

APPLICATION REPORT – 16/00655/FUL

Validation Date: 29 July 2016

Ward: Euxton South

Type of Application: Full Planning

Proposal: Redevelopment of site including the demolition of shop units and barns, removal of temporary office buildings and erection of shop building, office building and barn with associated car parking and access

Location: Five Acres Plant Centre Five Acres Dawbers Lane Euxton Chorley PR7 6EE

Case Officer: Mr Iain Crossland

Applicant: Ms KATHRYN GALLAGHER

Agent: Mr TREVOR HOBDAV

Consultation expiry: 19 August 2016

Decision due by: 23 September 2016

RECOMMENDATION

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

SITE DESCRIPTION

2. The application site is located to the south of Dawbers Lane, Euxton in an area characterised by agricultural development and open land. The topography of the area is generally flat. The site is located in the Green Belt.
3. The application site comprises a horticultural enterprise that carries out its commercial operations from the site. As such there are large areas given over to the propagation and storage of plants, as well as buildings to support the growth, development and storage of plants. These currently take the form of agricultural sheds and polytunnels. As the commercial operations also take place at the site there are five Portacabins providing office accommodation and two providing welfare facilities, three agricultural shed type buildings used to pack and store plants, a shop comprising two buildings (that is in separate ownership) as well as a yard, loading area and other structures. There is also an area of hardstanding used as a car park close to the main entrance that is unauthorised and subject to enforcement action.
4. The site has separate vehicular entrance and exit points from Dawbers Lane, and there is a large, well established hedge running along the northern boundary of the site adjacent to Dawbers Lane.
5. It is noted that there is an extant planning consent for a mixed use horticultural and industrial storage building to the immediate south of the existing shop (ref.12/00559/FUL). There is

also an extant planning consent in place for a storage and office building (ref.14/01241/FUL) in the position of an existing barn.

DESCRIPTION OF PROPOSED DEVELOPMENT

6. This application is for the redevelopment of the site including the demolition of the shop units, a barn, and removal of five temporary office buildings and erection of a new shop building, office building and horticultural barn with associated car parking and access. The proposed development would supercede extant planning approvals for a mixed use horticultural and industrial storage building (ref.12/00559/FUL) and a storage and office building (ref.14/01241/FUL).
7. The proposed shop building would have an L shaped footprint with lengths of 22.2m and 30.2m with depths of 10m and 6m. It would have a dual pitched roof with a ridge and eaves height of 3.9m and 2.4m respectively and would be positioned to the front of the site in place of the existing shop buildings.
8. The proposed office building would measure 30m by 10m. It would have a dual pitched roof with a ridge and eaves height of 6.9m and 5.1m respectively and would be positioned to the south of the shop buildings in place of a semi demolished brick structure.
9. The proposed horticultural barn would measure 26.7m by 12.2m. It would have a dual pitched roof with a ridge and eaves height of approximately 6m and 4m respectively. This would replace an existing barn.
10. The proposed development would provide car parking in three separate areas across the site on already hard surfaced areas, making use of existing internal access roads. It is proposed that the area currently used for unauthorised parking at the front of the site would be designated for outdoor plant storage only.

BACKGROUND AND APPLICANTS CASE

11. The business that is located at the application site, Hedges Direct, has been in discussions with Chorley Borough Council, since early 2016. These discussions have centred on two main aspects; (i) unauthorised development principally with regard to the large car park fronting the main road and to the west of the site and, (ii) the extensive planning history and future potential development of the site in and around the main complex of existing buildings. In light of what has been a rapid expansion of the Company and having regard to concerns expressed by Chorley Borough Council with regards to the unauthorised developments and piecemeal nature of previous planning applications and development of the site, Hedges Direct has produced a detailed site appraisal report (June 2016). This identifies a more strategic form of development for the site considering the operations of the business, future growth, constraints of the green belt location and potential to improve the visual appearance and make more efficient use of land. This current application has been developed in response to this appraisal of the site as a whole.
12. Hedges Direct Limited was founded in 2005 selling hedging plants to domestic and trade customers via the internet. The business operations were initially run from Bath, with despatch activity outsourced to a local nursery in Chorley. Operations moved to Chorley in 2010 when it became evident that further input was required by the business to manage despatch activity as the sales volumes continued to increase. At this time 5 employees were recruited to assist with sales, customer service and operations, whilst marketing and finance activity remained in Bath.
13. In 2011 the business moved from the nursery to its new site at Five Acres, with an additional 10 staff members, where all activity now takes place. The business has grown from 2 employees in 2005 to 42 employees (9 of which are part time) in 2016, with 5 shareholders.
14. Hedges Direct Limited sells hedging plants (including bare roots, rootballs, pots, cell grown, topiary, Pleached trees, ornamental trees, troughs and screens) to domestic and retail

customers either via their dedicated website or over the phone. They are a specialist supplier of a huge range of stock nationwide. The sales and service team are available 7 days a week (8am to 6pm weekdays, 9am to 4pm Saturdays and 10am to 4pm Sundays). The despatch and business support team generally only work weekdays and the managers work weekdays, supporting on some weekends and on ad hoc occasions through busier periods.

15. All activity from taking the order from the customer, processing it, ordering the stock in, accepting stock delivery, packing the plants and despatching them with the relevant carrier, along with aftercare service is carried out at the Five Acres site in Lancashire.
16. Over the next 3 years the business plans incorporate further growth to £6m and in order to fulfil that there will need to be growth across the teams and increased efficiency savings in terms of internal processes and co-ordination of activity. The office teams are currently split across four porta-cabins which is inhibiting business growth. As a small business, the work of each team is closely linked and the fragmented accommodation restricts management of and development between the teams. This proposal aims to allow the teams to benefit from working together more effectively, streamlining activities and generating more economic growth in sales of hedging plants nationwide.
17. A major factor as to why the business initially moved to the Five Acres site was the opportunity to develop all operations of the business on one site, as there is a constant flow of information between the nursery and office teams of which the following are some examples:
 - From a sales perspective many customers require information about the exact specification and quality of stock, along with availability and delivery timescales. Frequently sales are only concluded when photographs of the actual stock to be supplied are provided to an enquirer.
 - Customer service is intrinsically linked to the nursery and the despatch dynamics of the business and customers requires an immediate answer to any service related matter. Delivery of the latter is dependent on the service team having constant access to the despatch and nursery team.
 - To ensure website material is constantly up to date the commercial and marketing team regularly take photographs of the new stock on site or stock across the different seasons. Doing so allows them to update the specifications and descriptions on the website, write blogs to build company stature in the on-line market and create newsletters based on specific stock lines. Having the stock 'in-front' of the marketing team is considered integral in helping stimulate the creativity that is required to ensure all newsletter campaigns are successful. The commercial element of this team is involved in the organisation and production of all the management information, at the centre of which are the stock numbers and quality; factors that they can only track by being on site.
 - To ensure the continued success of the business the management team's culture is to work in close proximity with each other and with their teams, as this minimises the need for exchanging e-mails and facilitates faster decision-making following a quick discussion or meeting.
18. The above examples illustrate the benefits of all business operations being integrated on one site.

REPRESENTATIONS

19. Two letters of objection have been received raising the following issues:
 - The car parking area is currently being used unlawfully and the Council should take action.
 - The hardstanding used for car parking is an unsightly encroachment into the Green Belt and its retention would tempt further unauthorised use of the land. This should be removed along with fencing.

- Concerns that the proposed hours would be ignored. The hours of the shop and hedges direct business should be clarified.
- The existing access opposite Peacock Barn should be closed in the interests of safety.

CONSULTATIONS

20. **Euxton Parish Council:** Euxton Parish Council is pleased to see a locally based firm enjoying success and providing local employment and would wish to be helpful in assisting in the firm's future development. The Council appreciates that Hedges Direct wishes to and needs to set out its proposals for the substantial redevelopment of its site in Euxton and is also appreciative of the firm's commitment to redevelop the site to improve its appearance and fit it better into its rural surroundings.
21. However, a major and continuous concern of the Parish Council is to restrict the spread of development into Euxton's green surroundings and particularly into areas of designated Green Belt. The Council has previously expressed concern at the bewildering succession of applications for buildings and car parking on this site and these concerns are not removed by the current application and the considerable amount of details that it contains.
22. The new application does not remove all confusion with, for example, references to previous "extant" planning applications some of them dating back to 2002 (and which must have lapsed by now). The Council takes the view that, in assessing whether or not the proposal meets the criteria for acceptable development in the Green Belt (CLP Policy BNE5), the comparison must be what is now proposed for new and retained development on the site against what is currently on site less any development that has taken place without planning approval.
23. The Council queries the need for one of the new buildings on site to be a large office. The plans show a two storey building with 45 work stations in addition to canteen, meeting and other facilities. This raises the possibility that some or all of the office staff could be located in an off- site location. This would help remove any conflict with the Green Belt and office based staff may well appreciate a work location that is better situated for facilities such as shops and bus routes etc. The Council is sure that CBC could suggest some suitable accommodations.
24. In view of the complexity the Parish Council does not make its own assessment of the acceptability of the proposals against the Green Belt criteria but makes the following general comments:
- 1 There does appear to be a substantial increase in developed area proposed for the site compared to what is present there now.
 - 2 The size of the proposed office building would suggest that there is an expectation of further expansion of the business beyond its current size.
 - 3 However the layout and the quality of the buildings and car parking is a considerable improvement on the current facilities
 - 4 If CBC do decide that the proposed redevelopment does meet the CLP criteria for development in the Green Belt, then the Parish Council would be supportive of the application.
 - 5 Conversely, if CBC do not consider this to be the case then the Parish Council considers that this application should not be treated as an exception because of the firm's considerable importance for the local community
25. **Greater Manchester Ecology Unit – no objection**
26. **United Utilities – no objection**
27. **Lancashire Highway Services – comment that the proposal is considered acceptable from highways perspective.**

PLANNING CONSIDERATIONS

The main issues are as follows:-

Issue 1 – Impact on the Green Belt

Issue 2 – Neighbour amenity

Issue 3 – Impact on character and appearance of the locality

Issue 4 – Impact on highways/access

Issue 5 – Ecology

Principle of the Development and impact on the Green Belt

1. The application site is located wholly within the Green Belt, The National Planning Policy Framework (the Framework) states that the construction of new buildings should be regarded as inappropriate in the Green Belt, except in a limited number of specific circumstances.
2. This part of Euxton 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."
3. Although this part of the Borough is not identified for growth this site has evolved over time through the growth of a horticultural enterprise, and the proposal seeks to consolidate the existing business in a more efficient layout that will 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 horticultural elements.
4. In addition the Framework supports economic growth in rural areas and specifically promotes the sustainable growth and expansion of all types of business and enterprise in rural areas.
5. Within Annex 2, the glossary, of the Framework previously developed land is defined as:
Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
6. National guidance on Green Belt is contained in Chapter 9 of the Framework which states:

79. 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.

80. Green Belt serves five purposes:
 - *to check the unrestricted sprawl of large built-up areas;*
 - *to prevent neighbouring towns merging into one another;*
 - *to assist in safeguarding the countryside from encroachment;*
 - *to preserve the setting and special character of historic towns; and*
 - *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

88. 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.

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

buildings for agriculture and forestry;

the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

7. The northern part of the site containing the shop units is previously developed land as is the delivery yard and areas of the site used for the siting of the porta cabin offices. Other parts of the site are used for horticultural operations. The proposed development seeks to confine the uses falling within the previously developed land definition to the northern part of the site near to the entrance.
8. 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.*
9. The construction of the shop and office buildings will constitute inappropriate development unless one of the exceptions in the Framework is engaged. To benefit from the relevant exception in the case of this site, the applicant must demonstrate that the construction of the new buildings constitute:
 - The partial or complete redevelopment of previously developed land;
 - Which would not have a greater impact on the "openness" of the Green Belt; and
 - Which would not have a greater impact on the purposes of including land in the Green Belt.
10. 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'.

11. It is considered that in respect of the Framework that the existing site currently has an impact on the openness of the Green Belt. However, it is important to note that merely the presence of an existing building on the application site currently does not justify any new buildings. The new buildings must also not "have a greater impact on the openness of the Green Belt".
12. Whether the proposed buildings have a greater impact on openness is a subjective judgment which is considered further below. 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. To engage with the exceptions of paragraph 89 of the Framework, which is reflected in Policy BNE5 of the Local Plan, the test relates to the existing development. The openness of an area is clearly affected by the erection or positioning of any object within it no matter whether the object is clearly visible or not. The openness test relates to the whole of the application site.
13. The proposed development of the office and shop is considered to have a greater impact on the openness of the Green Belt as on a purely volumetric consideration these buildings exceed the volume of the existing shop buildings and Portakabins. It is noted, however, that there is an extant planning consent for a mixed use horticultural and industrial storage building (ref.12/00559/FUL). This remains extant by virtue of one of the two buildings approved under that application having been built, and as such represents a realistic fall-back position. When considering the volume of the proposed office and shop in relation to the existing shop buildings, Portakabins and extant horticultural and industrial storage building the increase in volume would only be slight.
14. The proposed site layout would condense the existing spread of buildings across the site providing a more compact and efficient arrangement. The consolidation of the built form on site would help to reduce the impact on openness. Furthermore the proposed development would be restricted to existing areas of hardstanding, and would consolidate the previously developed area of the site to the north nearest the site entrance.
15. Given the above it is considered that the proposed development would not have a greater impact on the openness of the Green Belt and as such would not represent inappropriate development in the Green Belt.
16. The proposed horticultural barn would replace an existing horticultural barn located on the site. Horticulture falls within the definition of agriculture and as such is an exception to inappropriate development in the Green Belt as defined by paragraph 89 of the Framework. The proposed barn itself is slightly larger than the existing barn, however, its scale is proportionate for the development of plants on a commercial scale and would not be unduly large.
17. The proposed areas of car parking would be located on existing areas of hardstanding within the site and would not therefore result in any encroachment from hard surfacing. The proposed parking areas would be split into three modest size car parks across the site that would be well screened by buildings boundaries and vegetation. This spread of parking would prevent a single mass of parked cars, and their spread around the site would reduce their visual impact. It is recognised that designated parking is required for such an operation and that for the safe operation of users and the business should be planned and laid out appropriately. This would be an improvement on the current unauthorised situation, with cars parking on a hard surfaced area to the north west of the site, near to Dawbers Lane. Cars parking on this area are very clearly visible as a single mass, which represents an incursion into the Green Belt when in use. It is proposed that the area currently used for car parking would be replaced by an area for the storage of plants, which would have a limited impact on the openness of the Green Belt. It is recommended that the removal of the car parking is secured by condition.

Impact on Neighbour Amenity

18. The shop and office buildings would be located approximately 45m from the nearest dwelling at Woodside, Dawbers Lane to the east of the site. There would be no impact on

the amenity of the occupiers of Woodside as a result of the proposed development by virtue of the scale of development proposed on site and the degree of separation.

19. It is noted that there is a property known as Five Acres immediately adjacent to the site and approximately 12m from the proposed shop and 14m from the proposed office. This property is in commercial use and it is not therefore considered that the proposed development would result in any amenity issues with regards to this property.
20. Other properties are located at Peacock House Farm and Peacock Barn on the opposite side of Dawbers Lane from the site to the north west. These are located approximately 32m and 58m from the site exit respectively. Their degree of separation from the site is such that there would be no impact on the amenity of the occupiers of these dwellings as a result of the built development proposed. The site is already in commercial use with both cars and lorries entering and leaving the site. As such the level of disturbance caused by the commercial operations of the business located at the site would be no greater than the existing situation. Given the intervening highway between the site and these dwellings is a busy 'A' road the continued operations of the business already located on the site is unlikely to have a detrimental impact through noise and disturbance on these occupiers.

Impact on character and appearance of the locality

21. The overall scheme would consolidate the current scattered and uncoordinated spread of buildings across the site resulting in a more compact and efficient arrangement. It would also result in the replacement of unsightly structures and buildings of poor quality appearance. This approach would enhance the facilities on-site and improve the visual appearance of the site. The replacement buildings proposed would be relatively compact and positioned to front of the site nearest the entrance, consolidating the built form within a more logical and tighter grouping. The overall design of the buildings proposed would reflect the agricultural aesthetic, massing, layout and materiality of a large agricultural site.
22. The proposed shop building would be a single-storey building of low level in height. It would replace two buildings one of which is rather tall and imposing in stature and is located close to the highway. The proposed building would be positioned further from the highway and would result in a reduced visual impact from the public highway. The proposed shop building would have a green corrugated pitched roof and is 'L-shape' in plan to retain the yard area in front for the storage of plants and accessories for sale. The building would be clad in vertical Yorkshire boarding, in keeping with the rural setting.
23. The proposed office building would be two storeys in height and positioned some 32m from the public highway in the position of a semi-demolished brick built structure. The first floor would be clad in vertical Yorkshire boarding, with the ground floor faced in brick on the three most visible sides and block to the north elevation. It would have a dual pitched roof laid in green corrugated sheeting. The building would have the appearance of a modern agricultural shed, which is appropriate in the context of this rural setting.
24. The proposed barn would replicate an existing 'Root Ball Barn', which it would be sited adjacent to. It would be faced in green corrugated metal sheet to match the neighbouring barn and would have a similar size and scale. The appearance of the building would be suitably agricultural.
25. The proposed parking would be spread over three separate parking areas within the site itself. These would be screened by existing and proposed features and would be contained within the site on areas of existing hardstanding. They would not therefore result in a particularly noticeable feature of the site.
26. An area that is currently being used for parking to the north west of the site would be used for plant storage as part of this proposal. This would have a limited impact on the visual appearance of the site and wider area.

27. Overall it is considered that the proposed development would have no detrimental impact on the visual appearance of the site or character of the local area, and would result in a more well-ordered appearance, which would reflect positively on the locality.

Highway Impact and Access

28. A statement submitted with the application demonstrates that the site has 42 employees and shows that on average 20 vehicles, comprising articulated trucks, lorries and vans visit the site daily for the purpose of collections and deliveries, generating 40 two way trips. This number of trips in addition to staff trip generation is not considered high as to adversely affect the safe operation of the local highway network.
29. As regards parking, if for robustness it was assumed that the use class was A1 for the proposal, the applicant's parking proposals would exceed the required standard. This therefore means that the site's parking needs can be accommodated on-site without difficulties.
30. It is considered that the proposed layout would offer an improved and safer circulation of vehicles on site and as shown by the tracking diagram submitted, articulated vehicles would be able to carry out turning manoeuvres safely on site without problems.
31. The site accesses are not proposed to be altered, however, there is a need for the entrances to be paved to prevent debris and loose materials from being carried by vehicle tyres onto the highway. Therefore, although the proposal is considered acceptable from highways perspective, it is recommended that a condition is attached to any grant of planning permission to secure appropriate surfacing.
32. On this basis the scheme would comply with the parking standards specified in policy ST4 of the Adopted Chorley Local Plan 2012 – 2026 and would not cause harm to highway safety.

Ecology

33. The Extended Phase 1 Survey was undertaken on 6th July 2016, which is an optimum time to conduct such a survey.
34. A pond is present on the proposed development site. A Habitat Suitability Assessment (HSI) was conducted on the pond to assess its suitability to support Great Crested Newts (GCN). The HSI score was 0.41 indicating that it is of poor suitability to support GCN. Two further ponds are located off site within a 0.25km buffer, however, large expanses of bare ground on the site provide no connecting terrestrial habitat for amphibians. The proposal indicates that there will be no impact on the pond on site and therefore no further surveys in respect of this species are considered necessary. However, the survey noted the presence of potential refugia on the site and therefore the presence of amphibians cannot be ruled out. A number of precautionary measures have been recommended following Reasonable Avoidance Measures (4.13). It is therefore recommended that the measures outlined at 4.13 in the report be implemented in full and a condition to this effect be placed on any permission, if granted.
35. A daytime survey of the buildings was undertaken, which comprised an internal and external inspection of the buildings, which are to be impacted by the works. No bats or signs of bats were found during the survey and the buildings were considered to have a negligible potential to support roosting bats. However, bats are mobile in their habits and can and do turn up in the most unlikely places, therefore a number of recommendations have been made in the report, which should be adhered to throughout the duration of the works. The recommendations are outlined at 4.11 and it is recommended that these recommendations be implemented in full and a condition to this effect be placed on any permission, if granted.
36. Two trees were identified on site, which have bat roosting potential, however, the current scope of the works has no impact on boundary trees. If the scope of works should change further consideration to mitigation may be necessary.

37. The buildings on site have the potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). It is therefore recommended that works to buildings should not be undertaken in the main bird breeding season (March to September inclusive), unless nesting birds are found to be absent, by a suitably qualified person. It is therefore recommended that a condition to this effect be attached to any grant of planning permission in order to protect wild birds.

CONCLUSION

38. It is considered that the proposed development on this site would not be inappropriate development in the context of this Green Belt location as the site is considered to be an existing commercial operation with previously developed areas of land. The proposed development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, when considering the buildings to be removed and extant developments that would not be implemented as a result. The impact on the appearance and character of the area are acceptable as the proposed buildings are appropriately designed, and are of an appropriate scale and siting. The impact on neighbour amenity is considered to be acceptable as is the impact on highway safety and ecology.

RELEVANT HISTORY OF THE SITE

Ref: 04/01439/FUL Decision: PERFPP Decision Date: 16 February 2005
Description: Phase 1 of a 3 phase plan for horticultural glass houses

Ref: 04/01440/FUL Decision: PERFPP Decision Date: 16 February 2005
Description: Phase 2 of a 3 phase plan for horticultural glass houses

Ref: 04/01441/FUL Decision: PERFPP Decision Date: 16 February 2005
Description: Phase 3 of a 3 phase plan for horticultural glass houses

Ref: 05/00003/INV Decision: APPVAL Decision Date:
Description: Formation of new access, driveway, turning area and erection of fence to rear,

Ref: 05/00735/FUL Decision: PERFPP Decision Date: 12 September 2005
Description: Formation of new access, driveway, turning area, erection of fence to rear, conversion of store room into double garage and demolition of conservatory,

Ref: 11/00696/PAR Decision: REAGR Decision Date: 25 August 2011
Description: Application for agricultural prior notification for the erection of an agricultural building for the storage of machinery (tractors, trailers, mowers, bailers and cultivation equipment) and hay.

Ref: 11/00696/PAR/1 Decision: WDN Decision Date: 3 October 2011
Description: Application for agricultural prior notification for the erection of an agricultural building for the storage of machinery (tractors, trailers, mowers, bailers and cultivation equipment) and hay.

Ref: 11/00925/FUL Decision: WDN Decision Date: 9 December 2011
Description: Erection of storage and distribution building (B8) with ancillary staff room to house plants, packing boxes, pallets, fertiliser, potting machine, van, forklift truck and tools be used in connection with horticultural enterprise.

Ref: 12/00035/FUL Decision: PERFPP Decision Date: 23 March 2012
Description: Erection of storage and distribution building (B8) with ancillary staff room to house plants, packing boxes, pallets, fertiliser, potting machine, van, forklift truck and

tools be used in connection with horticultural enterprise (re-submission of previously withdrawn planning application 11/00925/FUL).

Ref: 12/00380/FUL Decision: WDN Decision Date: 7 June 2012
Description: Replacement of existing building (B8 use) with new mixed use building (B8 and horticultural)

Ref: 12/00381/FUL Decision: WDN Decision Date: 7 June 2012
Description: Replacement of existing building (B1 use) with new building (horticultural use)

Ref: 12/00491/DIS Decision: PEDISZ Decision Date: 12 June 2012
Description: Application to discharge conditions 4 (hard-ground surfacing materials); 5 (samples of external facing materials); 6 (scheme of landscaping); and 11 (car parking and vehicle manoeuvring details) of planning approval 12/00035/FUL.

Ref: 12/00492/FUL Decision: PERFPP Decision Date: 22 June 2012
Description: Retrospective application for the erection of 1no. poly tunnel.

Ref: 12/00559/FUL Decision: PERFPP Decision Date: 24 July 2012
Description: Application for the removal of an existing horticultural building; the replacement of an existing storage and distribution building (B8 use) with a new mixed use building (B8 and horticultural use); and the replacement of an existing B1 building with a new horticultural building.

Ref: 12/00701/FUL Decision: PERFPP Decision Date: 10 September 2012
Description: Application to erect 1No additional poly tunnel

Ref: 13/00380/AGR Decision: REAGR Decision Date: 22 May 2013
Description: Agricultural determination for the erection of a horticultural storage building

Ref: 13/00381/FUL Decision: PERFPP Decision Date: 31 July 2013
Description: Application to erect 1No. poly tunnel

Ref: 13/00382/FUL Decision: PERFPP Decision Date: 9 August 2013
Description: Application to erect 1No. poly tunnel

Ref: 13/00380/PAR Decision: WDN Decision Date: 18 July 2013
Description: Erection of a horticultural storage building

Ref: 13/00856/FUL Decision: WDN Decision Date: 24 October 2013
Description: Erection of a horticultural storage building.

Ref: 14/00072/FUL Decision: PERFPP Decision Date: 24 March 2014
Description: Application to amend the location of the approved poly tunnel (approved under application 13/00381/FUL)

Ref: 14/00073/FUL Decision: PERFPP Decision Date: 24 March 2014
Description: Application to amend the location of the approved poly tunnel (approved under application 13/00382/FUL)

Ref: 14/00605/FUL Decision: WDN Decision Date: 19 August 2014
Description: Erection of a building, replacing an existing horticultural building, to accommodate storage space (Use Class B8) and first floor office accommodation (Use Class B1) and an extension to an existing building to accommodate machinery storage.

Ref: 14/01241/FUL Decision: PERFPP Decision Date: 29 January 2015

Description: Erection of a building, replacing an existing horticultural building, to accommodate storage space at ground floor and first floor office accommodation along with the provision of 6 parking spaces

Ref: 15/00088/FUL **Decision:** REFFPP **Decision Date:** 22 July 2015
Description: Retrospective application for the creation of a car parking area

Ref: 15/00165/FUL **Decision:** PERFPP **Decision Date:** 28 April 2015
Description: Section 73 application to vary condition 1 (approved plans) and condition 3 (approved plans) attached to planning approval 12/00035/FUL which approved the erection of a storage and distribution building (B8) to be used in connection with horticultural enterprise

Ref: 15/00166/FUL **Decision:** PERFPP **Decision Date:** 28 April 2015
Description: Erection of a detached single storey building to form replacement staff toilets

Ref: 15/01116/FUL **Decision:** REFFPP **Decision Date:** 15 January 2016
Description: Retrospective application for the creation of an area of hardstanding to be partly used for parking and partly for agricultural storage (resubmission of application 15/00088/FUL)

Ref: 15/01180/FUL **Decision:** APPRET **Decision Date:**
Description: Retrospective application for the erection of a new horticultural building (amendment of planning approval 12/00559/FUL)

Ref: 92/00762/AGR **Decision:** PAAGR **Decision Date:** 4 November 1992
Description: Agricultural notification for erection of agricultural building

Ref: 90/01147/COU **Decision:** WDN **Decision Date:** 26 August 1993
Description: Change of use of land for storage of touring caravans

Ref: 83/00576/FUL **Decision:** PERFPP **Decision Date:** 25 October 1983
Description: Open fronted farm storage building

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

Conditions to follow