

Item 4j **12/01118/FUL**

Case Officer **Hannah Roper**

Ward **Lostock**

Proposal **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.**

Location **Golden Acres Ltd Plocks Farm Liverpool Road Bretherton Leyland**

Applicant **Golden Acres Ltd**

Consultation expiry: **18 December 2012**

Application expiry: **15 January 2013**

Proposal

1. The application is in three parts and seeks to make amendments to the buildings approved under application 09/00738/FULMAJ. The applicant seeks permission for the construction of a new energy centre and fan house, amendments to the originally approved fan house and energy centre at the site (this building is partially constructed), retrospective permission for amendments to the Line C Intake building to accommodate amendments to the height of this building and retrospective permission for an acoustic enclosure that has been added to the approved Extraction Corridor.
2. The site is an existing pet food factory located at Plocks Farm, Liverpool Road, Bretherton which was granted permission for the following development in February 2010:

‘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.’

Recommendation

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

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Impact on the neighbours
 - Design

Representations

5. No letters of objection have been received
6. No letters of support have been received

7. West Lancashire Council – have objected to the proposal on the impact on the openness of the greenbelt

Consultations

8. **Director People and Places – no objection and welcome the application**
9. **United Utilities – no comments received to date**
10. **Environment Agency – no objection**
11. **Lancashire County Council (Highways) – no comments received to date**
12. **Chorley's Waste & Contaminated Land Officer – no comments received to date**

Assessment

Background information

13. In 2003 a Masterplan outlining the expansion plans for the proposed 10 year development of the Golden Acres Pet Food factory was submitted and approved under application reference. The Masterplan set out the strategy for the long term proposals for the site.
14. In 2010 significant expansion of the factory was granted conditional planning permission (subject to call in by the SoS) under application reference 09/00738/FULMAJ.
15. This application seeks retrospective permission to regularise amendments to a number of buildings that have occurred during the construction process as the applicant has attempted to reduce the noise and odour created by the factory. It also seeks to amend the design of the fan house and energy centre to take into consideration changing requirements in the 10 years since the Masterplan was approved and to achieve the requirements of conditions as they have been discharged.

Principle of the development

16. The application site lies within the greenbelt where development is by definition harmful. During the 2009/2010 it was accepted that that very special circumstances existed that justified the expansion of the factory within its greenbelt location. The principle of development in this location to support the operation of the pet food factory is therefore established.
17. The applicant states that the fan house is required to achieve the requirement of condition 14 of the 2009 permission that related to odour control from the site and that the insulated enclosure of the extraction corridor is required to achieve the requirements of condition 16 of the earlier permission

Openness of the greenbelt

18. The amendments to the fan house and energy centre have resulted in an increase in the size of the building. Originally a rectangular shaped building, the amendments result in a more L shaped building. The floor area of the overall building will be increased from 1,204.47 sqm to 1,405.92 sqm. The maximum height of the building will increase from 12.79m to 14.10m, an increase of 1.31m. The chimney associated with the building will not increase in height as a result of the proposal and this will remain at 25m in height. The building will be completed in brick work to match the adjacent farmhouse, roof slates to match the existing building originally approved and olive green sheet cladding.
19. The acoustic enclosure and wet scrubbers will enclose provide an enclosed space around the existing extraction corridor and will provide further built form between the extraction corridor, dispersal chimney and biobed. The acoustic enclosure will be 7.438m at its highest point and will be 6.1m at the nearest point to the River Douglas. The building will not exceed the height of the dispersal chimney which is 12m in height.

20. The proposed amendments will reduce assist in reducing the odours and noise associated with the operation of the factory to the improvement of the local area.
21. The Line C intake building has been constructed at 12.44m in height. The original approved drawings showed the building at 10.5m in height. Whilst this may appear a significant increase, the building itself is already tall in nature and the increased height will allow HGVs to enter the building to deposit their load rather than having to do this in the open, therefore reducing the release of airborne particles, again to the improvement of the local area.
22. Overall, it is considered that whilst the revisions individually may seem large, when they are considered in the overall context of the development at the factory then they are relatively minor in nature. The proposals do not extend the built form of the site and as such they are considered to be acceptable in this location within the greenbelt.

Impact on the neighbours

23. The amendments to the fan house, energy centre and extraction corridor are proposed to reduce the odour from the factory and the increase in height of the line c intake building allows vehicles to access the building to tip their loads, thus removing noise and airborne particles from the surrounding area. It is therefore considered that the proposed and retrospective parts of this application will result in a net improvement in amenity for those in the surrounding area.

Design

24. The Line C intake building has been completed in green as agreed within the original application to enable it to blend as far as possible into the surroundings.
25. The Energy centre has been completed in the materials originally proposed for the building, olive green cladding with a slate grey roof.
26. The enclosure for the extraction corridor has also been finished in similar brick materials and green cladding and is considered to be acceptable.

Overall Conclusion

27. That the proposals be granted full, conditional planning approval.

Other Matters

Planning Policies

National Planning Policy Framework
NPPF – paragraph 9

Adopted Chorley Borough Local Plan Review

Policies: DC1

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

Joint Core Strategy

Policy 13 – Rural Economy

Policy 17 – Design of New Buildings

Planning History

Ref: 03/00390/SCREEN

Decision: SCREEN

Decision Date: 8 May 2003

Description: Screening report into whether an Environmental Impact Assessment (EIA) is required for a proposed development,

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 rising 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: 05/01170/FUL Decision: INSFEE Decision Date: 6 January 2006
Description: Construction of effluent treatment plant, including sedimentation pit, water balance tank, biological filters, reed beds and recycling lagoons, to treat the waste arising from the extrusion of agricultural produce for the purposes of animal and pet food production and the recycling of water back into the process (Site Area 0.65ha),

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: 10/00572/DIS Decision: PDE Decision Date:
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 30m 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. - N/a		
Ref:	12/01118/FUL	Decision: PCO Decision Date:
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: 94/00503/FUL	Decision: PERFPP	Decision Date: 27 September 1994
Description: Ground floor and first floor extension to farm office and weigh room		
Ref: 93/00729/FUL	Decision: PERFPP	Decision Date: 6 December 1993
Description: Construction of two elevator towers		
Ref: 93/00699/FUL	Decision: PERFPP	Decision Date: 9 November 1993
Description: Extension to farm office and weigh office		
Ref: 93/00368/AGR	Decision: PAAGR	Decision Date: 18 June 1993
Description: Agricultural determination for agricultural machinery storage building		
Ref: 93/00025/COU	Decision: PERFPP	Decision Date: 9 March 1993
Description: Change of use of building to house extrusion plant with ancillary equipment		
Ref: 89/01190/FUL	Decision: PERFPP	Decision Date: 13 March 1990
Description: Erection of farm building		
Ref: 80/00466/FUL	Decision: PERFPP	Decision Date: 9 June 1980
Description: Farm office and weighbridge		
Ref: 77/00049/FUL	Decision: PERFPP	Decision Date: 29 March 1977
Description: General Purpose Farm Building		

**Recommendation: Permit Full Planning Permission
Conditions**

Conditions will be submitted on the Committee addendum.