

<b>No.1</b>	<b>APPLICATION NO.</b>	2018/0985/FUL
	<b>LOCATION</b>	Dunscar Garden Centre Southport New Road Tarleton Preston Lancashire PR4 6HY
	<b>PROPOSAL</b>	Proposed demolition of existing garden centre, cafe, 2 no. bungalows and associated outbuildings and erection of 2 no. office buildings.
	<b>APPLICANT</b>	Barron Wood Distribution Ltd
	<b>WARD</b>	Tarleton
	<b>PARISH</b>	Tarleton
	<b>TARGET DATE</b>	2nd January 2019

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## **1.0 SUMMARY**

1.1 This is a full application for redevelopment of the site for demolition of buildings on site and the erection of 2no.office buildings to accommodate Barron Wood Distribution Ltd. The principle of development is acceptable in this location as is the design of the office buildings and the proposed access. I am satisfied that the development would not impact on highway safety.

## **2.0 RECOMMENDATION: APPROVE subject to conditions.**

## **3.0 THE SITE**

3.1 The site comprises a former garden centre known as Dunscar Home & Garden Centre, incorporating a separate café building and numerous storage buildings and glasshouses associated with the garden centre to the rear of the site. The garden centre, café and associated buildings are vacant, the garden centre having closed for business some time ago. There are also two detached residential bungalows (known as 116 and 118 Southport New Road) to the west of the garden centre included within the site. There is a large car park along the whole of the site frontage and the site is accessed directly off Southport New Road.

3.2 To the east lies a significant area of glasshouses associated with a nursery. To the north (rear) and west of the site there are also glasshouses and agricultural land. To the west, adjacent to 118 Southport New Road, is a residential bungalow (122 Southport New Road) and to the south, across the road, are a mix of residential properties and growing nurseries.

## **4.0 THE PROPOSAL**

4.1 The application is for the demolition of the existing garden centre, café, 2no. bungalows and associated outbuildings and the erection of 2no. office buildings. Car parking would be provided to the east of the site for 167 cars. A storage/warehouse building would be retained in the north-west corner of the site.

4.2 The maximum height of the proposed office buildings would be approximately 2.6m to eaves level, and 5.9m to the ridge. The buildings would be 'H' shaped and located primarily on the site of the garden centre and bungalows, leaving the site of the former café building free from buildings but instead being used for car parking.

- 4.3 A one way vehicle circulation system would operate within the site with separate entrance and exit points on Southport New Road, and a drop off point to the front of the proposed southern office building.
- 4.4 The offices would accommodate Barron Wood Distribution Ltd who are an office based haulage and logistic specialist. Originally located in Tarleton, the Supporting Statement which accompanies the application advises that they outgrew their previous small rural premises and moved to their current premises at Brook Lane, Much Hoole in 2010. In the last 8 years they have extended the building three times and are now at the capacity of the site, having grown from 40 staff (when they moved to Hoole) to currently employing approximately 200. They also have an additional office in Glasgow, but Much Hoole is the headquarters.

## **5.0 PREVIOUS RELEVANT DECISIONS**

- 5.1 8/6/72 GRANTED Proposed Access to Tarleton By-pass at Dunscar
- 5.2 8/6/8602A GRANTED Four advertisement signs at Dunscar
- 5.3 8/6/189 GRANTED Proposed greenhouses at Dunscar
- 5.4 8/6/768 GRANTED Proposed greenhouses at Dunscar
- 5.5 8/6/15901 GRANTED Proposed sales shop and provision of car park
- 5.6 1954 GRANTED Proposed Bungalow
- 5.7 8/81/102 GRANTED Extension to adjoining garden centre including erection of new greenhouse block, laying out of car park extension and display area
- 5.8 8/88/1086 GRANTED Extension to existing sales area
- 5.9 8/89/1397 GRANTED Extension to existing sales area
- 5.10 8/91/182 GRANTED Erection of 3 flag poles
- 5.11 8/91/314 GRANTED Display of advert signs and 3 flags
- 5.12 8/92/195 REFUSED (Allowed on Appeal) Retention of 2 floodlights illuminating existing entrance signs
- 5.13 8/92/1059 GRANTED Dormer extension to rear elevation
- 5.14 8/95/374 GRANTED Retention of single storey extension to provide toilets for visitors
- 5.15 8/97/665 GRANTED Alterations and extensions to form new entrance to existing sales area including new canopy
- 5.16 2001/0896 GRANTED Modification of condition no. 5 imposed on planning permission 8/88/1086 and condition 3 on planning permission 8/81/0102 and condition no 2 on planning permission 8/99/1059 to allow the retail sale of champagne and bottled wines as part of a floral gift service
- 5.17 2001/1270 GRANTED Erection of Storage Building for horticultural use

- 5.18 2002/0818 GRANTED Single storey extension at rear to provide additional sales area
- 5.19 2003/243 Modification of condition 2 imposed on planning permission 8/2001/896 to allow the retail sale of alcohol

## **6.0 CONSULTEE RESPONSES**

- 6.1 Highways (31.10.18 and 12.12.18) – No objection.
- 6.2 Environmental Protection (20.12.18) – No objection.
- 6.3 Lead Local Flood Authority (11.01.19 and 11.04.19) – No objection.

## **7.0 OTHER REPRESENTATIONS**

- 7.1 None received.

## **8.0 SUPPORTING INFORMATION**

- 8.1 Economic and Regeneration Statement, June 2018  
Arboricultural Constraints Appraisal, July 2018  
Transport Assessment, July 2018  
Technical Note 1 – November 2018  
Noise Screening Assessment, July 2018  
Landscape and Visual Appraisal Report, August 2018  
Flood Risk Assessment and Drainage Strategy, August 2018  
Design and Access Statement (Incorporating Support Statement), August 2018  
Landscape Design Statement, September 2018  
Ecological Survey and Assessment, September 2018

## **9.0 RELEVANT PLANNING POLICIES**

- 9.1 National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the West Lancashire Local Plan 2012-2027 DPD (WLLP) provide the policy framework against which the development proposals will be assessed.
- 9.2 The site is located within Green Belt as designated in the West Lancashire Local Plan 2012-2027 DPD.

### **NPPF**

Building a strong, competitive economy  
Promoting sustainable transport  
Making effective use of land  
Achieving well-designed places  
Protecting Green Belt Land  
Meeting the challenge of climate change, flooding and coastal change  
Conserving and enhancing the natural environment

### **West Lancashire Local Plan 2012-2027 DPD**

SP1 – A Sustainable Development Framework for West Lancashire  
GN1 – Settlement Boundaries  
GN3 – Design of Development  
EC1 – The Economy and Employment Land  
EC2 – The Rural Economy  
IF2 – Enhancing Sustainable Transport Choice

IF3 – Service Accessibility and Infrastructure for Growth  
EN1 – Low Carbon Development and Energy Infrastructure  
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment

Supplementary Planning Document – Design Guide (January 2008)  
Supplementary Planning Document – Development in the Green Belt (October 2015)

## **10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

### **Principle of Development – Green Belt**

- 10.1 The NPPF advocates that the purpose of the planning system is to contribute to the achievement of sustainable development, by performing an economic, social and environmental role. The Framework re-iterates the fact that planning law requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. At the heart of the NPPF is a presumption in favour of sustainable development and where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or, unless specific policies in the NPPF indicate development should be restricted.
- 10.2 Paragraph 145 of the NPPF relating to Green Belt development, states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. There are several exceptions to this, including at bullet point (g):
- 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 than the existing development;*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*
- 10.3 Annex 2 of the NPPF defines ‘previously developed land’ as being land which is or was occupied by a permanent structure, including the curtilage of the development land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The NPPF is clear in saying that it should not be assumed that the whole of the curtilage development land should be developed.
- 10.4 Policy GN1 of the WLLP states that development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies. Policy GB3 of the Development in the Green Belt SPD allows for redevelopment of PDL provided that the proposed development would not have a greater impact than the existing development on the openness of the Green Belt.
- 10.5 The main part of the site has been used as a garden centre; this includes the large main building that was used for sales of garden equipment and plants, furniture, clothes etc, as well as the adjacent single storey café building. There is currently no active use of the site, however, for the purposes of planning interpretation the site is classified as previously developed land (PDL), comprising of a former commercial use (garden centre and cafe). The glasshouses and plant storage buildings and areas of hardstanding are all considered

to be related to horticulture, which is a form of agriculture and therefore are considered to be greenfield areas (not PDL).

- 10.6 The two office buildings would be located primarily on the site of the existing garden centre building, two dwellings and other ancillary buildings on the site. It would not be on the site of the existing café. The office buildings would be a relatively low lying, compact form of development towards the west of the site, leaving the eastern portion of the site for car parking. The buildings would be single storey, with a maximum height of approximately 5.9m, which is comparable to the existing garden centre building and would result in an increase in volume of buildings on the site by 16%. I consider that the location of the two office blocks and the removal of all other structures on the site (with the exception of a storage building which is to the rear) would result in the creation of more open areas on the site, particularly along its eastern side.
- 10.7 Paragraph 146 of the NPPF states that engineering operations are not an inappropriate form of development in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. The installation of a car parking area would be classed as an engineering operation, it is therefore necessary to determine if this aspect of the proposed development would preserve the openness of the Green Belt. To make way for the car park the existing café building would be removed and the car park laid out in its place; whilst the car park would extend beyond the area on which the café now stands, the removal of the café building and laying out of the car park would, in my opinion increase openness on the eastern portion of the application site. On balance I am satisfied that the car park element of the development would not be detrimental to the openness of the Green Belt and would therefore not result in inappropriate development.
- 10.8 In terms of impact on the Green Belt, I am satisfied that the proposed development would accord with the requirements of the NPPF.

### **Principle of Development - Employment Land**

- 10.9 Policy EC2 of the Local Plan seeks to protect continued use of existing employment sites. The site would have created a level of employment when operating as a garden centre and café. However, the scale of employment proposed as part of this application would far exceed any former employment at the site. Policy EC2 would therefore support the redevelopment of the site for an alternative employment use.

### **Visual appearance/design/layout**

- 10.10 The proposed office buildings would be single storey with a pitched roof, and in a 'H' type arrangement with the long elevation on the road frontage. The buildings would be constructed from a mixture of red brick and render. The front elevation would be staggered with the main entrance set back and glazed from floor to ceiling, which allows the frontage to be visually broken up. The low profile of the building is appropriate in this location and in keeping with other nearby development. The existing buildings on site are either white render or white cladding, and the use of a mix of brick and render in the proposed development will be more in keeping with the local vernacular.
- 10.11 The development would include landscaping to the frontage of the site and around the buildings and car park, which will help the development assimilate into its surroundings, and soften its appearance when viewed from the main road frontage. Full details of landscaping can be secured by condition.

10.12 I am satisfied that in terms of impact on visual amenity the development accords with Policy GN3 of the Local Plan.

### **Highways**

10.13 The information submitted with the application advises that the proposed development would generate 147 two way vehicle trips during the weekday AM peak period (7am – 9am) and 157 two way vehicle trips during the weekday PM peak period (4pm – 6pm). While the extant garden centre/café would generate 77 two way vehicle trips during the weekday AM peak period and 124 two way vehicle trips during the weekday PM peak period. Although the proposed development would generate more two way trips during the weekday peak periods than the existing garden centre use, there would be a significant reduction in trips on a daily and weekly basis as the retail/café use would draw traffic throughout the weekday and substantial traffic at the weekends. Furthermore, I consider that the transfer of staff from the Much Hoole site to the proposed site would involve employee journeys which are already on the highway network, and many of the trips to the proposed development would be simply transferring from the existing site and therefore not be new trips on the road network, thereby minimising the cumulative impact of the proposed development.

10.14 Two of the existing vehicular access points are to be retained, with the central exit only to be removed. An in/out traffic management system would be implemented. A separate pedestrian access would be provided at the centre of the frontage, leading to the main front entrance of the building. The Highway Authority have been consulted with regard to the application and are satisfied that the proposed access/egress and pedestrian entrance are considered acceptable, as is the proposed number of vehicle spaces and car park layout.

10.15 On balance I am satisfied that the proposed development would provide sufficient car parking and would not have a significant impact on highway conditions, in accordance with Policy IF2 of the Local Plan.

### **Impact on residential amenity**

10.16 The nearest residential dwelling is at 122 Southport New Road. The proposed office building would be set off the side boundary by approximately 12m and would be located towards the rear part of the garden belonging to no.122. As the proposed office building would be single storey and set off the boundary I consider that the development would not be overbearing in accordance with Policy GN3 of the Local Plan.

10.17 There is an existing vehicular access adjacent to no.122 which would form the vehicular access point for the proposed development, and allow vehicles to enter the site at this point and drive to the car parking area which would be located to the east of the office building. There would be potential for noise at this access point, however, the proposal removes the car parking area which is currently to the frontage of the bungalows, and adjacent to the boundary with no.122, and relocates it to the east of the proposed office buildings, thereby reducing noise from vehicles manoeuvring to access car parking spaces at this point adjacent to the boundary.

10.18 On balance I consider vehicular movements close to the site boundary would not result in significant noise and disturbance. Furthermore, as the office building would only be in use during daytime hours, and during the morning on Saturdays, there would not be a significant undue impact on the amenities of occupiers of no.122; garden centres tend to attract visitors during the weekend and as such noise and disturbance during weekends will be reduced. Hours of operation will be secured by planning condition. Therefore I am

satisfied that the development overall would not have a significant impact on the amenities of nearby residents.

### **Trees and Ecology**

- 10.19 An Ecology Appraisal has been submitted with the application which concludes that following survey work, including a Bat Survey and Water Vole Survey, the presence of protected species at the site can be reasonably discounted. The Appraisal recommends a series of recommendations and ecological enhancement including precautionary measures to be taken during the construction phase and measures to be taken for habitat enhancement; these will be secured by planning condition.
- 10.20 The application has been accompanied by an Arboricultural Constraints Report and a Landscape Design Statement. There are several groups of trees and hedgerows on the site, with the majority being graded as 'C' lower category in the Report. The proposed layout does allow for the retention of some trees on the site and proposed tree planting shown on the proposed site layout would compensate for any loss of existing trees. Full landscape details would be secured by condition.
- 10.21 I am satisfied that the proposed development would not give rise to undue impact on biodiversity, in accordance with Policy EN2 of the Local Plan.

### **Drainage**

- 10.22 The site is located within Flood Zone 1. Survey work submitted with the application confirms that surface water would be discharged into the watercourse which runs through the site, with attenuation storage on the site. The Lead Local Flood Authority has reviewed the Flood Risk Assessment and Drainage Report and have confirmed that they have no objections, subject to submission of an appropriate surface water drainage scheme.
- 10.23 I am satisfied that an appropriate surface water drainage scheme can be achieved on the site. This can be secured by planning condition.

### **CONCLUSION**

- 10.24 The principle of development is acceptable in this Green Belt location, and I am satisfied that the development would not cause significant detrimental harm to highway safety, residential amenity, biodiversity, drainage and visual amenity. I consider that the proposed development complies with all relevant policies in the Local Plan.

### **11.0 RECOMMENDATION**

- 11.1 That planning permission be GRANTED subject to the following conditions and reasons:

#### **Conditions**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-  
Plan reference 'A2783/PL01 – Site Location Plan', 'A2782/PL10 – Proposed Elevations', 'A2782/PL09 – Proposed Plan', 'A2782/PL07 – Proposed Building Plan' received by the Local Planning Authority on 18.09.18.

Plan reference 'A2783/PL08 – Proposed Site Elevations' received by the Local Planning Authority on 03.10.18.

Plan reference 'A2783/PL06 – Proposed Site Layout Plan' received by the Local Planning Authority on 20.11.18.

3. No construction shall take place until full details and samples of the external brickwork and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.
5. During site demolition and construction operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.
6. There shall be a one-way system of traffic management through the site; ingress from A565 Southport New Road via the western access point and egress onto A565 Southport New Road via the eastern exit point. Indication of such ingress and egress shall be signed (internally and externally) and marked in accordance with the Traffic Sign Regulations and General Directions 2002.
7. The existing central vehicular access point shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads prior to the use of the premises hereby permitted becomes operative.
8. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, discharge rates and volumes, temporary storage facilities, the methods employed to delay and control surface water discharged from the site and details of floor levels in AOD;
  - b) The drainage strategy should demonstrate that the surface water run-off must not exceed 57 l/s for all rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
  - c) A plan demonstrating flood water exceedance routes, both on and off site;
  - d) A timetable for implementation, including phasing as applicable;
- The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development;
- e) Site investigation and test results to confirm infiltrations rates, as per section 6.2 of the Flood Risk Assessment (ref. A2782-FRA-01, dated 29/08/19);
  - f) Details of water quality controls, as per section 7.2 of the Flood Risk Assessment (ref. A2782-FRA-01, dated 29/08/19).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

9. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
  - a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by Management Company
  - b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
    - i. on-going inspections relating to performance and asset condition assessments



ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to the office building being brought into use. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

10. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.
11. The development shall incorporate the recommendations and ecological enhancement as detailed in Section 5 of the Ecological Survey and Assessment Report (September 2018).
12. Prior to commencement of the use of any fixed plant, a scheme shall be submitted to and approved in writing by the local planning authority, to demonstrate that the rating level of noise from fixed plant shall not exceed 5dB(A) below the existing LA90 background noise level at the boundary of any of the nearby residential premises. All measurements and assessments shall be done in accordance with BS4142. Methods for rating and assessing industrial and commercial sound. Any assessment shall be carried out for the most sensitive hours within the time period applied for, and the methodology for any assessment must be submitted to and agreed in writing prior to any assessment taking place.
13. A scheme detailing the proposed lighting to be installed on the site shall be submitted to and approved in writing by the local planning authority. All external lighting shall be installed and maintained in accordance with the agreed scheme.
14. The use hereby permitted shall only take place between the hours of 0600 to 1830 Monday to Friday, 0700 to 1330 on Saturdays.
15. Deliveries to the site shall take place between the hours of 0800 and 1700 Monday to Friday and between the hours of 0800 and 1330 on Saturdays.
16. No construction shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. The landscaping scheme shall show the location, branch spread, and species of all existing trees and hedges; the location, species and number of all proposed trees, shrubs and hedges; and the location of all existing and proposed grassed and hard surfaced areas. Trees and shrubs planted shall comply with BS. 3936 (Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). Within a period of 9 months from the date when any part of the development is brought into use the approved landscaping scheme shall be carried out. All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.

## **Reasons**

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. To allow for the effective use of parking areas and to ensure that the development complies with the provisions of Policies GN3 & IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard for road users and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. In the interest of highway safety.

7. To limit the number of access points to, and to maintain the proper construction of the highway.
8. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To reduce the risk of flooding to the proposed development, elsewhere and to future users. To ensure that water quality is not detrimentally impacted by the development proposal.
9. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development. To reduce the flood risk to the development as a result of inadequate maintenance. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.
10. To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.
11. To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
12. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
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14. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
15. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
16. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Notes**

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Design of Development

EC1 - The Economy and Employment Land

EC2 - The Rural Economy

IF2 - Enhancing Sustainable Transport Choice

IF3 - Service Accessibility and Infrastructure for Growth

EN1 - Low Carbon Development and Energy Infrastructure

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

## **Reason for Approval**

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:
  - SP1 - A Sustainable Development Framework for West Lancashire
  - GN1 - Settlement Boundaries
  - GN3 - Design of Development
  - EC1 - The Economy and Employment Land
  - EC2 - The Rural Economy
  - IF2 - Enhancing Sustainable Transport Choice
  - IF3 - Service Accessibility and Infrastructure for Growth
  - EN1 - Low Carbon Development and Energy Infrastructure
  - EN2 - Preserving and Enhancing West Lancashire's Natural Environmenttogether with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.