

Item 4g **12/00255/FUL**

Case Officer **Matthew Banks**

Ward **Lostock**

Proposal **Application to Change Use of Land for Storage and Recycling in Connection with Landscape Gardening Business**

Location **Jumps Farm 147 South Road Bretherton Leyland Lancashire**

Applicant **S & A Wignall**

Consultation expiry: **17 July 2013**

Application expiry: **8 May 2012**

Proposal

1. Application to change use of land for storage and recycling in connection with landscape gardening business.

Recommendation

2. Approve subject to no right to operate wood chipping equipment.

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Background Information;
 - Principle of the development;
 - Design and impact on the streetscene;
 - Impact on the neighbour amenity;
 - Access and parking;
 - Impact on the Bretherton Conservation Area.

Representations

4. To date, 2no. letters of objection have been received, the comments received can be summarised as follows:
 - The application states that land is available for unmarked parking, however, no plan has been submitted to show the exact location or amount;
 - The hours of operation should be appropriately conditioned;
 - The submitted site plan does not show the route of a nearby public footpath. The site can be seen from this public footpath;
 - Restrictions should be in place to ensure the development will have no impact on neighbouring residential properties;
 - A container and 5 skips remain on site which are used by third parties. This has resulted in steel, plumbing stuff and builders' rubble being brought to the site. These are not features expected to be found in relation to a landscape gardening business;
 - The presence of skips requires large delivery wagons, filling and removing the skips from site. This will increase noise within a residential area;
 - The development is inappropriate within the Green Belt;
 - Neighbours continually experience noise from an industrial shredder, chain saw and from the scraping of concrete from a bulldozer dragging around the skips.
 - Permission should not be granted without the imposition of various planning conditions;
 - The following conditions are required:
 - Hours of operation;

- Restricted use at the site and no importation of material;
- There must be an overall noise limit for the Jumps Farm site as a whole;
- The building should be sound insulated;
- The use of the wood chipper should be off site only;
- Vehicular parking for employees should be defined and conditioned;

Consultations

5. **Lancashire County Council Highways** - No objections.
6. **Lancashire County Council Rights of Way officer** – No objections subject to informative.
7. **CBC Conservation Officer** – No objections.
8. **CBC Environmental Health Team** – It would appear that to limit the size of the wood chipper being used, the hours of operation being controlled in combination with attenuation afforded by proposed barriers should achieve a rating level of 6dB (ref BS 4142). As the acoustic consultant states this level is just above the level of 'marginal significance' this seems reasonable and should give some surety that statutory nuisance would not be proven if a complaint was to be received. Therefore, by following the guidance outlined in the report, the application of suitable enforceable conditions should provide enough control for the proposal to proceed (as far as noise control issues are concerned).
9. **CBC Planning Policy Team** – no objections
10. **Parish Council** – none received

Assessment

Background Information

11. The application site has a lengthy and varied planning history. The site originally comprised a poultry farm, but has evolved over time with many of the original buildings now demolished.
12. The application site now essentially comprises 3 buildings. These include:
 - Building A (which was recently granted planning permission (ref: 11/00989/FUL) to remove conditions 2 (use of the building) and 5 (personal permission) to enable the building to have 'unrestricted' office use;
 - Building B which was formally used by 'Norris Garden Buildings' as a wood workshop which benefits from an extant planning permission to be re-built and used permanently as a wood workshop (ref: 10/00560/COU) and;
 - Building C which benefits from planning permission to be used as a workshop in connection with the applicant's landscaping and gardening business (ref: 04/00753/COU).
13. Historically the development of this site has come about in an ad-hoc manner over a lengthy period, resulting in a detailed planning history and combination of permanent and temporary planning permissions. This uncoordinated approach has resulted in the Council authorising enforcement action at the Development Control Planning Committee on the 13th December 2011.
14. As a result of the above, the applicant now proposes a coherent and structured approach to developing the site in a bid to appease neighbour tensions and ensure the site maximises its financial potential. The removal of Conditions 2 and 5 from planning permission 10/00563/COU was the first stage in this process.
15. Following consideration and approval of the application 11/00989/FUL by Members at the Development Control Planning Committee on the 7th February 2012, it was made clear to the applicant that applications had to be submitted within 28 days from the decision notice to regularise the outstanding development at the site to avoid enforcement action being initiated.

16. As a result, the applicant submitted a series of planning applications which include the following:
 - 12/00253/FUL - Use of Building C as Wood Workshop with Landscape Gardening Workshop Use to be Retained;
 - 12/00254/FUL - Change of Use of Building B for Storage Purposes; and
 - 12/00255/FUL - Application to Change Use of Land for Storage and Recycling in Connection with Landscape Gardening Business.
17. The application for consideration in this report is 12/00255/FUL and relates to the change use of land to the south of Building C for storage and recycling in connection with the applicant's Landscape Gardening Business.
18. The aim of the above 3no. applications is to adopt a coherent and structured approach to developing the site to regularise activity. As a show of their intent to achieve this, the applicant has already removed a large static caravan from site which was positioned south of Building B and multiple storage containers situated south of Building C.
19. Aside from the above, it has been noted that there has been little historical definition as to exactly what activities comprise the applicant's landscape gardening business. However, as part of this application, the applicant has provided additional information to clarify this.
20. In terms of general operations, any type of landscaping work is undertaken including: fencing, flagging, turfing, planting, water features, ponds, brickwork and site tidy ups. The applicant also offers full maintenance packages which include: mowing, strimming, hedge cutting, pruning, chemical weed control / spraying, weeding and litter picking. The applicant offers a full Arboricultural service including: tree felling and pruning, tree stump removal, crown lifting and reduction, conifers topped, removal of windblown trees, hazard assessments; £5million insurance coverage work carried out to BS3998 and a wood chipping service.
21. The landscape gardening business also extends to a number of other services including specialist in topsoil supply Grade I and II and all sand/soil, power washing, graffiti removal, winter gritting, knotweed removal and new fence installation and maintenance.

Principle of the development

22. The application site is within the Green Belt and so paragraphs 79-92 of the National Planning Policy Framework (the framework) and Policy DC1 of the Adopted Chorley Borough Local Plan Review apply.
23. The framework states that local planning authorities should regard the construction of new buildings as inappropriate within the Green Belt unless the development falls within one of the exceptions outlined in paragraph 89.
24. The alterations proposed with this application would result in the creation of a storage and recycling area to include the retention of existing storage bins within an existing concrete yard, an area to store tractor, trailer, digger and other implements and an area of storage clamps comprising railway sleeper walls up to a height of 1.3m to store soil, sand/stone, logs, mulch and wood chip.
25. In planning terms it is considered the above works amount to an engineering operation and so it is necessary to assess the appropriateness of the development in Green Belt terms. The framework states that engineering operations are not inappropriate development provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt.
26. The application site currently comprises a concrete yard to the immediate south of Building C and so has a developed appearance, particularly when compared to the fields to the south. This part of the wider Jumps Farm site is positioned to the south of existing development and forms an extension of the yard area surrounding Buildings A, B and C.

27. The proposed recycling area for use in connection with the landscaping business would be directly adjacent to the south of Building C and so would be viewed in this context. The storage clamps would also be relatively low in height (at 1.3m) and would be partially concealed from view in the surrounding area by an indigenous hedge.
28. The proposed development would be restricted to an already developed part of the site and would involve low level physical development, not encroaching into the green open fields to the south. As such, it is considered the proposed development would preserve the openness of the Green Belt and would have only localised impacts in terms of visual amenity. The development is therefore not considered to conflict with the purposes of including land within the Green Belt and is appropriate development in accordance with the framework in a Green Belt context.
29. The framework states that local planning authorities should support existing business sectors, taking account of whether they are expanding or contracting. Paragraph 20 of the framework states that significant weight should be placed on the need to support economic growth through the planning system, and Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
30. At a local level the principle of the development finds support in Adopted Central Lancashire Core Strategy, Policy 13 (The Rural Economy). Policy 13 sets out to achieve economic and social improvement for rural areas by sustaining and encouraging appropriate growth of rural businesses in a number of ways. Criterion b) supports business and storage activities.
31. With regard to the above, the development would result in the expansion and growth of a business in a rural area and so benefits from the support outlined in the framework and Policy 13 of the Adopted Central Lancashire Core Strategy.

Design and Impact on the streetscene

32. The area south of Building C comprises a developed piece of land which has been used on an informal basis for storage in connection with the applicant's landscape gardening business. The physical alterations proposed with this application have already been completed.
33. This part of the site is confined to the existing built development and is within close proximity to existing buildings on site. Views into this area are limited from the main streetscene (South Road), however, this part of the site is significantly more visible from the nearby public footpath and fields to the south.
34. As such, it is considered the proposed development, incorporating only low level physical features, would have a limited impact on the character of the surrounding area. The recycling area is tidily presented and is not considered to encroach into the surrounding green character of the area.
35. The development is therefore not considered to result in any significant detrimental harm to the streetscene to warrant refusal of the application on these grounds.
36. The development is therefore in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review and Policy BNE1 of the Emerging Local Plan (2012-2062).

Impact on neighbour amenity

37. The application site has historically developed with a number of industrial based activities on site. These namely include the applicant's landscaping business (which involves activity both on and off site) and 'Norris Garden Buildings' which previously occupied Building B, using it as a wood workshop.
38. The application site is positioned on the fringe of the settlement boundary and so is within close proximity to nearby residential properties. The Council's Environmental Health Team have visited the site on numerous occasions to investigate complaints of noise and

disturbance, however, this has not resulted in information sufficient to prove a statutory noise nuisance from activity at the site.

39. The proposed activity associated with the storage and recycling area would be in connection with the applicant's landscape gardening business and would typically involve the operation of machinery, moving of material and employees working outside.
40. It has been noted that the development of the Jumps Farm site has given rise to activity which generates a degree of noise and disturbance. Concern has been raised by a neighbouring resident in terms of additional noise and disturbance which would be created by the use of land for storage and recycling. This is with particular activity associated with the applicant's landscape gardening business. However, in assessing the resulting impact, it must be acknowledged that the use at the site has been established for many years and so some degree of noise and disturbance should be expected.
41. The main function within the recycling area would be moving material into storage bins which could result in some noise and disturbance. However, this would be intermittent as the majority of activity associated with the landscape gardening business is carried out away from the Jumps Farm site. As such, it is not considered a refusal of the application could be sustained through the general use of the land for such purposes.
42. However, the applicant has advised that one form of activity which is essential to be carried out in this area is wood chipping. The applicant has advised this would be on a restrictive basis, but that they require some flexibility in the times of wood chipping so this is not overly restrictive when considering other business operations.
43. Before such activity could be considered positively by the Council, it is necessary to establish the likely effect of wood chipping on the amenity of neighbouring residential properties, particularly given the proximity of the site to the settlement of Bretherton. As such, the Council employed a suitably qualified acoustic consultant to ascertain the likely impact of noise on the nearest noise sensitive receptor, Church House Barn.
44. The Noise Policy Statement for England (NPSE), published in March 2010, sets out the long-term vision of Government noise policy. The Noise Policy aims, as presented in this document, are: "Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development: (1) avoid significant adverse effects on health and quality of life; (2) mitigate and minimise adverse effects on health and quality of life; and (3) where possible, contribute to the improvement of health and quality of life."
45. The framework replaced Planning Policy Guidance Note 24: Planning and Noise (PPG 24) in March 2012. Paragraph 109 of the framework states that the planning system should contribute to and enhance the natural and local environment by, (amongst others) preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, water or noise pollution or land stability.
46. The framework goes on to state at Paragraph 123 that planning policies and decisions should aim to (1) avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; (2) Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including thorough use of conditions; (3) Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land use since they were established, and (4) Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value.
47. The framework does not refer to any other documents regarding noise other than NPSE.

48. Policy EP20 of the Adopted Chorley Borough Local Plan Review states that development which is likely to be noise generating will not be permitted in, or close to, noise sensitive areas unless adequate measures can be implemented as part of the development. Planning conditions or agreements will be used to ensure that developers provide noise reduction measures. Policy EP20 progresses to state that noise sensitive development should be located away from existing or proposed noise-generating development.
49. Policy BNE1 of the Emerging Local Plan, criterion (g) states that a proposal should not cause an unacceptable degree of noise disturbance to surrounding land uses.
50. Noise assessments were undertaken for two wood chippers, the first supplied by the applicant and currently in use at the site and the second, a larger unit supplied by the Council. Two wood chippers were tested at this site was because a number of factors were unknown, including: how the dynamics of the applicant's business could change, what planning conditions could be used to restrict the type of wood chipper (if the report concluded such activity was acceptable), and to gauge an overall assessment of the noise associated with a variety of wood chipping machines in relation to nearby residential properties.
51. Noise measurements were taken at the nearest residential property Church House Barn, and at the site boundary with Jumps Farm to assess the residual noise climate. Measurements were subsequently made with two models of wood chipping machinery operating, and the noise impact assessed in accordance with appropriate guidance and methodologies.
52. In accordance with BS 4142, the subjective impact from the assessment indicated that the wood chipper provided by the applicant was likely to cause complaints and the larger wood chipper provided by the Council would result in complaints when measured from the position closest to Church House Barn.
53. As a result, indicative calculations were undertaken to assess the impact of a noise barrier for the site. Recommendations have also been provided within the report to suggest ways in which the impact of the wood chipper could be reduced, together with other recommendations to control the times and duration of use. However, it is important to note that the report states that such mitigation measures should reduce the impact of wood chipping, and are not supported by evidence.
54. The report suggests ways in which noise levels could be brought to an acceptable level and can be summarised as follows: Chipping operations in the proposed recycling area are restricted to the use of a chipper with similar specifications to the one assessed (i.e. petrol driven with a maximum power rating of 20hp); wood chipping operations should only take place for a continuous period of up to 1 hour per day between the hours of 15:00 and 17:00 on weekdays only, or during a time period agreed between the applicant and concerned parties; an acoustic noise barrier is erected which shall be a minimum height of 3m and shall be continuous and imperforate with a minimum mass of 12 kg/m². Tightly overlapped or closely boarded timber panels 22mm thick would be a suitable material; chipping activities should only occur in the recycling area to provide the greatest protection from noise for neighbouring residential properties and should be located behind the recommended acoustic screening within the recycling area.
55. In reviewing the above recommendations, it is important to note that none of these have been substantiated by further evidence to demonstrate that these would be successful mitigation measures, and therefore prevent significant detrimental harm to neighbouring residential properties. As such, the Council has concerns regarding the effectiveness of the mitigation measures and their enforceability as planning conditions. For example, the reasonableness of severely limiting operation of the wood chipper at the site.
56. In addition to the above, serious concern is raised in relation to the effectiveness of raising the height of the modified acoustic noise barrier to a minimum height of 3m in a bid to bring noise levels down to an acceptable level. This recommendation is only based on preliminary calculations and is not substantiated by further evidence. A further issue concerning this

element relates to both the physical and visual impact of such a barrier on the Green Belt and the open and rural character of the area. It is considered that such a substantial feature, to a minimum height of 3m would appear dominating and incongruous, positioned immediately adjacent to a public footpath. The acoustic barrier would be visible from the open fields to the south and is considered to result in significant detrimental harm to the open and rural character of the Green Belt.

57. It has been noted that the application finds support in the framework in terms of expanding a business in a rural area, however, it is not considered this should come at the expense of significant harm to the Green Belt. Paragraph 88 of the framework states that local planning authorities should ensure substantial weight is given to any harm to the Green Belt.
58. As such, in balancing the points in favour of the application against those weighing against the development, it is considered the mitigation works required to the acoustic barrier would result in the creation of development causing significant and irreversible harm to the Green Belt which is not outweighed by the benefits of the development in this case, particularly as the applicant has failed to demonstrate the necessity to chip wood at the site and not carry out such an activity whilst on-job (which is usual practice).
59. Although the proposed development (as constructed on site) is not considered to be inappropriate development within the Green Belt as outlined at the outset of this report. It is considered the addition of the acoustic barrier (to a minimum height of 3m as required) would result in significant detrimental harm to the visual amenity and openness of the Green Belt, adjacent to a public footpath. Conversely, if the development were to proceed without improvements to the acoustic barrier, the acoustic report indicates the development would result in a likelihood of complaints and therefore significant detrimental harm to the amenity of neighbouring residents and in particular Church House Barn.
60. In the absence of further evidence to substantiate the mitigation and recommendations within the noise report, it can only be deduced from the above that the use of the land for purposes of storage and recycling in connection with the applicant's landscape gardening business, in the way proposed (i.e. including the wood chipper) would, without the required mitigation, result in significant detrimental harm to the amenity of neighbouring residents.
61. The development is therefore contrary to the relevant guidance within the framework, the NPSE, Policy EP20 of the Adopted Chorley Borough Local Plan Review and Policy BNE 1 of the Emerging Local Plan (2012-2026).

Access and parking

62. This application proposes no alterations to the access or parking arrangements at the site and is proposed to be used in connection with the applicant's landscaping business.
63. As part of the application Lancashire County Council (LCC) Highways have been consulted to provide specialist highway advice with regard to the proposed development. LCC Highways raise no overriding objection to the proposed development on the basis that the site has been used in connection with the applicant's landscape gardening business for an extensive period, raising no significant highway issues.
64. The Jumps Farm site currently benefits from permission to be used in connection with the applicant's landscape gardening business whereby vehicles come to and from the site, operating from this location. It is not considered the proposed use of the land south of Building C for storage and recycling would result in any greater traffic coming to and from the site, particularly as it is proposed to be used only in connection with the existing landscape business on site.
65. It is therefore considered that the proposal will not result in any significant detrimental harm to highway safety and is therefore in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

Impact on the Bretherton Conservation Area

66. The use of the land south of Building C for storage and recycling has resulted in some physical changes to land included within the Bretherton Conservation Area. However, the development forms a continuation of the existing yard area currently used by the applicant and is within close proximity to other built development at the site.
67. As such, it is not considered the development would result in any harm to the Bretherton Conservation Area and so the development is in compliance with paragraphs 126-141 (Conserving and enhancing the historic environment) of the framework.

Impact on public footpath

68. The land subject of this application is sited immediately east of a public footpath (PROW16) which runs in a north-south direction through the application site and parallel with the rear site boundary. The route of this public footpath is currently left unobstructed barring vehicles used in connection with the applicant's landscape gardening business moving around the site.
69. As part of the application comments have been received from LCC with regard to the impact of the development on this public footpath. LCC have noted that it is unlikely that the proposed use of this land for storage and recycling in connection with the applicant's landscape gardening business will have a direct impact on this footpath. However, have suggested that an informative is added to any planning permission detailing any obligations the developer has to ensure the right of way is not obstructed.
70. However, notwithstanding the above, concern is raised regarding the impact on the public footpath should the adjacent acoustic barrier be raised to 3m in height. Such a feature would be readily open to view by the public, appearing unsightly and out of character in an open, rural area.

Overall Conclusion

71. On the basis of the Mitigation measures detailed in Section 9 of the Noise Assessment (dated 2 May 2013), it is considered the modification of the acoustic barrier (to a minimum height of 3m as required) would result in significant detrimental harm to the visual amenity and openness of the Green Belt. Conversely, if the development were to proceed without the required mitigation measures to the acoustic barrier, the development would result in a likelihood of complaints and therefore significant detrimental harm to the amenity of neighbouring residents and in particular Church House Barn.
72. As such, it is considered that the use of the land for purposes of storage and recycling in connection with the applicant's landscape gardening business, in the way proposed (i.e. including the wood chipper) would result in significant detrimental harm to the amenity of neighbouring residents and in particular Church House Barn.
73. In making a decision on this application the Council must consider if the harm could be overcome by the imposition of conditions. The harm in this instance has been identified as the operation of the wood chipper and therefore a condition could be imposed to prevent the operation of the wood chipper, thereby removing the harm.
74. The remainder of the development as proposed is considered acceptable subject to conditions.

Planning Policies

National Planning Policy Framework

Central Lancashire Core Strategy

Policies 13 and 17

Adopted Chorley Borough Local Plan Review

Policies: DC1, DC7A, EM2, EP20 and TR4.

Emerging Local Plan (2012-2026)

Policy BNE1

Planning History

The site history of the property is as follows:

- Ref:** 04/00303/COU **Decision:** WDN **Decision Date:** 14 May 2004
Description: Retrospective application for a change of use of a former poultry cabin (building 'B') to storage in connection with a landscape gardening business, and structural alterations,
- Ref:** 04/00304/COU **Decision:** WDN **Decision Date:** 14 May 2004
Description: Retrospective application for the change of use of a former poultry farm workshop (building 'C') to a workshop in connection with a landscape gardening business, and structural alterations,
- Ref:** 04/00370/FUL **Decision:** PERFPP **Decision Date:** 7 June 2004
Description: Retrospective application for excavation of pond and construction of banking,
- Ref:** 04/00371/FUL **Decision:** PERFPP **Decision Date:** 8 June 2004
Description: Erection of single storey extension to rear,
- Ref:** 04/00752/COU **Decision:** PERFPP **Decision Date:** 27 October 2004
Description: Retrospective application for a change of use of a former poultry cabin (building 'B') to storage in connection with a landscape gardening business, and structural alterations,
- Ref:** 04/00753/COU **Decision:** PERFPP **Decision Date:** 27 October 2004
Description: Retrospective application for the change of use of a former poultry farm workshop (building 'C') to a workshop in connection with a landscape gardening business, and structural alterations,
- Ref:** 05/00603/FUL **Decision:** REFFPP **Decision Date:** 1 August 2005
Description: Relocation of joiners workshop to Building C, (to include a variation of condition No 3 on planning permission 9/95/00760/COU to permit the manufacture of other wood products), and the demolition and rebuilding of Building A for domestic use ancillary to the farm house
- Ref:** 06/00035/FUL **Decision:** REFFPP **Decision Date:** 7 March 2006
Description: Demolition and rebuild of existing workshop,
- Ref:** 07/00874/COU **Decision:** PERFPP **Decision Date:** 10 September 2007
Description: Temporary change of use of existing store as workshop during re-building of existing workshop,
- Ref:** 09/00530/COU **Decision:** WDN **Decision Date:** 3 March 2010
Description: Application for permanent use of previous store to wood workshop (previously permitted on a temporary basis)
- Ref:** 11/00989/FUL **Decision:** PERFPP **Decision Date:** 8 February 2012
Description: Section 73 application to remove Conditions 2 (use of building) and 5 (personal permission) attached to planning approval 10/00563/COU.

Application Number- 12/00255/FUL

- Application to Change Use of Land for Storage and Recycling in Connection with Landscape Gardening Business
- Refuse
- 8 May 2012.

Recommendation: Permit Full Planning Permission Subject to Condition to Remove the Right to Operate Wood Chipping Equipment

Conditions

1. No storage shall take place on the site other than within the areas defined: storage clamps; storage area; tractor, trailer, digger, and implement store or storage bins identified on the approved plan ref: 1944-6.

Reason: To protect the amenity of local residents and in the interests of preserving the character and appearance of the Conservation Area and Green Belt. In accordance with the National Planning Policy Framework and Policies EP20, EM2 and HT7 of the Adopted Chorley Borough Local Plan Review 2003.

2. The use of land hereby permitted for storage and recycling shall be restricted to the hours between 08.00am and 18.00pm on weekdays, between 08.00am and 13.00pm on Saturdays and there shall be no operation on Sundays, Bank Holidays or any Public Holiday.

Reason: To safeguard the amenities of local residents and in accordance with the National Planning Policy Framework, Policy 17 of the Adopted Central Lancashire Core Strategy and Policies EM2 and EP20 of the Adopted Chorley Borough Local Plan Review.

3. There shall be no operation of wood chipping equipment within the storage and recycling area hereby permitted, identified by the approved plan ref: 1944-6. *Reason: On the basis of the Mitigation measures detailed in Section 9 of the Noise Assessment (dated 2nd May 2013), it is considered the modification of the acoustic barrier (to a minimum height of 3m as required) would result in significant detrimental harm to the visual amenity and openness of the Green Belt. Conversely, if the development were to proceed without the required mitigation measures to the acoustic barrier, the development would result in a likelihood of complaints and therefore significant detrimental harm to the amenity of neighbouring residents and in particular Church House Barn. The use of the land for purposes of storage and recycling in connection with the applicant's landscape gardening business including the wood chipper would result in significant detrimental harm to the amenity of neighbouring residents and in particular Church House Barn.*

This condition is therefore required in accordance with National Planning Policy Framework, the Noise Policy Statement for England, Policy EP20 of the Adopted Chorley Borough Local Plan Review and Policy BNE1 of the Emerging Local Plan (2012-2026).

4. 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.

5. The use of the storage and recycling area hereby permitted shall only be in connection with the landscape gardening business and shall only enure for the benefit of the applicant S & A Wignall.

Reason: To protect the amenity of local residents in accordance with the National Planning Policy Framework and Policies EP20, EM2 and HT7 of the Adopted Chorley Borough Local Plan Review 2003.

6. The approved plans are:

<u>Plan Ref:</u>	<u>Title:</u>
411/20A	Site plan
1944-6	Location plan

Reason: To define the permission and in the interests of the proper development of the site.