

<b>No.6</b>	<b>APPLICATION NO.</b>	2019/0731/FUL
	<b>LOCATION</b>	Cast North West Eco Centre Cobbs Brow Lane Newburgh Wigan Lancashire WN8 7SF
	<b>PROPOSAL</b>	Relocation of café, shop, cycle storage and repair. Alteration to the elevations and addition of porch to main ECO centre building and provision of outdoor seating. Revised siting and alteration to the elevations and size of the community angling building. Revised siting of the respite lodges including the addition of timber decking areas. Use of store as mixed use office and store. Bird of prey building/control cabin, open hay store and amenity cabin. Installation of 3 No. CCTV poles and cameras. (Retrospective).
	<b>APPLICANT</b>	Cast North West
	<b>WARD</b>	Newburgh
	<b>PARISH</b>	Newburgh
	<b>TARGET DATE</b>	4th October 2019

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## **1.0 REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme, however, Councillor Pope has requested that it be referred to Planning Committee to consider the impact upon the Green Belt.

## **2.0 SUMMARY**

- 2.1 The site is located within the Green Belt. Some of the development amounts to inappropriate development in the Green Belt. However, very special circumstances have been demonstrated to outweigh the total harm to the Green Belt. In my view, the visual impact of the development is considered acceptable, as is the impact on neighbouring residential amenity, highways, ecology and drainage. I am therefore satisfied that the proposal complies with all relevant NPPF and Local Plan policies.

## **3.0 RECOMMENDATION: APPROVE with conditions.**

## **4.0 THE SITE**

- 4.1 The existing Cast Eco Centre is a charitable angling, land based and horticultural training and educational centre for excluded young people and adults with special educational needs and disabilities. It occupies an area of land of approximately 9.5 hectares on the south-western edge of Newburgh within the Green Belt. To the north-east the site is bound by Tabby's Nook with residential development beyond; to the north-west and west is open agricultural land; to the east is Cobbs Brow Lane and to the south is an access track leading to a number of sporadic residential properties within the open countryside.

## **5.0 THE PROPOSAL**

- 5.1 It is proposed to regularise a number of buildings and uses at the site. Essentially, this includes the following:

creating a number of 2m wide gravel paths around the animal keeping areas in lieu of the removal of a number of small paths previously granted permission;  
relocating approved cycle path along the western boundary of the site;

relocating parking area within the southern part of the site;  
 erection of a 18m x 8m polytunnel adjacent to existing polytunnel;  
 enlargement of approved community angling clubhouse (from 7.5m X 10m to 10m x 14m);  
 greater gap created between approved respite lodges and provision of terrace area for each;  
 repositioning of path across existing ditch through the site;  
 erection of 6.5m x 6.5m x 3.5m high amenity cabin for staff breakout and storage purposes within visitor car park;  
 erection of 6m x 8m x 3m high open sided hay store to north of site, adjacent animal keeping area;  
 erection of 15m x 5m x 2.5m high owl and bird shelter with 2m x 2m control cabin attached to side;  
 erection of 2.5m x 1.7m porch to front of Eco Centre building and insertion of two windows to the front elevation and one to the rear;  
 installation of 3 poles for CCTV cameras;  
 use of Eco Centre building as mixed café, shop and cycle storage/repair area;  
 removal of part of parking area in front of Eco Building and replacement with outdoor plant and seating area.

## **6.0 RELEVANT APPLICATIONS**

- 6.1 2018/0213/FUL - Change of use of land to form an Extension to an Eco Centre comprising Horticultural and Animal Husbandry Training and Educational uses, Access Track and use of a separate parcel of land as a construction Training Facility. GRANTED
- 6.2 2017/0350/FUL - Phase 2 extension to the existing CAST facility. Creation of 1 No. additional large fishing lake. Creation of a 31 space hard surfaced car park. A 16 x 30m indoor complex needs angling building. A timber clad 7.5m x 10m community angling clubhouse. Timber Storage Shed (located in phase 1), 2 No. log cabins to form respite holiday accommodation. Informal landscaped areas. Gardens/picnic/ animal area (sensory area). GRANTED
- 6.3 2016/0249/FUL - Demolition of temporary office block and erection of extension of existing building to allow classroom accommodation and associated facilities - GRANTED
- 6.4 2015/0490/FUL - Replacement of the temporary training/staff accommodation with a purpose built facility for training, staff and canteen facility. Cedar cladding to replace the box profile steel sheets on the existing adjoining workshop - REFUSED
- 6.5 2014/1147/FUL - Erection of a glasshouse for training purposes and creation of a fishing pond - GRANTED
- 6.6 2012/0990/FUL - Siting of a free standing portable building for use as staff rest room and canteen and occasional meeting/training room - GRANTED
- 6.7 2011/0111/NMA - Non Material amendment to planning permission 2010/1030/FUL - Alterations to profile/elevation of polytunnel - GRANTED
- 6.8 2010/1030/FUL - Erection of polytunnel - GRANTED
- 6.9 2009/1122/ADV - Display of non-illuminated advertisement board - GRANTED
- 6.10 2009/1121/FUL - Erection of training building and provision of 3 polytunnels - GRANTED

- 6.11 2002/1390 - Application for determination as to whether prior approval of details is required - Three bay blocks of polytunnels – DETAILS NOT REQUIRED

## **7.0** **CONSULTEE RESPONSES**

- 7.1 Cadent Gas (29/08/2019) – there is apparatus in the vicinity of the site, recommend advisory notes.
- 7.2 United Utilities (04/09/2019) – no objection subject to conditions.
- 7.3 Environmental Health (03/10/2019) – no objection subject to same hours condition as existing.

## **8.0** **OTHER REPRESENTATIONS**

- 8.1 One letter of objection has been received from a neighbouring resident which can be summarised as follows:

increased traffic and lack of pavement and street lighting to the site;  
speed limit along this stretch should be restricted to 30 mph;  
potential for increased amount of events that may be put on throughout the year possibly causing increased noise (in to late evening) and increased traffic. Restrictions should be put on to ensure minimum noise and disruption to surrounding properties - possibly a limit to how many they can have and a time restriction as to how late they can have music on and days events.

## **9.0** **SUPPORTING INFORMATION**

- 9.1 The application is accompanied by the following supporting information:

Supporting statement

## **10.0** **RELEVANT PLANNING POLICIES**

- 10.1 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.
- 10.2 The site is located within the Green Belt.
- 10.3 Relevant West Lancashire Local Plan policies:

SP1 – A Sustainable Development Framework for West Lancashire  
GN1 – Settlement Boundaries  
GN3 – Design of Development  
IF2 – Enhancing Sustainable Transport Choice  
IF3 – Service Accessibility and Infrastructure for Growth  
EC2 – The Rural Economy  
EN1 – Low Carbon Development and Energy Infrastructure  
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment  
EN3 – Provision of Green Infrastructure and Open Recreation Space  
EN4 – Preserving and Enhancing West Lancashire’s Built Environment

In addition the following supplementary documents are a material consideration:

## **11.0 OBSERVATIONS OF DIRECTOR OF PLACE AND COMMUNITY**

### Background

- 11.1 The use of the Eco Centre has developed over the years as a training and educational centre for young people which uses horticulture, angling, land based studies and respite to engage “hard to reach” young people. The site is operated by a registered charity. The existing Centre contained several buildings and polytunnels related to angling and horticulture (Phase 1). Phase 2 gained planning permission in 2017 and is almost complete, providing fishing lakes, angling buildings, respite lodges, picnic area, sensory garden, small animal section, cycle and pedestrian path, a new main access off Cobbs Brow Lane and a car park. Phase 3 works gained planning permission earlier this year and have been substantially completed. The works included an extension to the site to provide more space to accommodate animals, together with disabled access for the development of agricultural-based skills. Whilst on the Committee site visit, it became apparent that additional development had taken place on the site. This application has been submitted to regularise the development undertaken thus far without the benefit of planning permission and also to propose a number of new buildings to support the use of the site.

### Principle of Development – Green Belt

#### *Retention of access paths and parking area*

- 11.2 In my view, the use of the land as a mixed training and educational centre for young people which uses horticulture, angling and land based studies as well as community use remains as existing. However, the creation of access tracks and parking areas constitute engineering operations. A number of paths that were approved as part of the Phase 2 development of the site have not been implemented; however, in lieu of this, paths have been created between the animal pens. A concern has also been raised that some of the existing paths are wider than originally approved. In addition, the route of part of the approved cycle path along the southern boundary of the site has been altered and a previous area of hardstanding used for staff parking has been repositioned and a picnic area created.
- 11.3 Paragraph 146 of the NPPF advises that engineering operations are not inappropriate within the Green Belt, providing they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Several new paths have been created on the site. In addition, the width of the central path through the site is 200mm wider than originally approved. The paths throughout the site vary in width from 1.5m to 4m and are surfaced in differing materials – smooth gravel on a terram base and rough stone chippings. Some paths are used for simply walking between areas of the site and the wider paths are used by small tractors and disabled buggies.
- 11.4 The creation of the paths and parking area in the Phase 2 and 3 development of the site originally constituted inappropriate development in the Green Belt, due to their form and length; however, the special circumstances put forward by the applicant were considered to outweigh the resultant harm. In my view, the relocated parking area, additional paths and increased width of one path by 200mm now created does not significantly impact on the Green Belt and I consider no material harm is caused to the openness or visual character of the Green Belt above and beyond that which already exists.

*Retention of community angling centre and respite lodges*

- 11.5 A community angling clubhouse was approved as part of the Phase 2 development of the site. This has now been constructed, but has been built slightly larger than approved. It is approximately 30sqm larger. In my view, this is not a disproportionate addition nor harmful to the Green Belt, particularly as the building is adjacent to a larger angling building. The respite lodges have been sited approximately 9m apart rather than the approved 1m. Whilst this results in a greater spread of development, given the location of the lodges surrounded by various (albeit more open in nature) community uses, I consider limited visual harm is caused.

*Retention of owl and bird shelter and control cabin*

- 11.6 Paragraph 145 of the NPPF advises that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. A building used for the purposes of housing owls and birds, together with a temperature control cabin, does not fall into one of the exceptions listed within P 145. As such, this building constitutes inappropriate development in the Green Belt.

*Retention of plant and seating area*

- 11.7 The approved scheme included a staff and disabled parking area in front of the main Eco centre building. Part of this has now been used as a plant display and seating area. Staff parking is now provided to the SE of the site adjacent to a fishing pond, as detailed above. 8 spaces remain for disabled users. In my view, this results in a beneficial impact on the visual character of the site and the Green Belt. The use is ancillary to the main use of the site and provides an outdoor seating area for visitors and users of the site.

*Retention of porch to front of Eco Centre building, insertion of windows and retention of use of the building as a mixed cafe, shop and cycle storage/repair area*

- 11.8 A small porch measuring 1.7m x 2.5m has been erected at the front of the existing Eco Centre building. In my view, this is not a disproportionate addition and has little impact on the Green Belt. The changes to fenestration and addition of two windows on the front elevation are at ground floor level and have no additional impact upon the Green Belt. In terms of the use of the building, this will be addressed later in the report, although I concur with the applicant that the change in use has no impact upon the openness or character of the Green Belt.

*Proposed polytunnel and hay barn*

- 11.9 Paragraph 145 of the NPPF advises that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are buildings for agriculture and forestry. The proposed polytunnel measures 17.5m x 8m and will be sited adjacent to an existing polytunnel on the eastern boundary of the site. It will be of traditional hooped design and used for growing. The proposed open sided hay barn measures 6m x 8m x 3m high and will be constructed with timber cladding and felt roof. I am satisfied that these forms of development are appropriate in the Green Belt. The proposed polytunnel will be sited adjacent to an existing polytunnel and office/store and is screened by a substantial boundary hedgerow to the west. The proposed hay barn is sited adjacent to the animal paddocks. This area is relatively open at present and the barn would be clearly visible; however, the appearance of a hay barn in open countryside is not unusual and as it

constitutes appropriate development of a size commensurate with the area of the site to be used for the keeping of farm animals, I am satisfied the development is acceptable.

#### *Proposed amenity cabin and CCTV poles*

- 11.10 The proposed amenity cabin for staff breakout purposes, the owl and bird shelter, control, cabin and 3no. CCTV poles all constitute inappropriate development in the Green Belt since they do not fall into any of the exceptions listed in Paragraph 145 of the NPPF. Paragraph 143 of the NPPF states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight is given to any harm to the Green Belt and 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.
- 11.11 Taking the overall development as a whole, it is clear that it contains some individual elements that are judged “inappropriate” and some that are “not inappropriate”; however, these do not make the proposed development as a whole appropriate. The Council’s Green Belt SPD advises that development cannot be seen as acceptable in terms of Green Belt policy, merely because part of it is “not inappropriate”. In accordance with the NPPF, it is necessary for the applicant to put forward very special circumstances to prove that the exceptional nature of the proposal outweighs the potential harm to the Green Belt by reason of inappropriateness, and any other harm.

#### Very Special Circumstances

- 11.12 The applicant claims that a number of considerable benefits would result from the proposals. There are no defined criteria for assessing what constitutes very special circumstances and each case must be judged on its own merits.
- 11.13 The Eco Centre is a registered charity that assists in the development and training of young disadvantaged people and provides them with the skills necessary to gain education, employment and self-esteem. It has been very successful in engaging with social services, local schools, youth offending teams, disability groups and Myerscough College. At present, the charity takes on 245 young people per week – 60 from West Lancashire and 110 from other Lancashire areas. Due to cuts in social service budgets and the closure of a large local charity, the applicant claims that it is important this charity is sustainable. In order to continue to fund the charity, approximately £45,000 is required each month and to obtain this, alternative ways of generating income is found through the café, plant and shop sales, future cycle repair, community angling, community visits and referrals.
- 11.14 The café employs 7 people from the local area along with 6 within the education project. The applicant states that with all the trading arms working in conjunction with the charity, this will ensure quality and sustainability for the future.
- 11.15 In terms of the impact on the Green Belt of the “inappropriate” development, I consider the proposal to result in limited harm. This is due to the location of the proposed development being close to the built up settlement boundary of Newburgh and in addition, a large part of the site would remain in an appropriate agricultural/horticultural/angling use. The owl and birds of prey building is set within a lower part of the site, screened by a mound and vegetation, as will be the amenity cabin within the existing car park. Two of the CCTV poles will be screened somewhat by the existing horticulture buildings on the site, and the one close to the entrance is required for security purposes. Whilst it is acknowledged that

the development on the site has grown significantly over the last 5 years, and continues to grow, in my view, this site is unique in providing a valuable service for the Borough and the County's young people as well as being of benefit to the local community.

- 11.16 It is necessary to weigh the total harm to the Green Belt (including inappropriateness, loss of openness and encroachment) against the considerations put forward in support of the scheme. Given the business model and the need for the charity to operate in a rural area, together with the fact that the design and layout seeks to limit the impact on the character of the area, I consider that the total harm to the Green Belt is clearly outweighed by other considerations as set out above such that very special circumstances exist and inappropriate development in the Green Belt can be justified.

#### Principle of development – use of building as a cafe/shop/cycle repair

- 11.17 The Eco Centre building was originally erected in 2015 as a replacement training facility, staff offices and canteen. Over the last few years the canteen area has been used for visitors to the site and has grown as a popular cafe to support the charity. Referrals to the site are trained in some aspects of the catering business and as such, the cafe has remained as an ancillary part of the overall charitable business as a source of income to sustain the business. However, the cafe has now been relocated to the eastern half of the building, which provides more space. The western part of the building is now used as a training kitchen and a shop selling goods either made or grown on the premises as well as gift items brought in. The cafe/shop has therefore grown in size and has also incorporated a small cycle storage and repair element due to the increasing number of cyclists visiting the site.
- 11.18 The NPPF, at paragraphs 83 and 84, supports a prosperous rural economy and specifically states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings, the development and diversification of agricultural and other land-based rural businesses and sustainable rural tourism and leisure developments which respect the character of the countryside and the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Furthermore, the NPPF recognises that sites to meet local businesses and community needs in rural areas may have to be found adjacent to or beyond existing settlements. Paragraph 88 of the NPPF also advises that the sequential approach to retail development should not be applied to applications for small scale rural development. In my view, the proposed use of the building as a cafe and ancillary shop, along with the community use of many of the facilities on the site, is consistent with the aims of the NPPF.

#### Design and Appearance

- 11.19 Policy GN3 of the WLLP states that proposals for development should have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within their surroundings through sensitive design. The Council's SPD Design Guide requires that new development, regardless of location, should be a focus to promote high quality design in order to enhance the overall quality of the built environment, both aesthetically and functionally.
- 11.20 With regards the elements of the development comprising new/retained buildings, these are all of timber single storey construction and are therefore in keeping with the rural character of the area. The design of the alterations to the Eco Centre building harmonise with the building and the access tracks are surfaced in materials to match other approved

paths at the site. The site is screened from the wider area and neighbours to the east and south by existing mature vegetation. As such, the proposal assimilates well into the surrounding countryside and I consider the proposal to be acceptable and in compliance with Policy GN3.

#### Highways and parking

- 11.21 The proposed site access and parking to the site is off an existing access from Cobbs Brow Lane approximately 100m south of Tabby's Nook. This leads to a large car park of suitable size to accommodate the additional vehicles anticipated to be required as a result of the proposed development. A condition imposed on the Phase 2 development was to provide an adopted footway along Cobbs Brow Road from Tabbys Nook to the site. I can confirm that the relevant Agreement has been submitted to LCC Highways in order to undertake the works along the highway as soon as possible. This will ensure a safe and sustainable access to the site can be provided from Newburgh. I therefore consider the proposal to be acceptable and in accordance with Policy GN3 of the Local Plan.

#### Surface Water, Drainage and Flood Risk

- 11.22 No change is proposed to the current foul or surface water system already operating at the site. Surface water discharges to the watercourse through the site and into the various ponds. In my opinion, the development continues to be implemented in accordance with the approved FRA for the site. United Utilities has confirmed that they have no objection to the development. On that basis, I am satisfied that the proposed development demonstrates compliance in principle with the NPPF and Local Plan Policy regarding drainage and flood risk.

#### Ecology/Trees and Landscaping

- 11.23 Policy EN2 in the Local Plan requires that development proposals must seek to avoid impacts on significant ecological assets and protect and improve the biodiversity value of sites. If significant impacts on biodiversity are unavoidable, then mitigation or as a last resort, compensation, is required to fully offset impacts. No trees or hedgerows are proposed to be removed as part of the development and as the proposals fall within the confines of the existing site, I consider that a detailed Habitats Regulations Assessment is not required.
- 11.24 Having regard to the above, I am satisfied that the proposed development complies with Policy EN2 of the Local Plan.

#### Mineral Safeguarding Area

- 11.25 The Lancashire County Council Minerals and Waste Site Allocation and Development Management Policies DPD was adopted in September 2013. This plan provides policies for minerals and waste planning in Lancashire. Policy M2 of this document identifies the site as falling within a Minerals Safeguarding Area. However, as the development now proposed to be retained or to be erected lies within the confines of the existing mixed use site, there is no need for the applicant to justify the temporary sterilisation of the potential mineral resource on the site.

#### Impact on Neighbouring Land Uses

- 11.26 Policy GN3 of the Local Plan states that development should retain or create reasonable levels of privacy and amenity for occupiers of neighbouring properties. The nearest residential properties to the site are along Doe Meadow and the access road to the south



containing Mug House Barn and Mug House Farm. A substantial tree and hedgerow line exists between the site and the existing dwellings and due to this, and the distance between the development and residential properties I consider no undue impact upon residential amenity will occur. The additional windows in the Eco Centre building are at ground floor level and do not directly face any residential property. The hours of use of the premises will remain as existing (08.00 to 20.00 on any day). I am therefore satisfied that the proposed development would not cause any significant harm to neighbouring residential amenity through loss of privacy, noise or disturbance in accordance with Policy GN3.

### Conclusion

11.27 The site is located within the Green Belt. Some of the development to be retained (owl and bird building) along with some that is proposed (amenity cabin and CCTV poles) to be built/erected amount to inappropriate development in the Green Belt. However, very special circumstances have been demonstrated to outweigh the total harm to the Green Belt. In my view, the visual impact of the development is considered acceptable, as is the impact on neighbouring residential amenity, highways, ecology and drainage. I am therefore satisfied that the proposal complies with all relevant NPPF and Local Plan policies.

## **12.0 RECOMMENDATION**

12.1 That planning permission be GRANTED subject to the following conditions:

### **Condition(s)**

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 3460-19-78 B received by the Local Planning Authority on 7th August 2019;  
Plan reference 3460-19-79 received by the Local Planning Authority on 7th August 2019;  
Plan reference 3460-19-80 received by the Local Planning Authority on 7th August 2019;  
Plan reference 3460-19-74 B received by the Local Planning Authority on 7th August 2019;  
Plan reference 3460-19-76 B received by the Local Planning Authority on 7th August 2019;  
Plan reference 3460-19-75 A received by the Local Planning Authority on 17th July 2019;  
Plan reference 3460-19-77 received by the Local Planning Authority on 17th July 2019;
3. All external materials shall be as specified on the approved plans unless otherwise agreed in writing by the Local Planning Authority.
4. The use of the site hereby permitted shall only take place between the hours of 08.00 and 20.00 on any day.
5. The respite lodges shall be used for the provision of short term respite care only and for no other purpose (including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). The lodges shall be removed from the site once they cease being used for the provision of respite care.
6. The development shall be implemented in accordance with the Flood Risk Assessment Ref: 2018.192 received by the Local Planning Authority on 14th March 2019
7. This site must be drained using a total separate drainage system in full accordance with the FRA referred to in Condition 6. For the avoidance of doubt, no surface water flows generated from the site will be allowed to connect with the public sewerage system via direct and or indirect means.

### **Reason(s)**

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 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
5. The character and location of the property are such that the Local Planning Authority wishes to exercise maximum control over future development to protect the openness of the Green Belt in order to comply with the provisions of Policy GN1(b) in the West Lancashire Local Plan 2012-2027 Development Plan Document and the NPPF
6. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. To reduce the risk of flooding to the proposed development and future occupants in accordance with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

### **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  
IF2 - Enhancing Sustainable Transport Choice  
IF3 - Service Accessibility and Infrastructure for Growth  
EC2 - The Rural Economy  
EN1 - Low Carbon Development and Energy Infrastructure  
EN2 - Preserving and Enhancing West Lancashire's Natural Environment  
EN3 - Provision of Green Infrastructure and Open Recreation Space  
EN4 - Preserving and Enhancing West Lancashire's Built 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.