



Acland  
Bracewell

# Planning Supporting Statement

W.F. & M. A. Wilson  
Brandreth Farm  
Tarlescough Lane  
Burscough  
Ormskirk

October 2020

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# 1. Introduction

- 1.1 This Statement is submitted on behalf of W. F. & M. A. Wilson (“the Applicant”) in support of a full planning application for the extension to existing agricultural storage building and associated hardstanding, together with lean-to extension to house the existing grain drier (“the Proposal”), in conjunction with the agricultural operations at Brandreth Farm, Tarlscough Lane, Burscough, Ormskirk (“the Site”).
- 1.2 This application should be considered in conjunction with the Prior Notification Application (Application Ref. No. 2020/0255/PNP) for an agricultural storage building along with associated hardstanding, which was recently determined by West Lancashire Borough Council (‘Council’), that prior approval was not required.
- 1.3 This application has been prepared by Acland Bracewell Surveyors Limited.
- 1.4 The Proposal is for an extension to an existing agricultural building for the storage of agricultural produce, harvested from the Applicant’s holding, including grains, root crops/tubers. The lean-to extension is required to house the existing grain dryer and the area of hardstanding is required for agricultural machinery storage.
- 1.5 This application has been prepared in conjunction with the Prior Notification Application (Ref. No. 2020/0255/PNP) for an agricultural storage building along with associated hardstanding.
- 1.6 Detailed research and investigations have been undertaken and the application is accompanied by various supporting documents to assist the Local Planning Authority’s (“LPA”) determination. The application submission comprises the plans and documents listed in the Schedule of Appendices as at the front of this Statement.
- 1.7 This submission is brought forward in line with the Department for Communities and Local Government’s Planning Practice Guidance Making an Application Validation Requirements (2014) as amended and the National Planning Policy Framework (February 2019).

## 2. Applicant's Agricultural Enterprise

### 2.1 The Applicant's Agricultural Holding

- 2.1.1 W.F & M. A. Wilson are a family enterprise and are arable and root crop producers, specialising in producing carrots, potatoes and grains for the UK market.
- 2.1.2 The Applicant farms approximately 343.9 hectares (850 acres) on the West Lancashire Plain, of which they own 199.21ha freehold (492 acres) or thereabouts and 144.5ha (350 acres) farmed under long term agricultural tenancy agreements.
- 2.1.3 The Applicant produces over 4,000 tonnes of crisping and chipping potatoes annually, along with over 6,500 tonnes of carrots. The Applicant is a significant producer within West Lancashire.
- 2.1.4 The land farmed by the Applicant is predominantly Grade 1 on the West Lancashire Plain, as shown on the Agricultural Land Classification Plan for England and Wales (Provisional) and is highly productive in an area renowned throughout England for its high quality and high yielding food production.
- 2.1.5 The existing buildings at the site are fully utilised with the storage of produce, machinery, vehicles and packing facilities.
- 2.1.6 With full utilisation of all the available buildings at Brandreth Farm, the Applicant has reached full capacity. With the increased yields in production over the past 3 years, it has been identified that a new building is required for the storage of produce and machinery.
- 2.1.7 All produce grown on the holding is washed, graded and packaged at the Site. This is carried out in two of the portal framed agricultural buildings, leaving only one for produce storage (2013/1047/FUL) and the remaining for machinery storage.

2.1.8 Earlier this year, the Applicant submitted an application for Prior Notification (Application Ref. No. 2020/0255/PNP) under the Town and Country Planning (General Permitted Development) Order 2015 (as amended), for an agricultural building. The Council determined that Prior Approval was not required. For the avoidance of doubt, this proposed building is an extension to the 2020 Prior Notification Building, and the Applicant's agricultural requirement will not be sufficiently met without the additional extension.

2.1.9 The Proposed Building will be used for agricultural purposes only, specifically the storage of agricultural produce and machinery.

## **2.2 The Applicant's Site and Its Surroundings**

2.2.1 The Site is at Brandreth Farm, Tarlscough Lane, Burscough.

2.2.2 The Site extends to 1.53ha. (3.79 acres) or thereabouts, comprising of three agricultural farmhouses, Brandreth Farm, used as a B&B and tea rooms for farm diversification with associated garden area, four portal framed agricultural buildings used for the storage of machinery, produce and washing/packing facilities.

2.2.3 The Site is located within West Lancashire, situated directly off Tarlscough Lane and is located approximately 4.8 miles North from Ormskirk, 13.7 miles South West from Preston and is 9.4 miles East from Southport.

2.2.4 The wider area is characterised by extensive open flat agricultural land, predominantly within the Applicant's control and the area on which the proposed agricultural building and hardstanding will be situated, is an area of existing hardstanding, and poor quality agricultural land, which the Applicant does not crop.

2.2.5 The most recent planning submission was submitted in Spring 2020, being an application for Prior Approval (Application Ref No. 2020/0255/PNP), for an agricultural building. Should this proposal be granted, it is proposed that the Applicant will construct both the 2020 Prior Notification Building and the proposed building at the same time, given the proposal is an extension to the Prior Notification Building and this is logical and cost effective.

### 2.3 Planning History of Brandreth Farm

<u>Application</u>	<u>Description</u>	<u>Outcome</u>
2005/1415	Conversion of Barn/Shippon to Agricultural Workers Dwelling	Withdrawn
2006/0323	Conversion of Barn/Shippon to Agricultural Workers Dwelling	Granted
2013/1047/FUL	Grain/produce Storage Building	Granted
2014/0304/CON	Approval of Details Reserved by Condition No. 4 relating to landscaping scheme	Approve Discharge of Conditions
2020/0255/PNP	Application for Determination as to Whether Prior Approval is Require – Extension to Existing Agricultural Store.	Prior Approval is not Required

2.3.1 As demonstrated above, the site at Brandreth Farm, Tarlscough Lane, Burscough, has not been developed since 2014, save as the 2020 Prior Determination Building, which was granted in Spring 2020.

2.3.2 The Applicant has considered other locations within their holding for the proposed development. However, in the Applicant's opinion and having taken professional advice, it has been established that the proposed siting of the building is the most suitable for the following reasons:

- i. The site is within the Applicant's Freehold Ownership, meaning that it is more economically effective as there would be no restraints from the landlord.
- ii. Existing Access on the holding is suitable for large tractors and access is within close proximity to the Applicant's home, meaning that the site is secure and can be well managed.
- iii. The Site is sheltered from view from the North East by the existing building and sheltered from the North West from natural features, meaning it will not have a detrimental impact on the openness of the Greenbelt.
- iv. The site on which the proposal is situated, is agriculturally viable as the land is awkward in terms of agricultural operations.
- v. The proposed building is an extension to the existing building cluster; the proposal would not be incongruous with its existing setting.
- vi. The proposed building will effectively be an extension to the 2020 Prior Determination Building.

vii. The Site is well situated for the Applicant's Agricultural Enterprise.

2.3.3 The proposal is considered a sustainable development, in accordance with the National Planning Policy Framework 2019 ('NPPF'). It is considered that any other sites available are less sustainable when considered against the above criteria.



## 3. Proposal

### 3.1 The Proposed Agricultural Building

- 3.1.1 This proposal is an extension to the 2020 Prior Determination Building, which the Council confirmed that Prior Approval was not required in Spring 2020. The proposal will be used for agricultural storage, together with lean-to, to house the existing grain dryer, and associated hardstanding for agricultural storage, in conjunction with the Applicant's agricultural business.
- 3.1.2 The proposal will be located on land within the Applicant's freehold ownership, as shown on the proposed Location Plan No. X041/157/0019, shown edged blue and produced at **Appendix 1**.
- 3.1.3 The Proposal includes a portal frame extension over the Applicant's fixed grain drier. This is to ensure that the drier is protected from the elements, along with the additional benefit of being able to dry grain when the weather is unfavourable. This therefore will increase the agricultural productivity of the Site.
- 3.1.4 Access will be gained to the proposed agricultural building via a new semi permeable hardstanding to the east of the development. The area of hardstanding will equate to a total area of 931.2m<sup>2</sup>, which is specifically required for agricultural storage in conjunction with the Applicant's significant agricultural operations. The additional hardstanding will ensure that all year-round access is provided and allowing a clean area to store machinery and ensure a safe open working area for farming practices.
- 3.1.5 The proposed building will be used for agricultural purposes, being the provision of a secure location for the Applicant's produce and machinery.
- 3.1.6 The proposed storage building dimensions under Full Application are as follows:

Length:	24.384m
Height to Eaves:	8.52m
Breadth:	24.38m
Height to Ridge:	10.67m
<i>Gross External Area:</i>	<i>594.48m<sup>2</sup></i>

- 3.1.7 The building will be of No. 4, 6.096m bay steel portal framed construction, clad in 25mm thick insulated PIR core composite panel sheeting to the side elevation and roof. All cladding is in Goosewing Grey.
- 3.1.8 Internal access to the building will be via a single roller shutter door being 7.62m in width and 6.09m in height, on the south east elevation, along with personnel door to the right within the GDPO building full access is provided internally.
- 3.1.9 The proposed lean-to Extension over the grain drier dimensions under the Full Application are as follows:
- |                             |                            |
|-----------------------------|----------------------------|
| Length:                     | 12.357m                    |
| Height to Eaves:            | 8.135m                     |
| Breadth:                    | 8.00m                      |
| Height to Ridge:            | 9.207m                     |
| <i>Gross External Area:</i> | <i>98.856m<sup>2</sup></i> |
- 3.1.10 The total GEA for the extensions equate to 693.33m<sup>2</sup>.
- 3.1.11 For more information on the construction, measurements and appearance of the building, please refer to Drawing No. P6324-01 shown on the Plan Elevation Drawing at **Appendix 2**.
- 3.1.12 The scale of the building is not disproportionate to its context, and existing landscaping surrounding the site will effectively screen the building to avoid damaging the openness of the Greenbelt.
- 3.1.13 The building is designed in accordance with modern agricultural storage requirements.

## 3.2 Scale Parameter

- 3.2.1 The scale of the proposed development is in keeping with the progression of the agricultural holding.
- 3.2.2 Having reviewed the size of the proposed area with the Applicant, taking into consideration the amount of machinery along with required space for suitable access and movement for agricultural vehicles, the area of proposed hardstanding will extend to 931.2m<sup>2</sup>.

3.2.3 The Applicant considers the proposed development to be a natural progression of the agricultural holding.

### **3.3 Appearance**

3.3.1 The building will be of steel portal framed design using PIR core metal cladding. This is typical of agricultural buildings in the local area and will not look out of place and be intrusive of the existing skyline.

3.3.2 The proposed hardstanding will be constructed of crushed hardcore over a permeable geotextile membrane, finished with fine grade road plainings or type 2 MOT. The area will be classed as permeable/semi permeable and will not have a detrimental effect of the greenfield run off rate and given the construction and is able to be returned back to agricultural production, in the future.

3.3.3 No soil will be removed from the Site, and therefore there is no loss of best and most versatile land (BMV).

3.3.4 The proposal is an extension to the 2020 Permitted Development Building; the building will only be seen from the south-east, on the basis the existing buildings will form the backdrop and its development will be an continuation of the ridgeline against the skyline.

### **3.4 Layout**

3.4.1 The area of hardstanding is considered to be of no agricultural value as the layout of the surrounding field means that the proposed area is restrictive, as it does not allow for ease of working for agricultural machinery.

3.4.2 The proposed building will be effectively continuing the approved layout of the 2020 Permitted Development Building.

3.4.3 The hardstanding is to follow the heading of 55.57 degrees to north, this ensures a parallel with the south east boundary of the proposed affected field meaning that minimum agricultural impact will be caused.

3.4.4 The Applicant has carried out an appraisal of the most suitable area and position of the proposed building and hardstanding and it is established that the area and location at **Appendix 1**, is the most suitable.

### 3.5 Landscape Appraisal – Landscape Sensitivity

3.5.1 The Site is a long-established agricultural enterprise, with the farm clearly established in the OS First Editions 1:2500 map of 1842.

3.5.2 The Landscape can be described as flat open plains, with slight undulating topography. There are minimal features to the south east and west, with Martin Mere being the predominant feature to the North.

3.5.3 The site can be best seen from the south on Tarlscough Lane, and to the east via Curlew Lane.

3.5.4 With the proposed development being an extension of the existing agricultural buildings granted in 2013 and the 2020 Permitted Development Building, there should be minimal impact on the visual landscape as it is a natural progression of the building, does not exceed the existing height of the building and will not be intrusive of the existing skyline.

3.5.5 The proposed colour of the building will be Goosewing Grey. This is to match with the common grey skies of Lancashire, and therefore will reduce any impact on the landscape.

3.5.6 The established landscaping scheme, which was planted around the Applicant's lagoon will shelter the view of the building from the north, along with Martin Mere.

3.5.7 The landscape surrounding the site is all manmade, influenced by the reclamation of the mere for agricultural farmland, and then the reclamation of the nature reserve in the 1970's by the WWT. The landscape is sensitive and is capable of absorbing change.

3.5.8 The Applicant is willing to carry out any mitigation, should the Council feel it is required.

### 3.6 Highways and Access

- 3.6.1 Access to the site is directly from Tarlscough Lane.
- 3.6.2 No new access is proposed off Tarlscough Lane.
- 3.6.3 The Applicant will not be increasing staff numbers because of this development, therefore we are of the opinion that there will be no increase in traffic level, as a result of the proposal. There will be no adverse impact on the operations of safety of the local public Highway Network and conversely the proposal will lead to a reduction in traffic movement.

### 3.7 Ecology

- 3.7.1 The Applicant has commissioned a Phase 1 Ecological Survey of the Site and enclose a copy of the Survey and Findings at **Appendix 3**.
- 3.7.2 The survey was undertaken on the 9<sup>th</sup> September 2020 during the appropriate season, with no constraints identified within the survey.
- 3.7.3 The site has no statutory or non-statutory designations.
- 3.7.4 Martin Mere SSSI/SPA/Ramsar is approximately 1km away from the site at its nearest point. The site is within 1.6km of Windmill Fields Biological Heritage Site and three other BHS's within 1.6km of the site.
- 3.7.5 The area affected by the proposal is composed of hardstanding, arable land used for the growing of cereal crops tubers and vegetables.
- 3.7.6 All hedgerows are to be retained and unaffected.
- 3.7.7 The habitats affected are of only 'site value'.
- 3.7.8 One pond is within 250m of the proposal, which is an irrigation reservoir and has no evidence of Great Crested Newts present and the habitat seen as unsuitable.

- 3.7.9 The modern buildings present on site have negligible Bat Roost potential.
- 3.7.10 The impacts on Bats would be classed as negligible.
- 3.7.11 Nesting Bird habitat on site is classed as negligible low.
- 3.7.12 The site is within the Sensitive Water Bird Area but has negligible foraging value due to its proximity to the working farm and given the scale and location of the proposal, impacts on wintering birds would not exceed negligible in magnitude.
- 3.7.13 No LERN data of badgers within the area.
- 3.7.14 The proposal will not have a detrimental affect on the local ecology.
- 3.7.15 The proposed location of the extension to the agricultural storage building is on heavily cultivated arable land in very close proximity to the farmyard.
- 3.7.16 With the construction of 2020/0255/PNP soon to take place, the proposal will ensure that minimum impact is caused on the local ecology and environment.
- 3.8 Drainage**
- 3.8.1 The Applicant seeks to use existing drainage on the site for the surface water, with the location of the irrigation lagoon next to the proposal, the Applicant intends to drain into said irrigation lagoon, as there is currently capacity for the additional surface water generated by the proposal. The reservoir drainage is controlled by specific outlets to ensure greenfield runoff rate of 5l/s is maintained.
- 3.8.2 The site is within Flood Zone 1 of Environment Agency Flood Map for Planning; therefore, no Flood Risk Assessment is required.
- 3.8.3 The proposal will not have any detrimental impact on the local watercourses and the greenfield runoff rate for the Site will be maintained via collect and restrict methods.

3.8.4 A copy of the Drainage Statement can be found at **Appendix 4** and Drainage Plan at **Appendix 5**.

3.8.5 As a result of the above justifications, it is considered that the proposed siting will have no impact on:

- I. Highways
- II. Residential Amenity
- III. Landscape and Visual impact of the area
- IV. Ecology

# 4. Planning Policy

## 4.1 Introduction

4.1.1 This section establishes the national and local planning policy context for the proposed development, which have informed the design and layout of the proposal and the overall site.

## 4.2 Relevant Plans and Policies

4.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan, unless there are material considerations which indicate otherwise.

4.2.2 The Development Plan for the Site comprises the West Lancashire Local Plan 2012-2027 (Adopted October 2013) Development Plan Document ('the Local Plan').

4.2.3 The following policies are relevant to the proposed development.

## 4.3 Local Planning Policy

### 4.3.1 West Lancashire Local Plan 2012-2027

- **Policy SP1** (A Sustainable Development Framework for West Lancashire) this policy provides the presumption in favour of sustainable development, in line with the National Planning Policy Framework ('NPPF').
- **Policy GN3** (Criteria for Sustainable Development) sets out the overall criteria against which development proposals will be assessed. This includes (amongst others) design, accessibility, flood risk, landscaping and the natural environment, and other environmental considerations.
- **Policy EN2** (Preserving and Enhancing West Lancashire's Natural Environment) seeks to ensure that nature conservation interests are not adversely affected by development proposals.



4.3.2 The Site is classified as Green Belt within the Local Plan. However, the Local Plan does not contain a specific Green Belt policy and it is therefore necessary to refer to the NPPF, in the context of what is considered to be appropriate development in the Green Belt.

#### 4.4 National Planning Policy

4.4.1 The National Planning Policy Framework (NPPF) originally produced in March 2012 has now been superseded by the revised NPPF published in February 2019. The NPPF, together with the Local Plan, provides the policy framework, which the development proposals will be assessed.

4.4.2 At the heart of the NPPF is a presumption in favour of sustainable development, whereby proposed developments which balance the requirements of economic, social and environmental issues should be granted permission, unless there are strong reasons that permission should not be granted. The following paragraphs of the NPPF are relevant to this proposal:

- **Paragraph 17** sets out the core planning principles that should underpin both plan-making and decision taking. This includes (amongst others) that planning should:
  - i. Proactively drive and support sustainable economic development to deliver the homes, businesses and industry, infrastructure and thriving local places that the UK needs;
  - ii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belt around them, recognising the intrinsic character and beauty of the countryside, and supporting thriving rural communities within it.
- **Paragraph 18** confirms that the UK Government is committed to securing economic growth in order to create jobs and prosperity.
- **Paragraph 19** sets out that the UK Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.
- **Paragraph 28** states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

- **Paragraph 89** provides that the construction of new buildings in the Green Belt is inappropriate development. However, there are certain exemptions, including:
  - iii. Buildings for agriculture and forestry
  - iv. 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 existing development.
- **Paragraph 90** confirms that certain other forms of development are not inappropriate development in the Green Belt, provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. This includes engineering operations.
- **Paragraph 143** states that inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- **Paragraph 144** confirms that 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 resulting from the proposal, is clearly outweighed by other considerations.

# 5. Planning Appraisal

## 5.1 NPPF – Green Belt

- The construction of new buildings for agricultural purposes is not inappropriate development in the Green Belt.
- There is no requirement under the NPPF to the applicant to demonstrate an agricultural need.

## 5.2 Whether the development is reasonably necessary for the purposes of agriculture

- The construction of glasshouses for the growing of ornamental plants meets the definition of agriculture (s.336(1) of the Town and Country Planning Act 1990).
- The proposal is reasonably necessary for agricultural purposes.

## 5.3 Whether the design, scale and materials used for the development are appropriate

- The scale is commensurate with similar developments in the immediate surrounding area and is required given the nature of the applicant's business. The siting, scale and materials of the proposed agricultural storage building are acceptable
- The agricultural storage building would be located to the rear of the existing building. Whilst this does involve the use of open, undeveloped land it would be located at the least detrimental area on the farmstead and when viewed in the context of the wider area, its siting is typical within its surroundings with other similar developments locally.
- A suitable landscaping scheme has been submitted to aid the screening of the development.
- The siting of the proposed agricultural storage building to be appropriate.

## 5.4 Impact on the Green Belt/Visual Impact

- The proposed glasshouse and associated plant would not have a significant detrimental impact on the openness of the Green Belt or impact on the rural character of the surrounding areas.

*[It should be noted that the proposal falls within para.145(a) of the NPPF which is the new buildings exception for 'buildings for agriculture and forestry'. The exception under para.145(a) is simply in those terms and includes no other caveats or considerations. The other exceptions in para.145 are more detailed in their considerations. By way of example the exception under para.145(b) for outdoor sports facilities (e.g. changing rooms) requires that to be acceptable the proposed new buildings must also be measured against the test of whether they 'preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'. Para.145(a) has no such caveat and therefore does not require consideration of openness or purposes of the Green Belt.*

*This conclusion follows the approach taken by Inspector Thompson in a recent appeal decision at Street Record, Marsh Brook Close, Rixton-with-Glazebrook, Warrington, WA3 6LR (ref APP/M0655/W/18/3212405). It follows that the officer's conclusion that a main issue is impact upon the Green Belt must be considered on the basis of the narrow terms of the para.145(a) exception and what considerations it does (not) prescribe. Since the principle of agricultural new buildings is acceptable in principle under para.145(a) there is no need to consider openness preservation or the purposes of the Green Belt.]*

## **5.5 Ecological Considerations**

- The ecological information submitted acknowledges that the proposed development site does not provide any habitat likely to support Great Crested Newts (GCN). The report has clarified that all ponds in 250m of the proposed development have been assessed for their potential to support GCN and that ditches around the proposed development site, are unsuitable for use by GCN.
- In terms of water vole, no signs were identified in the submitted survey. A planning condition was proposed to ensure that additional water vole survey is undertaken prior to commencement of works.

## **5.6 Highways Implications**

- Tarlscough Lane is a classified road, which has been categorised as a strategic route with a speed limited of 50mph.
- It is anticipated that vehicular movement will be not increase.
- The County Survey has raised no objections in terms of the site access and parking arrangements.
- Public rights of way are not affected by the proposal.

## 5.7 Impact on Residential Amenity

- As there are only a no increase vehicle movements arising from the proposal, suitably wording conditions could be attached to any permission, to ensure the amenity of residential properties are retained.

## 5.8 Drainage

- To ensure that there is no increase in off-site flooding, arising from the development, the surface water-run off has been attenuated to mimic that of the existing greenfield run-off-rate and, as further assurance, an allowance for increased rainfall from predicted climate change has been included within the calculations.

## 5.9 Planning Balance

5.9.1 Under paragraph 143, very special circumstance only applies when a building is inappropriate. Under paragraph 145 any new build on Green Belt should be considered inappropriate, unless the exceptions under 145 apply. Here, the relevant exception is 'buildings for agriculture and forestry'.

5.9.2 It follows that the proposal is 'not inappropriate' for the purposes of para.145 of the NPPF.

5.9.3 Therefore, the very special circumstances test under para.143 does not apply.

5.9.4 National or Local Planning Policy has not materially changed since the determination of the 2013/1047/FUL application and therefore, the determination by the LPA to grant Full Planning Permission, and its assessment in reaching this decision, is material to this planning application.

5.9.5 On the basis of what has gone before, and that this application does not seek to change any operational development that was approved in 2015, it is considered the glasshouse development with associated plant is an acceptable form of development in this Green Belt location. The development would not give rise to an unacceptable impact on residential amenity and would be acceptable in highway safety terms.

- 5.9.6 There were no objections from statutory consultees to the 2013 application, and ultimately the application was granted full planning permission.
- 5.9.7 There are no technical or other constraints associated with the development, which cannot be dealt with by way of suitable conditions (as evidenced in the 2013/1047/FUL Decision Notice). The proposal is considered to be sustainable and planning permission should be granted.

## 6. Conclusion

- 6.1 The planning application seeks full planning application for the erection/extension of an agricultural building and construction of a permeable hardstanding area for agricultural use in conjunction with the agricultural operations at Brandreth Farm, Tarlscough Lane, Burscough.
- 6.2 There is a clear requirement for an agricultural building at the Site for the purpose of produce storage in association with the Applicant's agricultural enterprise.
- 6.3 The proposed building has been specifically designed for agricultural purposes and its design and appearance are typical to agricultural buildings in the locality of Lancashire.
- 6.4 The proposal complies with National and Local Planning Policy and there are no constraints associated with the proposal, that could not be overcome by way of suitable planning conditions.
- 6.5 The proposal is therefore sustainable development.
- 6.6 We respectfully ask that the Council grant Full Planning Permission for this proposal.