

# **Design and Access Statement**

**In support of a planning application for change of  
use from agricultural to sui generis – Waste  
Management/Recycling – sorting, storage and  
distribution of non-hazardous waste  
and two container buildings**

**At**

**Bank Farm, Martin Lane,  
Burscough, L40 0RT.**

**Applicant:- Mr Nathan Field & Mr Jake Wallbank**

**29<sup>th</sup> June 2023**

## Application Site



### Amount

The applicants seek to change the use from agricultural to Sui Generis – Waste Management – sorting, storage and distribution of non-hazardous waste and two container buildings, to enable them to carry out their business at the site.

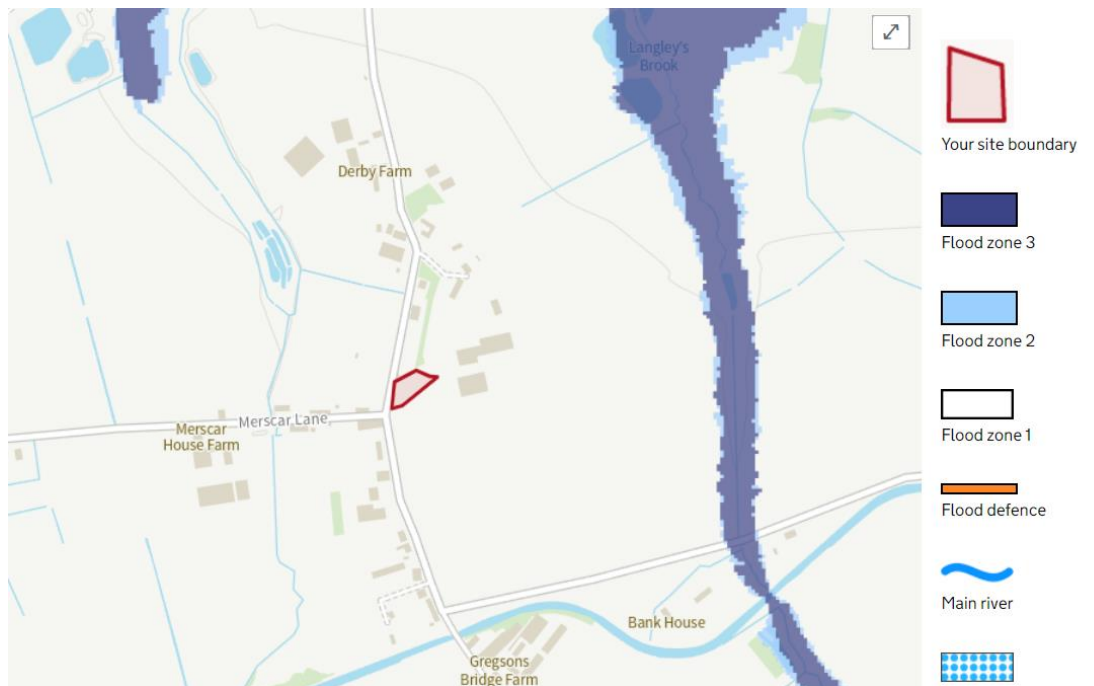
### Use

The site provides specific areas in which to sort soil, hardcore and aggregate, which is brought to the site in 32 tonne grab wagons. The applicant's business, J & N Plant Hire, has been operational since March 2020.

The site history is that of agriculture/farm produce merchant, which has been established on the site for very many years. The site is located in the Green Belt.

The business has five full time members of staff and one part time member of staff.

The site is located in Flood Zone 1. The nearest watercourse, Langley's Brook, is some 363 m to the east. The Leeds/Liverpool canal is 358m to the south.



### **Layout**

The site is open plan, for the sorting of inert waste. The soil, aggregate and hardcore is brought to site in the Applicant's grab wagons/tipper truck.

### **Scale**

The scale of the operation is minimal.

### **Landscaping**

No landscaping is proposed, as the site is well screened from the highway and surrounding area by existing trees and mature hedgerow.

### **Crime Prevention**

Security at the site will not change as part of this application. The applicants have had no known history of crime at the site and the measures they undertake to prevent theft will not alter.

### **Access**

Access to the site is from Martin Lane, Burscough.

### **The process**

The mixed soil/hardcore/aggregate is brought to site using the Applicants' 2 x 32 tonne grab wagons and 1 x 8-wheeler tipping truck. The items are then separated and the soil, aggregate and hardcore are stored in small stockpiles on site, not

exceeding 3 m in height. The aggregate is crushed to form MOT. The separated products are subsequently sold and exported off site to appropriate users.

### **Planning History**

**2019/0999/FUL** – Building extension to provide farm office and staff welfare facilities. Approved

**2019/0769/PNP** - Application for determination as to whether prior approval is required for agricultural office and staff welfare building. Refused

**2019/0428/LDP** – Certificate of lawfulness – proposed laying of concrete areas over established hard-standing yard areas. Permitted

**2019/0025/PNP** – Application for determination as to whether prior approval is required for steel frame building for canteen/toilet/office purposes. Extension to current lean to. Needs planning permission.

**2018/0560/PNP** - Consideration of details for prior approval – extension to existing yard area. Details approved.

**2017/1331/PNP** – Consideration of details for prior approval – agricultural access track. Details approved.

**2015/0952/PNP** – Application for determination as to whether prior approval is required for erection of agricultural building. Permitted development.

**2013/0700/PNP** – Application for determination as to whether prior approval is required for erection of agricultural building. Permitted development.

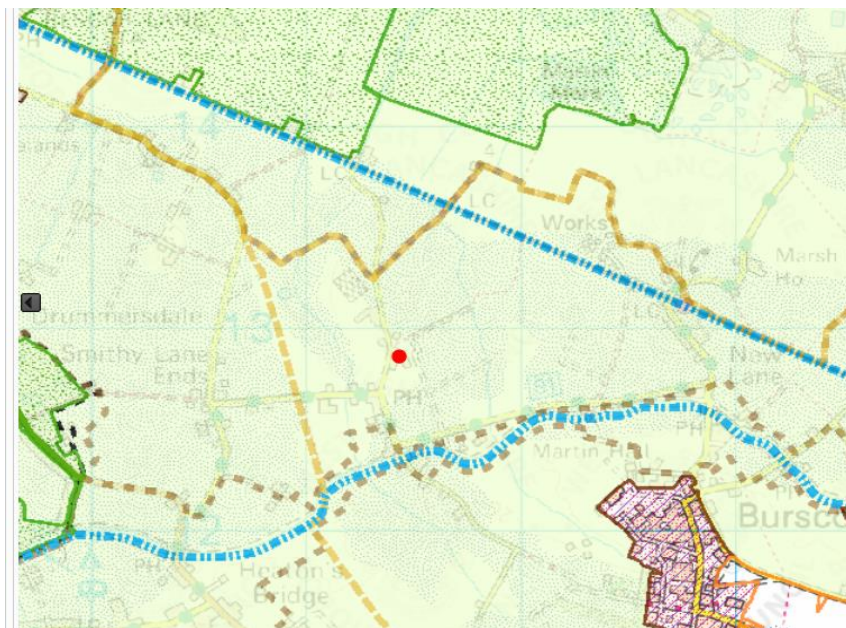
**2006/0430** – Application for determination as to whether prior approval is required for extension to existing agricultural storage building – Permitted development.

**2004/1527** - Consideration of details for prior approval of irrigation lagoon. Approved.

**2002/1347** – Consideration of details for prior approval of erection of dutch barn – Approved

**1991/0095** – Conversion of barn to dwelling including extensions – Approved.

## Policy



## Policy EN2

### 6. Landscape Character

New development will be required to take advantage of its landscape setting and historic landscapes by having regard to the different landscape character types across the Borough. Development likely to affect landscapes or their key features will only be permitted where it makes a positive contribution to them. The level of protection afforded

will depend on the quality, importance and uniqueness of the landscape in question as defined in the Natural Areas and Areas of Landscape History Importance SPG and any subsequent documents.

The active use of the Borough's landscapes through leisure and tourism will be promoted where this is compatible with objectives relating to their protection. Proactive management of the Borough's landscape, for the benefit of carbon retention, biodiversity and flood prevention, will also be supported.

In addition, development will be permitted where it meets the following criteria:

- i. The development maintains or enhances the distinctive character and visual quality of the Landscape Character Area, as shown on the Policies Map, in which it is located;
- ii. It respects the historic character of the local landscape and townscape, as defined by the Areas of Landscape History Importance shown on the Policies Map; and
- iii. It complements or enhances any attractive attributes of its surroundings through sensitive design which includes appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate.

## Policy GN1

### Settlement Boundaries

The boundaries of West Lancashire's settlements, and land outside those boundaries designated as Protected Land, are shown on the Policies Map.

#### a) Development within settlement boundaries

Within settlement boundaries, development on brownfield land will be encouraged, subject to other relevant Local Plan policies being satisfied.

Development proposals on greenfield sites within settlement boundaries will be assessed against all relevant Local Plan policies applying to the site, including, but not limited to, policies on settlements' development targets, infrastructure, open and recreational space and nature conservation, as well as any land designations or allocations.

#### b) Development outside settlement boundaries

Development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies.

Development on Protected Land will only be permitted where it retains or enhances the rural character of the area, for example small scale, low intensity tourism and leisure uses, and forestry and horticulture related uses.

Small scale 100% affordable housing schemes (i.e. 10 units or fewer), or small scale rural employment (i.e. up to 1,000 square metres) or community facilities to meet an identified local need may be permitted on Protected Land, provided that a sequential site search has been carried out in accordance with Policy GN5. If it is demonstrated that there are no sequentially preferable sites within the settlement boundary, then the most sustainable Protected Land sites closest to the village centre should be considered first, followed by sites which are further from the village centre where a problem of dereliction would be removed. Only after this search sequence has been satisfied should other sites outside the settlement boundary be considered.

The proposed development will not have a detrimental impact upon the local landscape and the proposal will be contained on the open plan site. The site has been used for some years for storage of farm machinery/containers and equipment.

Minerals and waste developments are vital to the economy of Lancashire, either by supplying raw materials to manufacturing processes or by treating the waste produced as a by-product of manufacturing or other business or commercial activity; they also provide jobs for a wide range of skill sets, from manual handling to process engineering. They are essential for the nation's prosperity, infra-structure and quality of life. However, they have the potential to cause disruption to local communities and the environment due to the nature of their operations, in common with other heavy industries.

## **Visual Impact and residential amenity**

The site is well screened from the road and from nearby dwellings by the existing trees and mature hedgerows. Given the small-scale activity, and the fact that no mechanical processes take place on site it is asserted that this use is of no more disruption than the previous established use of a farm produce merchant's business, where the main activity involved goods in and out, on a daily basis.

Operating hours would be limited to :-

07.00 to 17.30            Monday to Friday

08.00 to 14.00           Saturday

There is ample space for deliveries, collection and storage of materials together with associated turning and manoeuvring of large vehicles.

None of the waste will be sent to landfill, it will be sent to an appropriate third-party receptor based on the nature of the product.

Vehicles will enter and leave the site by a single entrance & exit point. Waste is tipped towards the western end of the site in a 'sorting area'. This will then be sorted and assigned to the designated area.

There are no buildings on the site currently and the Applicants propose to install 2 x containers, one for storage and one as a site office.

In terms of the ground conditions, there are no watercourses within the immediate vicinity, the site is already surfaced with concrete/compacted hardcore and this will remain the case. The proposal does not impact on any agricultural land or soil quality.

All staff are trained and inducted prior to beginning work on site. They are made aware of any health & safety risks and are issued with all protective clothing and equipment they may need.

The only stream of waste coming to the site will be in the form of hardcore/soil/aggregate and will be transported by the Applicants three vehicles.

There are no nearby heritage assets or listed buildings. There are no safeguarded ecological, geological, geomorphological or landscape features of interest at the site or in the vicinity.

The proposal will tackle the recycling of soil/aggregate/hardcore in an efficient manner. The facility will contribute to the waste management self-sufficiency of the local area by sorting and recycling within the borough.

The business employs 5 full time members of staff and one part time member of staff.