

Item 4 **08/01249/REMAJ Approve Reserved Matters**

Case Officer **Caron Taylor**

Ward **Lostock**

Proposal **Reserved Matters Application for re-organisation of garden centre, including erection of horticultural shade house, extension to existing building with demolition of existing dwelling and propagation house, including appearance, scale and landscaping (Outline Permission Ref: 05/01002/OUTMAJ),**

Location **Wyevale Garden Centre 338 Southport Road Ulnes Walton PR26 8LQ**

Applicant **Wyevale Garden Centre**

The application has been brought to the Chairman's Briefing, as it is a major application.

Consultation expiry: 13th February 2009
Application expiry: 10th March 2009

Proposal The application is a Reserved Matters application for re-organisation of the garden centre, including erection of horticultural shade house, extension to existing building with demolition of existing dwelling and propagation house, including appearance, scale and landscaping (Outline Permission Ref: 05/01002/OUTMAJ).

Summary The principle of the development including layout and access has already been approved by the outline application permitted by Committee in 2005. The appearance, scale and landscaping are the only matters for consideration by this application and are considered acceptable. The application is therefore recommended for approval.

Policies The development plan for the area comprises the Regional Spatial Strategy for the North West and the Chorley Borough Local Plan Review 2003. The Local Plan contains policies of most relevance to the current application. In particular policies DC1 and DC8A relating to Green Belt together with policy GN5 apply.

Planning History The recent planning history of the site is as follows:

Ref: 02/01065/COU
Decision: APPROVED
Decision Date: 2 January 2003
Description: Change of Use of house from office use to residential,

Ref: 94/00880/FUL
Decision: APPROVED
Decision Date: 1 February 1995
Description: Erection of detached building with retail to ground floor and storage space to first floor, on site of existing barn,

Ref: 95/00275/FUL
Decision: APPROVED
Decision Date: 15 June 1995
Description: Erection of storage building and creation of staff parking area with associated mounding and planting,

Ref: 97/00179/COU
Decision: APPROVED
Decision Date: 21 May 1997
Description: Change of use of dwelling to form offices for use in connection with existing garden centre,

Ref: 99/00600/FUL
Decision: APPROVED
Decision Date: 29 September 1999
Description: Erection of enclosing walls/doors to existing canopied entrance area,

Ref: 05/01002/OUTMAJ
Decision: APPROVED
Decision Date: 21 December 2005
Description: Proposed re-organisation of garden centre, including alterations to access, erection of horticultural shade house, and extension to existing building, with demolition of existing dwelling and propagation house,

Ref: 05/01003/OUT
Decision: APPROVED
Decision Date: 21 December 2005
Description: Re-location/replacement of existing dwelling,

Ref: 05/01216/FUL
Decision: APPROVED
Decision Date: 9 February 2006
Description: Conservatory to the rear

Ref: 08/01248/REM
Decision: APPROVED
Decision Date: 9 February 2009
Description: Reserved Matters Application for relocation / replacement of existing dwelling including appearance, landscaping, layout and scale (Outline Permission Ref: 05/01003/OUT),

Ref: 05/01002/OUTMAJ
Decision: APPROVED
Decision Date: 21 December 2005
Description: Proposed re-organisation of garden centre, including alterations to access, erection of horticultural shade house, and extension to existing building, with demolition of existing dwelling and propagation house,

Ref: 05/01003/OUT
Decision: APPROVED
Decision Date: 21 December 2005
Description: Re-location/replacement of existing dwelling,

Ref: 08/01248/REM

Decision: APPROVED

Decision Date: 9 February 2009

Description: Reserved Matters Application for relocation / replacement of existing dwelling including appearance, landscaping, layout and scale (Outline Permission Ref: 05/01003/OUT),

Background

This is a reserved matters application for reorganisation of the existing Wyevale Garden Centre, including the removal of the following:

- Store (60 sq m)
- Propagation house (1058 sq m)
- Horticultural plant shade (235 sq m)
- Entrance canopy (65 sq m)

In total the removed floor space amounts to 1418 sq. metres of accommodation. The proposed development then incorporates its replacement with 1040 sq. metres as follows (which is a 378 sq. metres reduction on what exists):

- Garden centre shop extension – 600 sq. metres
- Horticultural plant shade – 375 sq. metres
- Entrance canopy – 65 sq. m

In addition the outdoor sales and display area is proposed to be re-sited, although it remains a similar size. The number of car parking spaces on the submitted plans remains the same as currently exists. However, the car park area is slightly larger in order to accommodate an increase in the proportion of spaces for the mobility impaired and mother and child to 10% of the total. The site access was approved under the outline permission and remains in its current position, but widened to provide a dedicated right turn exit land.

Committee approved the scheme in outline in December 2005 (ref: 05/01002/OUTMAJ) with siting and the means of access approved by that permission. The principle of the development has therefore already been approved and the appearance, scale and landscaping of the proposal are now the only matters for consideration by this application.

The overall scheme also includes the relocation of the existing dwelling on the site, which has been approved by applications 05/01003/OUT and 08/01248/REM

Consultations

LCC Highways have no objection to the proposal subject to conditions, however the access has already been approved by the outline permission and appropriate conditions applied.

Representations

None received at time of writing

Applicant's Case

Wyevale acquired the centre in April 2002. The purpose of the re-organisation is to safeguard the viability of the business and retain employment, not to increase the customer base and expand the site. The centre is small by modern standards and customers are becoming increasingly discerning and knowledgeable largely

through television gardening programmes. They are also becoming increasingly mobile and if an item is not available to them locally they will go further a field by car. It is not a major expansion that is south but a re-organisation with the main sales area forming the centre of the development with the car parking and outdoor sales areas immediately adjacent.

Assessment

As stated above the principle of the development has already been approved and the appearance, scale and landscaping of the proposal are the only matters for considered by this application. Looking at each in turn:

Scale

The three new buildings (indoor sales area, horticultural plant shade and entrance canopy) will measure 4m high. The buildings to be demolished measure 3.8m high and there is an existing storage building on the site that will remain that measures 5m and a machinery store that is 5.8m high. Therefore the scale of the proposal is considered acceptable and in keeping with the buildings that will remain on the site and the area in general.

Appearance

The extensions are to be contemporary in appearance with pitched metal roofs and elements such as timber cladding and large areas of glazing, however more traditional elements will also be incorporated including areas of brickwork, timber windows and doors and stone heads and cills. These are considered acceptable in terms of the nature of the use and the surrounding area. A condition requiring material samples was applied to the outline permission.

Landscaping

The applicant states that any existing planting of reasonable quality on the site will be retained and new native tree and shrub planting will be introduced around the site boundaries to provide a screen to the development and soften the development. Internally, to reflect the sites designation as a garden centre, further planting of native species is proposed in and around the main car parking areas.

The outline permission applied a condition requiring the southern boundary with Southport Road to be planted with a hedge/landscaping belt of species, stock size and planting distance to be agreed in writing with the Local Planning Authority. However, it is considered reasonable and necessary to apply a landscaping condition covering the whole site to detail the exact species and numbers that will be planted.

Recommendation Approve

Recommendation: Approve Reserved Matters Conditions

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 05/01002/OUTMAJ)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

3. In addition to the landscaping scheme to the highway boundary, no development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.
