

## **APPLICATION REPORT – 18/00893/FUL**

**Validation Date: 9 October 2018**

**Ward: Chisnall**

**Type of Application: Full Planning**

**Proposal: Erection of storage building, glasshouse, water tank, removal of hedging and replacement with perimeter fence (part retrospective).**

**Location: Pole Green Nurseries Church Lane Charnock Richard Chorley PR7 5NH**

**Case Officer: Chris Smith**

**Applicant: Mr Harry Brennand**

**Agent: DAVID BAILEY**

**Consultation expiry: 30 October 2018**

**Decision due by: 14 December 2018**

---

### **RECOMMENDATION**

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

### **SITE DESCRIPTION**

2. The application site is an established nurseries business (Pole Green Nurseries) located on the southern side of Church Lane (A49) within the settlement area of Charnock Richard. It is flat and rectangular in shape and contains a large glasshouse building located along the western site boundary which adjoins with several residential properties located on Meadowlands. This boundary is formed by mature planting including a protected oak tree (TPO 12 (Charnock Richard) 2011).
3. To the east the site bounds with a railway line and to the south there is a residential housing estate. A relatively large car park lies between the main building and Church Lane to the north. Pole Green Bungalow bounds with the north west corner of the site.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

4. The application seeks planning permission for the erection of a rectangular shaped steel framed storage building on the eastern side of the site. The building would measure approximately 36m by 12m and would have an eaves and ridge height of approximately 6m and 7.7m respectively. It would comprise corrugated profiled steel cladding and roofing sheets and would be used for the storage of machinery, parts and stock required for the business operations at the site.
5. Planning permission is also sought for the erection of a glasshouse structure which would be located to the south of the existing main glasshouse building within the site which accommodates the retail element of the business. This structure would measure approximately 29m by 16m and would have an eaves and ridge height of approximately 3.7m and 4.6m respectively. This would be used for growing of produce. The proposed

development also involves the erection of an approximately 2.1m high water tank which would be erected to the south of this building.

6. An approximately 1.8m high wire mesh fence has been erected along approximately 80m of the front (northern) site boundary facing towards Church Lane and planning permission is also sought for this.

## **REPRESENTATIONS**

7. Six representations have been received citing the following grounds of objection:
  - Proximity of water tank to site boundary and residential properties
  - Height and scale of buildings out of character with the immediate locality
  - Noise
  - Air pollution
  - Buildings have already been erected and are not necessary
  - Highways impact from vehicles accessing the site
  - Increase in numbers of heavy good vehicles travelling past a local primary school
  - Development is industrial in nature and out of keeping with village of Charnock Richard
  - Development is an incongruous intrusion into the rural nature of the village
  - Fence has caused environmental damage
8. One representation has been received in support of the proposed development that makes the following comments:
  - No reason to object to the proposed development
  - Development would make the nurseries look tidier
  - Development would support the growth of a local business

## **CONSULTATIONS**

9. Lancashire Highway Services (LCC) – Have objected to the proposed development on the grounds of over provision of car parking spaces.
10. United Utilities – No comments have been received.
11. Chorley Council's Tree Officer – Has no objections.
12. The Coal Authority – Recommend standing advice / low risk.
13. Network Rail – No comments have been received.
14. Charnock Richard Parish Council – Have objected to the proposed development on the grounds that the buildings would result in the over intensification of the site.
15. Greater Manchester Ecology Unit – Have commented that they have no comments to make regarding ecology.

## **PLANNING CONSIDERATIONS**

### Principle of the development

16. The National Planning Policy Framework (The Framework) states that plans and decisions should apply a presumption in favour of sustainable development and for decision making this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

17. Paragraph 80 of the Framework states that planning decisions, should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development.
18. The application site is located in the settlement area of Charnock Richard. Policy V2 of the Chorley Local Plan 2012 - 2026 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.
19. The principle of the proposed development is, therefore, considered to be an acceptable one, subject to material planning considerations.

#### Design and impact on the character of the area

20. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
21. The largest of the proposed structures would be located approximately 40m to the east of the main glasshouse building within the site. It is not considered, however, that the proposed building would be an overly prominent or highly visible feature when viewed from the public vantage points located along Church Lane to the north of the site. It would be set well back from Church Lane by approximately 65m, would not be highly visible from beyond the site and the tall and mature tree line which delineates the eastern site boundary, would effectively screen the building from any vantage points to the east.
22. The proposed building would be functional in terms of design and appearance and would match the style and form of the existing buildings within the site. Whilst it would contrast with the character and design of the detached residential property at no. 41 Church Lane, which would be approximately 21m to the north west of the proposed building, it is not considered that the development would lead to an inappropriate juxtaposition given the existing relationship between this property and the non-domestic buildings on the site. An existing brick building would sit between the proposed building and this neighbouring property and this would partly screen the proposed building from no. 41 Church Lane.
23. Whilst the proposed glasshouse structure would be relatively large, it would be viewed entirely within the context of the existing glasshouse building and would be sympathetic to it in terms of design, style and form. There would be a degree of intervisibility between the structure and the residential properties to the west of the site including no. 11. Meadowlands, however, this would be partly interrupted by the mature trees which form the western site boundary and it would be completely screened from public vantage points to the north and east by the existing glasshouse building.
24. A water tank would also be erected directly to the south of the proposed glasshouse. This would be functional and utilitarian in appearance being typical of the type of structure found within a site such as this, and at approximately 2.1m in height it would not be highly visible from beyond the site.
25. An approximately 2m high fence has been erected along the northern site boundary facing Church Lane and it is not considered that this is a visually discordant feature within the street scene.

#### Impact on the amenity of neighbouring occupiers

26. Policy BNE1 of the Chorley Local Plan 2012-2026 states that planning permission will be granted for new development, including extensions, conversions and free standing

structures, provided that, the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or by creating overbearing impacts.

27. The proposed storage building would be located approximately 20m to the south east of the residential property at no. 41 Church Lane. It is considered that this degree of separation, along with the angular relationship of the building relative to this property, would ensure that there would be no unacceptable adverse impact upon the levels of amenity currently enjoyed by the occupiers of this property. The proposed building would be too far distant (approximately 100m) from the nearest neighbouring residential properties to the south of the site at Cherry Tree Close to have any unacceptable adverse impact on the amenity of the occupiers of these properties.
28. The proposed glasshouse would be located approximately 8m away from the rear site boundary of the neighbouring residential property to the west at no. 11 Meadowlands and approximately 24m away from the rear elevation of this property. Due to this degree of separation, and the relatively low height of the proposed building with a maximum height of approximately 4.6m, it is not considered that there would be any unacceptable adverse impact on the amenity of the occupiers of this neighbouring property or the other properties located along Meadowlands. The proposed glasshouse would be screened from the neighbouring property to the north, Pole Green Bungalow, by the existing glasshouse.
29. The proposed glasshouse would be built in an area of the site which can currently be accessed by customers and, therefore, post development there would be less potential for overlooking towards neighbouring properties. In addition to this, it is noted that the existing glasshouse structure is closer to the neighbouring properties located along Meadowlands than the proposed glasshouse. As this is the case, it is not considered that the resultant relationship between the site and neighbouring residential properties located to the west would be significantly or adversely altered by the proposed development.
30. The proposed water tank would be relatively close to the western site boundary; however, it would only be approximately 2.1m in height and would be partly screened from the neighbouring properties to the west by a mature oak tree and also the tall hedging which form this site boundary. Given that a domestic structure of greater height than the proposed water tank could be erected within the rear gardens of the properties located along Meadowlands, under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), it is not considered unreasonable to allow the erection of a structure of this height, size and scale within the application site.
31. The boundary fencing is approximately 30m to the north of the residential property no. 41 Church Lane and, therefore, has no unacceptable adverse impact on the amenity of the occupiers of this property or the neighbouring property, Pole Green Bungalow, which is located approximately 18m to the south west of the fence.

#### Highway safety

32. Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, or reduce the number of on-site parking spaces.
33. The proposed development would facilitate the provision of additional storage space to support the existing operations at the site and also additional growing/horticultural space for produce. It is not considered that this would result in a material change in or intensification of traffic in the vicinity of the site nor would there be a reduction in the number of on-site parking spaces and the existing site access from Church Lane would be utilised with no new site access proposed.
34. Although Lancashire Highways Services (LCC Highways) have objected to the development proposal on the grounds that there would be an overprovision of car parking provision, it is considered that the level of provision detailed on the site plan is suitable for a retail business of this type, size and scale.

## Trees

35. A protected oak tree (TPO 12 (Charnock Richard) 2011) sits on the western site boundary approximately 8m to the south of the existing glasshouse. However, the council's Tree Officer does not consider that the proposed glasshouse would have the potential to sever the roots of the tree. He has stated that the proposed development would entail the digging of one hole which would be within the root protection area (RPA) of the tree, but this would have less impact than a building with extensive foundations and the location of the hole would not be so close to the tree that structural roots would be severed. In addition, he stated that any severed roots would more likely be feeder roots. A condition requiring that roots be wrapped during the construction period is recommended in order to safeguard the tree.

## **CONCLUSION**

36. The proposed development would not have an unacceptable adverse impact on the character and appearance of the existing site or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents, highway safety or the health of protected trees. It is, therefore, considered that the development accords with the National Planning Policy Framework and policy BNE1 of the Chorley Local Plan 2012 – 2026. Consequently, it is recommended that the application is approved.

## **RELEVANT HISTORY OF THE SITE**

**Ref:** 06/00484/FUL **Decision:** PRRRTF **Decision Date:** 12 June 2006

**Description:** Erection of retrospective greenhouse (16m x 27m),

**Ref:** 10/00667/FUL **Decision:** PERFPP **Decision Date:** 7 December 2010

**Description:** Demolition of existing glasshouse and erection of replacement twin span polytunnel in the southeastern corner of the site

**Ref:** 11/00783/FULMAJ **Decision:** PERFPP **Decision Date:** 25 November 2011

**Description:** Full planning application for the erection of a residential development comprising of 30 new houses and associated access, car parking and landscaping arrangements.

**Ref:** 12/00585/FULMAJ **Decision:** PERFPP **Decision Date:** 10 June 2013

**Description:** Variation of condition 3 on planning permission 11/00783/FULMAJ, substitution of house types

**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

1. 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.*

2. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning

Authority, when the development shall then be carried out in accordance with the alternatives approved.

*Reason: To ensure that the materials used are visually appropriate to the locality.*

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

<b>Title</b>	<b>Plan Ref</b>	<b>Received On</b>
Location Plan	BS.08-034-P-01 REV A	9 October 2018
Proposed Plan & Elevations	BS.08-034-P-03 REV A	9 October 2018
Proposed Plan & Elevations of Glasshouse	BS.08-034-04	9 October 2018
Site Plan	BS.08-034-P-02 REV D	27 November 2018

*Reason: For the avoidance of doubt and in the interests of proper planning.*

4. During the construction period, the roots of the oak tree protected by Tree Preservation Order no.12 (Charnock Richard) 2011, whilst exposed, should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible, as specified in paragraph 7.2.2 of British Standard BS 5837:2012.

Reason: To safeguard the trees to be retained.