

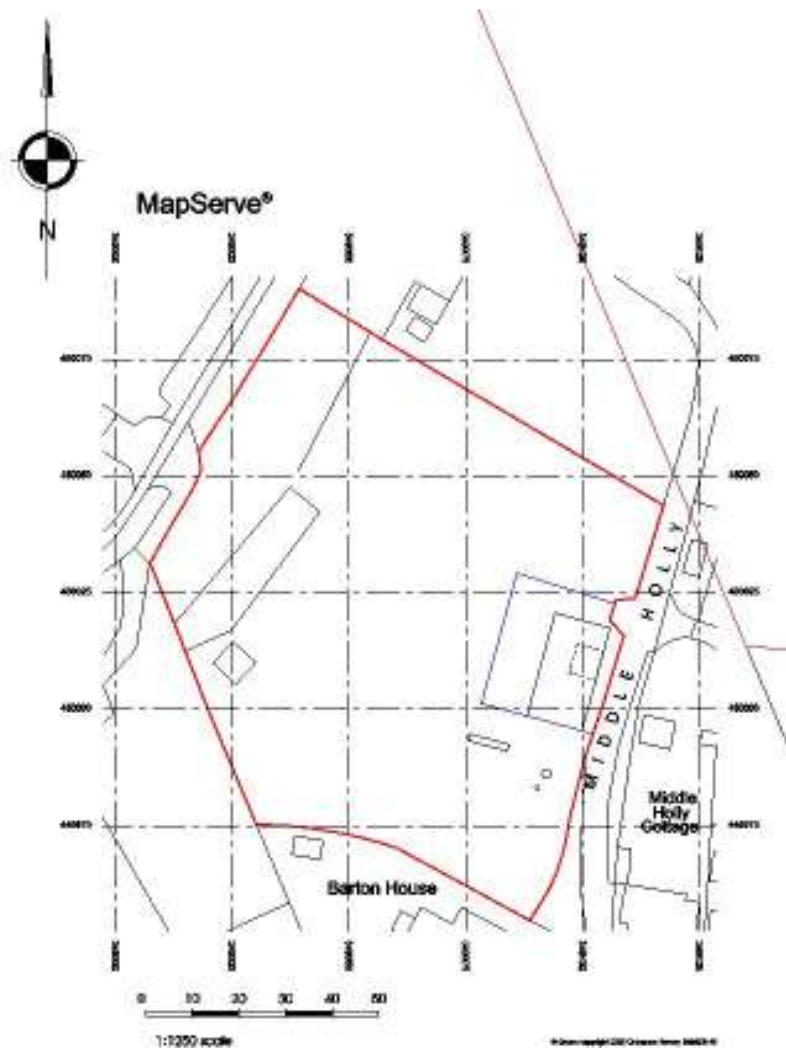
## PLANNING STATEMENT

INSTALLATION OF BELOW GROUND PACKAGE TREATMENT PLANT AND RE LOCATION OF EXISTING STORAGE BUILDING AT MIDDLE HOLLY FIELD, MIDDLE HOLLY, FORTON. LANCs

### 1. SITE DESCRIPTION AND LOCATION

1.1. The application site is a field located to the West of Middle Holly Road, Forton. The field is classified as agricultural. The Location Plan is shown below, application site marked up in red:

1.2.



**LOCATION PLAN** SCALE 1:1250

## 2. THE PROPOSALS

- 2.1. It is proposed to re locate an existing storage shed further up the site to store mowers and other equipment for the general upkeep of the site which retains its agricultural status . The shed will be located within the client's ownership boundary. The shed details are shown on drawing number 31.2328.02 and position shown on the Google image shown on drawing number 31.2328.01
- 2.2. It is also proposed to install a new underground package treatment plant to support the new storage building granted under notice number 20/00504/FUL dated 8 January 2021. This unit will provide welfare facilities for staff working in the unit required by H&S requirements. The treatment plant is required to support this facility as main drains are not available to connect into

## 3. RELEVANT PLANNING HISTORY

### 3.1. New field access for agricultural use

Ref. No: 06/00661/FUL | Status: Application Permitted

Erection of agricultural storage building and chicken shed with run

Ref. No: 08/01002/FUL | Status: Application Permitted

Change of use of an existing agricultural building to storage & distribution (B8) including the creation of associated parking/ turning area

Ref. No: 18/00424/FUL | Status: Application Permitted Agreement of details of conditions 3 (hard standing), 8 (landscaping) and 13 (boundary treatments) on planning permission 18/00424/FUL

Ref. No: 18/00424/DIS | Status: Accepted

Erection of a replacement B8 storage and distribution building following the demolition of an existing building.

Ref. No: 20/00504/FUL | Status: Application Permitted

Erection of a replacement B8 storage and distribution building following the demolition of an existing building (resubmission of 20/00504/FUL)

Ref. No: 21/00557/FUL | Status: Application Refused

## 4. PLANNING POLICY

### 4.1. ADOPTED WYRE BOROUGH LOCAL PLAN (2011-2031 INCORPORATING PARTIAL UPDATE OF 2022)

### 4.2. The following policies contained within the Adopted Wyre Borough Local Plan (2011-2031) are the most relevant

SP4 – Countryside Areas

CDMP3 - Design

Other Material Considerations:

### 4.3. NATIONAL PLANNING POLICY FRAMEWORK 2021

### 4.4. The revised National Planning Policy Framework (NPPF) was published by the Government on 20th July 2021. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2021 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

### 4.5. The following sections / policies set out within the NPPF are of most relevance:

Section 12. Achieving well-designed places

Section 14. Meeting the challenge of climate change, flooding and coastal change

## 5. OTHER RELEVANT PLANNING ISSUES

- 5.1. Principle of development and Policy compliance - The application site is in the countryside area where Policy SP4 of the WLP restricts development. However, the proposal is minor and relates to an existing use at the site. In this respect the principle is established and the development complies with SP4 from this perspective.
- 5.2. Visual Impact / Design / Impact on the street scene - The proposed treatment plant will be mostly underground. It will be set back from the road and meet the requirements of the Environment Agency recommendations. The re sited storage shed will be used to store mowers and other grass cutting equipment for the management of the site. The application site is agricultural land and the shed is of an agricultural style. It is proposed to add further hedges/trees for screening. These measures will help minimise the impact of the shed in its new location.
- 5.3. Impact on the residential Amenity - The proposals will not affect neighbouring properties. Furthermore, the area is characterised by agricultural activity so there will be no further harmful impact in terms of noise or odour.
- 5.4. Impact on Highway / Parking - There will be no impact on parking or highway safety.
- 5.5. Flood Risk - The site is not located within an area defined as at risk of flooding from sea or rivers as shown on The Environment Agency flood maps.
- 5.6. Ecology - No known issues
- 5.7. Trees – Additional screening proposed
- 5.8. Contamination - No known issues

## 6. CONCLUSIONS

- 6.1. The treatment plant is a requirement to meet the welfare requirements of the personnel that will use the unit. The majority of the equipment is underground apart from ventilation duct and control equipment – none of which constitute problems from a design perspective. The storage cabin, which is to be re sited, will be screened from view with new hedging to minimise its impact within the site. The proposals together should have no adverse impact on the nature of the site and its immediate surroundings