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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SK | **Date:** | 21.09.22 | **Manager:** | **NH** | **Date:** | **21.09.22** |
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| **Application Ref:** | 2022/0766 |  |
| **Date Inspected:** | 16/08/22 |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed erection of two open canopies within the existing sales area of the garden centre. |
| **Site Address/Location:** | Shackletons Garden Centre Ltd Clitheroe Road Chatburn BB7 4JY |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chatburn Parish Council have raised no objections to the proposal. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| The Highways Development Control Section have raised no objection to the proposal insofar that it will not have any significant detrimental impacts upon highway safety. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations received in respect of the proposal. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement DMI2 – Transport ConsiderationsKey Statement EC1 – Business and Employment DevelopmentPolicy DMB1 – Supporting Business GrowthPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport & MobilityPolicy DME1 – Protecting Trees & WoodlandPolicy DME2 – Landscape & Townscape ProtectionNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2020/0911:**Proposed two-storey extension to rear and re-modelling of home and garden centre, including additional indoor and outdoor retail space and increased cafe area and play area. (Live - still to be determined)**3/2018/0025:**Change of use of agricultural land to extend existing car park. (Approved)**3/2013/0776:**Renewal of planning permission 3/2010/0378. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to an area of land directly to the south-east of and associated with Shackletons Garden Nursery. The site is located outside of any defined settlement limits being in an area designated as defined open countryside. The application specifically relates to an existing external sales area associated with the nursery. |
| **Proposed Development for which consent is sought:**Consent is sought for the erection of two open canopy structures, one of which benefitting from a footprint of 41m x 10.9m with the other measuring 22.9m x 10.9m. It is proposed that the structures will measure approximately 5.5m in height (dependant on site topography) being of primarily steel-framed construction.The structures will be open sided with a polythene roof conversing in an arched configuration. The smaller structure will be located directly adjacent an existing similar structure with the other being orientated to align with an existing external good area-display. Consent is sought on a temporary basis with the agent/applicant requesting that the permission be for a period not exceeding 4 years.It is proposed that the structures will provide additional covered sales areas for plants, pots and extra covered circulation areas for customers. |
| **Impact Upon Residential Amenity:**Given the area to which the structures are to be sited is devoid of any direct relationship with nearby residential receptors it is not considered that the proposal will result in any measurable detrimental impacts upon existing residential amenities. |
| **Visual Amenity/External Appearance:**The structures are afforded limited visibility from the public realm, with views upon approach from the south-east along Worston lane being largely screened by existing well established hedgerow and tree-planting. Immediate limited views are afforded from Worston lane upon approach towards the existing south-eastern delivery and servicing access point. However, the structures will be read in context with the existing nursery and associated varied external goods and paraphernalia, as such it is not considered that the structures will be read as being overtly incongruous or anomalous, nor be of any significant measurable detrimental impact upon the character or visual amenities of the area. |
| **Landscape/Ecology:**No implications resultant from the proposal. |
| **Observations/Consideration of Matters Raised/Conclusion:**As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |