line E Buildings	2021-118-A05	30 June 2023
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
4.	<p>The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage Masterplan Phasing Assessment, Ref 784-B031923- Dated 13/06/2022, which was prepared by Tetra Tech. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.</p>		
5.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>		

**The original report has been amended as follows:**

Paragraph 49 states that the proposed extension would be of a lesser volume by comparison to the building to which it would be attached. The proposed extension would in fact be of a greater volume by comparison to the building to which it would be attached. The building would, however, replace outdoor storage and moveable storage structures, whilst it would be contained within the site and viewed within the context of a larger development of buildings that are equal to or greater than the height of the proposed engineering store extension. Although the extension would be a disproportionate addition to the building to which it would be attached the impact on the openness of the Green Belt should not be considered on the basis of this isolated aspect alone. The proposed extension of the engineering store is more akin to a building in it's own right and the position of the extension with the site and it's scale relative to other existing structures is such that there would be a very limited visual impact on the openness of the Green Belt over and above the significant development that already exists on the site, and would amount to infilling of previously developed land in line with paragraph 149.g) of the Framework.

Paragraph 60 states that the extension to the engineering stores would be of the same scale and form as the building to which it would be attached. The extension would in fact be of greater scale. Despite this it would be viewed in the context of existing buildings, which are of similar design and would reflect the existing scale and appearance of development at the site.