

No.5	APPLICATION NO.	2021/0179/FUL
	LOCATION	Taylors Farm Hall Lane Lathom Ormskirk Lancashire L40 5UW
	PROPOSAL	Proposed grain processing building with concrete hardstanding area and landscaped areas.
	APPLICANT	Mr Webster
	WARD	Newburgh
	PARISH	Lathom
	TARGET DATE	1st June 2021

1.0 **REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Pope has requested it be referred to Planning Committee to consider highway safety, impact on the Green Belt, impact on the environment and whether the use is appropriately sited in this location.

2.0 **SUMMARY**

- 2.1 The development is considered to be inappropriate development in the Green Belt as it is a mixed use development and therefore does not comply with any of the stated exceptions in the NPPF. The harm that results from inappropriateness is considered to be limited. In addition it is identified that there would be 'less than substantial' harm to the setting of the Listed Building and limited visual harm. Following assessment of the whole submission it is considered that the applicant has demonstrated very special circumstances and public benefits of the development that outweigh the limited harm to both the Green Belt ,the Listed Building and visual amenity. The design of the building is considered to be appropriate to the proposed use and location and, subject to the proposed landscaping scheme, will not have a significant impact on the character or appearance of the area. Subject to conditions the proposal would not result in adverse impacts on neighbour amenity or flooding/drainage within the local area. In terms of matters relating to highways the proposal is acceptable. The proposed development is considered to be compliant with the NPPF and Policies EN2, EN4, EC2, IF2, GN1 and GN3 of the West Lancashire Local Plan 2012-2027 DPD.

3.0 **RECOMMENDATION: APPROVE subject to conditions.**

4.0 **THE SITE**

- 4.1 Taylors Farm lies within land designated as Green Belt and is located to the east of Hall Lane, Lathom 50m to the south of its junction with Lowry Hill Lane. The site comprises of a farmhouse (Grade II Listed), traditional stone farm buildings and a number of modern agricultural buildings. The surrounding land is open fields.
- 4.2 A farm shop and butchers business is run from the site and is housed in the traditional outbuilding. The farm shop building has recently been extended to create a larger retail area. There is an existing car park serving the farm shop, with approx. 30 spaces, located to the north of the main site entrance driveway. Staff parking, approx. 18 spaces, is located to the rear and side of the farm shop building within the private farm site. The holding farmed by the applicants extends to 252 hectares of land which are used to grow winter wheat, winter barley, oilseed rape, spring barley and oats in rotation.
- 4.3 The land subject of this application is located adjacent to the existing agricultural buildings.

5.0 THE PROPOSAL

- 5.1 The application proposes the erection of a building for the storage and processing of grain. The proposed building would be approximately L-shaped and would adjoin an existing agricultural building at the farm. The building would have a maximum height of 12.1m however some parts of the building would be lower at 11.5m and 10.7m. The elevation facing south towards the field would be 91m in length and the elevation facing Hall Lane would be 54m.
- 5.2 The proposal also includes the construction of an extension to the existing concrete yard to the east of the proposed building. The yard would be approx. 1470 sqm in size.
- 5.3 A landscaping belt is proposed to be planted alongside the western and southern sides of the building. Further tree and under-planting is proposed within a 15m wide area approx. 160m to the east of the proposed building and also tree planting approx. 400m to the south of the building in an area approx. 280m in length.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2020/1103/FUL - Proposed erection of a rural workers dwelling - Refused
- 6.2 2019/0713/FUL - Laying of concrete surfacing in place of existing compacted hardcore - Granted
- 6.3 2019/0619/CON - Approval of Details Reserved by Condition No. 4 of planning permission 2019/0265/FUL relating to a landscaping scheme - Approved
- 6.4 2019/0607/CON - Approval of Details Reserved by Condition No. 3 of planning permission 2019/0265/FUL relating to details of facing and roofing materials -Approved
- 6.5 2019/0556/NMA - Non-Material amendment to planning permission 2019/0265/FUL - Elevational changes - Approved
- 6.6 2019/0265/FUL - Construction of extension to existing farm shop, plus associated landscaping - Granted
- 6.7 2018/1276/PNP - Application for Determination as to Whether Prior Approval is Required for Details - Agricultural building - Details approved
- 6.8 2017/0943/FUL - Construction of new building [manure shed] and areas of hard-standing - Granted
- 6.9 2017/0009/FUL - Construction of new storage building and area of hardstanding - Granted
- 6.10 2016/1011/PNP - Application for Determination as to Whether Prior Approval is Required for Details - Agricultural storage building - Details approved
- 6.11 2015/0720/FUL - Extension to existing farm shop - Granted
- 6.12 2015/0469/FUL - Extension to existing farm shop (re-submission of 2014/1270/FUL - reduced scheme) - Granted
- 6.13 2014/1270/FUL - Extension to existing farm shop - Granted

- 6.14 2014/0823/FUL - Removal of Condition No. 6 imposed on planning permission to allow sale of produce grown outside an 8km radius of the site - Granted
- 6.15 2014/0435/FUL - Extension to an existing agricultural building - Granted
- 6.16 2013/0185/FUL - Replacement of existing silage clamp with covered silage clamp and lean-to building - Granted
- 6.17 2011/1369/FUL - Agricultural worker's dwelling - Granted
- 6.18 2011/0810/FUL - Erection of agricultural building - Granted
- 6.19 2011/0775/PNP - Application for Determination as to Whether Prior Approval is Required for Details - Erection of agricultural building for the storage of grain - Details approved
- 6.20 2009/0834/CON - Approval of Details Reserved by Condition Nos. 2, 3, 4, 8, 9 and 10 of Planning Permission 2008/0951/COU. Discharge of Condition No. 1 on Planning Permission 2008/0951/COU.
- 6.21 2008/0994/LBC - Listed Building Consent - Conversion and single storey extensions to barn to form farm shop; conversion and alterations to existing farm shop and butchery to café - Granted
- 6.22 2008/0951/COU - Conversion and single storey extensions to barn to form farm shop; conversion and alterations to existing farm shop and butchery to café; erection of one new agricultural building and two replacement agricultural buildings; new access off Hall Lane and provision of car parking - Granted
- 6.23 2008/0709/COU - Change of use of part of agricultural building to provide refrigeration facilities for use associated with the existing farm shop - Granted
- 6.24 2007/1277/COU - Part conversion and part re-build of agricultural buildings to form farm shop and cafe. Removal of two existing agricultural buildings and replacement with three agricultural buildings. Erection of car port/store; new access track to Lowry Hill Lane and associated parking areas - Withdrawn
- 6.25 2008/0303/LBC - Listed Building Consent - Part conversion and part re-build of agricultural buildings to form farm shop and cafe. Provision of associated parking areas - Withdrawn
- 6.26 2000/1228 - Consideration of Details for Prior Approval - Extension to agricultural building for storage of hay and straw - Details approved
- 6.27 1998/0336 - Erection of agricultural building for use as cattle shelter - Granted

7.0 CONSULTEE RESPONSES

- 7.1 Lancashire Police – Advice provided.
- 7.2 Cadent - Cadent Gas has a major accident hazard pipeline in the vicinity, Shevington/Ormskirk. From the information provided, it does not appear the proposed works will directly affect the above pipeline.
- 7.3 Shell UK - No effect to the Shell pipeline.
- 7.4 British Pipeline Agency – No comments to make.

- 7.5 LCC Highways - There are no highway objections to the proposed application. In terms of vehicle movements, the proposal will include a separation of deliveries, with the grain processing building being accessed from the existing access on Lowry Hill Lane and the farm shop to continue being served from the existing entrance on Hall Lane.

The existing access point is formalised and wide enough to accommodate traffic associated with the site. The operation of the site according to the agricultural statement already has 50 existing farming customers who do not have the facility to process and store grain. Therefore, concentration of one site is likely to consolidate traffic movements rather than spread movements across the areas. The facility being proposed is responsible for storage and processing on the site which will be time dependent and therefore unlikely to result in constant movements of HGV's.

- 7.6 Environmental Health Officer - No objections in principle. The findings of the noise assessment is satisfactory.
- 7.7 Lead Local Flood Authority – No objection to the proposed development. Conditions recommended.
- 7.8 ADAS- No objections. The development is justified by an identified agricultural need.

8.0 OTHER REPRESENTATIONS

8.1 Lathom Parish Council

Lathom Parish Council are supportive of the Taylors Farm business however we have concerns regarding the scale of this development and have the following comments and questions

1. Large scale building on an already extensive site. Height will be considerably higher than all other buildings and clearly visible from a distance.
2. This is described as a processing unit and we would ask officers to consider the nature of the operation and impact including hours of use. Impact on residential properties from operating noise of both the plant and increased traffic in and out of site. If allowed nothing to prevent operations being extended to provide feed to other end users.
3. Impact on this special historical setting especially Lathom Park and the remaining part of Lathom House

- 8.2 Letters of representation have been received which can be summarised as follows:
- Objection to the proposal
 - Concerns about the additional traffic and impact on roads and also households nearby
 - Taylors Farm has diversified with the addition of the farm shop
 - Grain cleaning is not exclusively a farming operation. Consider it could be carried out on a premises away from the farm site.
 - Concern regarding content of "Noise Abatement Report"
 - Raise concern regarding number of existing buildings and consider that the site already looks like an industrial site
 - Query if Council check what the existing buildings are used for
 - Concern at height of buildings and that the buildings will be visible from residential properties.
 - Drainage issues

9.0 SUPPORTING INFORMATION

- 9.1 The application has been supported by the following documents:

- Agricultural Needs Report
- Design and Access Statement
- Heritage Statement
- Landscape and Visual Impact Assessment
- Planning Statement
- Response to Conservation Officer comments
- Noise Impact Assessment

10.0 RELEVANT PLANNING POLICIES

10.1 The application site is located within the Green Belt as designated in the West Lancashire Local Plan Proposal Map.

10.2 National Planning Policy Framework (NPPF)

West Lancashire Local Plan 2012-2027 DPD

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

EC2 - The Rural Economy

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

Supplementary Planning Document - Design Guide (January 2008)

Supplementary Planning Document, Development in the Green Belt (October 2015)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of development - Green Belt

11.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

11.2 Paragraph 145 in the National Planning Policy Framework states that "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt." There are 7 exceptions to this rule including a) "*buildings for agriculture and forestry*". Policy EC2 of the Local Plan supports development associated with the agricultural use of the land.

11.3 The site is currently in agricultural use and the building would be sited adjacent to existing buildings which are used for agricultural purposes. The proposed building would be used for processing and storage of grain that is produced on the farm. This use is considered to be agricultural in nature and would comply with the requirements of the NPPF. However the submission also proposes that Taylors Farm would process and store grain on behalf of other farmers. This part of the development, whilst strongly related to agricultural uses, is considered to be an industrial use. Overall the proposed use of the building would be mixed. On that basis the proposal is considered to be inappropriate development in the Green Belt as it does not comply with any of the stated exceptions set out within the NPPF.

11.4 In terms of the proposed concrete yard paragraph 150 sets out that certain forms of development are not inappropriate in Green Belt provided they preserve the openness of

the Green Belt and do not conflict with the purposes of including land within it. One such form of development is “*engineering operations*”.

- 11.5 The proposed concrete yard would be located close to the existing and proposed agricultural buildings and adjacent to the existing concrete yard. It would be relatively enclosed by the existing development and is required to allow access to the new building. It is my view that this area of hardstanding does not result in an adverse impact on the openness of the Green Belt and therefore complies with the requirements of paragraph 150 of the NPPF.
- 11.6 Paragraph 148 of the NPPF states 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. The applicant has put forward a case for very special circumstances to outweigh the green belt harm arising from the proposed development which will be considered later in this report.

Design/Impact on Listed Building

- 11.7 Policy GN3 supported by the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings. The site is located within the wider setting of a Grade II listed farmhouse. Local plan policy EN4 is therefore relevant and states that development will not be permitted that will adversely affect a listed building or conservation area.
- 11.8 The listed building is situated relatively close to the road (Hall Lane) and the farm buildings, both modern and historic, are situated to the east of the farmhouse. Lathom Park Conservation Area is located approx. 500m to the south of the site. The proposed building would be wrapped around the southern and western elevations of one of the existing farm buildings. It would be set back from Hall Lane by approx. 95m and would be approx. 90m to the south-east of the listed building with modern and historic structures located in the intervening space. Views of the listed building are currently somewhat obscured from Hall Lane to the south due to the presence of hedgerows and from the public footpath to the east views of the farmhouse are obscured by the existing modern buildings.
- 11.9 The design and materials of the proposed building are typical of agricultural buildings in the local area and would match the existing modern buildings on the Taylors Farm site. The buildings closest to the farmhouse will still be the domestic outbuilding and historic barn currently operating as the farm shop and this grouping would be the main view from Hall Lane. It is acknowledged that the footprint of the proposed building is large however, in my view, due to its position and the intervening development any adverse impact on the listed building is limited. Due to the distance from Lathom Park the proposal is not considered to significantly impact on heritage assets within that area including the Conservation Area itself. I consider the harm caused by the erection of the proposed building to be 'less than substantial' and therefore this harm needs to be weighed against public benefits of the proposal.

Landscape and Visual Impact Assessment

- 11.10 The applicants have acknowledged that the building is higher than the existing ones currently on site however this is required to allow trailers to be tipped undercover. The current buildings are not tall enough to allow this therefore grain tipping (unloading) is done externally and can only take place in appropriate weather. The proposed building will

allow tipping to take place inside the new building which is approximately 3.8m taller than the adjoining building. It is my view the applicants have provided suitable justification for the proposed height. The proposal includes significant amount of new landscaping both close to the building and further away to mitigate any adverse impact on the wider landscape.

- 11.11 The Council's Tree and Landscape Officer has assessed the proposed landscaping scheme. Due to the size and scale of the proposed development, and the nature of the flat low lying landscape which has limited existing trees and vegetation within the immediate vicinity, the development will have some impact on the landscape and visual amenity of the area. The submitted Landscape Visual Impact Assessment clarifies the impacts from various viewpoints in the immediate vicinity, and medium to long views. The submitted landscape plan is considered to assist in mitigating against some of the visual impact although it is acknowledged it will take some years for this planting to reach maturity and fully mitigate against the visual impacts. Whilst there will be some remaining gaps where the site will be visible from wider views, the development will be set against the backdrop of the existing farm complex. On balance it is considered that the proposal would not have a significant adverse impact on the wider landscape subject to the landscaping scheme being implemented in full.

Impact on residential amenity

- 11.12 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of amenity for occupiers of neighbouring properties.
- 11.13 Given the siting of the building and the proposed use of the access off Lowry Hill Lane, concern has been expressed by local residents regarding the impact of noise from the use of the access and the grain processing on households nearby. Following the receipt of a noise assessment, I have consulted the Council's Environmental Health Officer who raises no objection to the proposed building or its uses. Due to the position of the building, I am satisfied that there would be no impact on neighbouring properties caused by overshadowing, overlooking or loss of privacy.
- 11.14 I am satisfied the development would comply with the requirements of policy GN3 1(iii).

Highways

- 11.15 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards. Adequate parking should be provided in accordance with policy IF2.
- 11.16 The building would be used in connection with the existing agricultural business that operates from the site and by other farmers in the locality. The farm shop will continue to be accessed from Hall Lane and the existing access onto Lowry Hill Lane, an A-road, would be used by vehicles using the proposed facility. I have consulted the Highway Authority who have indicated they have no objection to the scheme and consider that the existing access onto Lowry Hill Lane is suitable for the expected level of traffic movements. The existing and proposed hardstanding will provide suitable turning areas within the site for HGVs. Staff parking is already provided within the site.
- 11.17 The Highway Authority advise that existing access point is formalised and wide enough to accommodate traffic associated with the site. LCC as Highway Authority comment that the operation of the site according to the agricultural statement already has 50 existing farming customers who do not have the facility to process and store grain. Therefore,

concentration on one site is likely to consolidate traffic movements rather than spread movements across the area. The facility being proposed is responsible for storage and processing on the site which will be time dependent and therefore is unlikely to result in constant movements of HGV's.

- 11.18 Given this advice, I am satisfied the proposal would comply with the relevant requirements of local plan policies GN3 and IF2.

Drainage

- 11.19 The Council's drainage engineer has reviewed the application with regard to the drainage of surface water and the flood risk associated with this application. The submission indicates that rain water from the building will be kept separate and will drain to the farm's recycling system for using rainwater within the dairy for cleaning and drinking water. Any surplus will go to the existing drainage system.
- 11.20 It is accepted that infiltration for the disposal of surface water runoff is unlikely to work however the site of the new development is predominately greenfield and, as such, flows will be restricted to the Greenfield runoff rate. Both the LLFA and the Council's Drainage Engineer recommend that further details of the proposed drainage scheme and a SuDS maintenance strategy are required by condition.

Very Special Circumstances

- 11.21 Paragraph 148 of the NPPF states 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.
- 11.22 I have identified that the proposed new building would be inappropriate development in the Green Belt however the submission puts forward justification for the building and its uses in this location. The applicant advises that even if the building was not used for processing and storing grain from other farms, it is still required for the agricultural uses described above that are connected with the existing Taylors Farm grain business. The processing unit has been installed at Taylors Farm for over a year and the applicants have been processing/drying their own grain during that time. The existing building in which the equipment is located is not high enough to allow tipper trailers to tip under cover. As a result, bad weather limits the times when grain can be tipped. A new higher building is therefore needed. On that basis the height of the building would be the same as proposed whether grain from other farms is processed or not.
- 11.23 The applicant puts forward the case that the proposed use in connection with grain from other farms has been demonstrated within the submission to be a minority use of the building. The applicant states that the grain processing side of the business has approximately 40-50 farmer customers including:
- local farmers who grow only combinable crops on predominantly rented land and do not have sufficient grain storage on their own land for the area farmed;
 - local farmers who grow combinable crops and root and vegetable crops but who use their buildings primarily for storing and processing vegetables;
 - local farmers who produce only relatively small volumes of grain and who cannot justify investment in grain storage for the volume produced.
- 11.24 The applicant indicates that utilising this building to process and store grain from other farms reduces the likelihood that those farms will need to have the same

equipment/storage on their own Green Belt premises and represents a sustainable local solution for the farming community.

11.25 The applicant indicates that they have consulted a local land agent, Fitton Estates, who have advised there are no buildings either existing or under construction at Burscough Industrial Estate which have a suitable height to accommodate the machinery and vehicles that the applicants use to process the grain. A significant proportion of the grain to be processed will be grown on the Taylors Farm holding of 252 hectares. This activity is already taking place on the land in connection with the existing farm holding and the applicant states it will not be possible to relocate the whole operation. The applicant puts forward a supporting case that Policy EC2 in the Local Plan looks to support the rural economy and permits the loss of open agricultural land where the proposed development is associated with the agricultural use of the land, as is the case here.

Conclusion on very special circumstances

11.26 The Council's agricultural consultant, ADAS, has reviewed the application and considers that the application has strong agricultural merits. A meeting has been held between officers and the agricultural specialists at ADAS to discuss the proposal. ADAS have now submitted a formal response and advise that the development will provide a much-needed resource to store and process grain in the District and it will bring significant benefits in supporting the agricultural economy to sustain the rural character of West Lancashire. ADAS indicate that the proposed development will provide a conveniently located and sited facility for an essential agricultural requirement at a well-established farmstead in a location which is easy to access by other agricultural businesses.

11.27 ADAS advise that the farming industry faces several challenges, due to Brexit and structural changes within the industry and these types of grain processing facilities are needed to sustain arable farming and assist farmers in sustaining their livelihoods and ensure they get the best price for their crop.

11.28 ADAS confirm that the scale of the proposal is commensurate with the stated information in the applicants submitted Agricultural Needs Report and consider the submitted report provides a solid explanation of the requirements for the building and demonstrates the importance of the proposal. ADAS are of the view that the local farming community will benefit significantly from the proposal, they have no objections to the scheme and confirm that the proposed development is justified by identified agricultural need.

11.29 The processing machinery is already located at Taylors Farm and has been for over a year. Allowing the machinery to be housed in a building with an appropriate height to tip under cover will increase the capacity of the farm to dry its own grain and allow other farmers to use this facility. This will support the agricultural economy in the Borough, supporting less affluent farm business and will also mean that the other farms are less likely to need to have similar buildings thereby reducing the overall impact on the Green Belt. The other farms would be able to reduce transport distances, and also costs, as they would not have to transport their grain to facilities outside of the borough. The proposal also supports existing jobs within the Taylors Farm enterprise and will result in five additional jobs.

11.30 It is my view that the submission sets out sufficient very special circumstances which are considered to outweigh the identified limited harm to the Green Belt resulting from the proposal.

Planning balance

11.31 The development is considered to be inappropriate development in the Green Belt as it is a mixed-use development and results in harm to the Green Belt by reason of its inappropriateness. In addition, there would be 'less than substantial' harm to the setting of the Listed Building and some limited visual harm. However, in my view the submission identifies adequate very special circumstances and public benefits of the development that outweigh the limited harm to the Green Belt, the Listed Building and visual amenity. The proposal will provide economic benefits and comprises the diversification of the existing farm. It will support jobs within the rural economy and provide a service to other farmers in the locality. It is my view that the public benefits of the development outweigh the identified harm. In terms of matters relating to drainage, highways and neighbour amenity I have found the proposal to be acceptable subject to recommended conditions. On that basis the development would comply with the guidance contained in the NPPF, Policies EN2, EN4, EC2, IF2, GN1 and GN3 of the Local Plan and the Council's Design Guide SPD.

12.0 RECOMMENDATION

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

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference A100 rev2, A101 rev3, A102 rev4, A103, D8602.001, D8602.002, D8602.003, D8602.004 and D8602.005 received by the Local Planning Authority on 11th February 2021.
Reason: 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. No development shall take place until a strategy for the separate foul and surface water drainage of the development is, including any necessary infiltration measures, attenuation measures, maintenance management proposals, and phasing of delivery if applicable, approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme must be completed in accordance with the approved details and, if applicable, the approved phasing of the scheme. The MicroDrainage mdx file, if available, is required to aid the checking of design calculations.
The approved drainage system shall be retained, managed and maintained in accordance with the approved details at all times for the duration of the development.
Reason: These details are required prior to the commencement of development to ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development 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.
4. The materials to be used on the external surfaces of the building hereby permitted shall match those of the existing buildings in type, size, colour and texture. If the applicant or developer has any doubts as to whether the proposed materials do match they should check with the Local Planning Authority before commencement of the building works.

Reason: 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.

5. All hard and soft landscape works shall be carried out in accordance with the approved details shown on drawing no. D8602.001, D8602.002, D8602.003, D8602.004 and D8602.005. The works shall be carried out within the first available planting season following commencement of development or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within 7 years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

6. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored on the hereby approved hardstanding or outside the approved building without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

7. The means of vehicular access/egress to the development hereby approved shall be from Lowry Hill Lane only.

Reason: To safeguard the safety and interests of the users of the highway and to ensure that the development complies with the provisions of Policy GN3 and IF2 in the adopted 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 - Criteria for Sustainable Development

EC2 - The Rural Economy

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

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.