|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **17.08.21** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0685 | | | | | |  | | | | |
| **Date Inspected:** | | | 16/08/2021 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Full planning application for the erection of three polytunnels | | | | | | | | |
| **Site Address/Location:** | | | | | Newlands Nursery Sawley Road Chatburn BB7 4LB | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Chatburn – No observations | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| No comments | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy EN2: Landscape**  **Policy EN4: Biodiversity and Geodiversity**  **Policy DMG1: General Considerations**  **Policy DMG2: Strategic Considerations**  **Policy EC1: Business and Employment Development**  **Policy EC3: Visitor Economy**  **Policy DMB1: Supporting Business Growth and The Local Economy**  **Policy DME1: Protecting Trees and Woodlands**  **Policy DME2: Landscape and Townscape Protection**  **Policy DME3: Site and Species Protection and Conservation** | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2019/0463 - Erection of six polytunnels and formation of car parking area in association with the formation of a market garden. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is a plant nursery located on Sawley Road, in open countryside, it is approx 500 metres from the junction to the A59. The site comprises a parcel of land of approx. 2 hectares and is currently occupied by 6 polytunnels and hardstanding with areas of undeveloped land to the south west part of the site. The site is opposite an allotment site to the East on the opposite side of Sawley Road and the other three sides are open fields. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for the construction of 3 additional polytunnels adjacent to the existing plant nursery. | | | | | | | | | | | | | |
| **Principle of Development:**  The site lies in open countryside but is not within the AONB. The use of the land for horticultural purposes is considered an appropriate use in this location in broad accordance with policy DMG2. Planning permission was granted for the creation of the nursery in 2019. The nursery is predominantly for the agricultural / horticultural use of growing plants with retail sales being ancillary. The Core Strategy is supportive of proposals which allow the expansion of businesses and provide employment opportunities (EC1 and DMB1). This proposal will provide 4 additional part time roles which will result in a total of 6 so will make a small contribution to providing employment. It may also attract visitors to the area. As such it is considered acceptable in principle subject to an assessment of the material planning issues. | | | | | | | | | | | | | |
| **Residential Amenity:**  The nearest residential properties to the site are approximately 265 metres away to the south west and 160 metres to the north. Whilst the new polytunnels will allow some expansion of the business it is not considered that due to the distance involved that it would have a detrimental impact on residential amenity. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The site is located on fairly low-lying land almost completely obscured from the adjacent highway due to the dense hedgerow screening. The siting of the tunnels will not involve any earthworks as they will be located on an area of existing level land. There may be glimspes of the group of buildings in long distance views from higher land but the new structures will be located adjacent to the existing ones. As such will not be an isolated feature in the landscape and the minimal visual impact is considered acceptable. | | | | | | | | | | | | | |
| **Ecology and Trees.**  The application states that the development will not affect any trees or hedges. The proposal will be located on the site of an existing hard surfaced level area. The site is not subject to any special protections in terms of its ecological value. It is also noted that rainwater is proposed to be harvested from the roof and reused for watering plants. | | | | | | | | | | | | | |
| **Highways:**  No comments have been received from LCC highways however the proposal will not result in the loss of any parking spaces of which 30 are provided nor are there any alterations proposed to the access. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  For consistency the conditions relating to hours of operation and retail sales shall be repeated and subject to the this the proposal is considered acceptable and therefore it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | To approve planning permission. | | | | | | | | | |