

Application Recommended for Approval with Conditions

FUL/2020/0492

Town and Country Planning Act 1990

Extension to existing multi-span poly tunnel

40 Springwood Road Burnley BB10 4HR (Springwood Nursey & Garden Centre)

APPLICANT: Mr Steve Starkie

AGENT: Mr Adrian Hughes

The application is before the Committee following the receipt of an objection.

Background:

The application relates to an existing nursery and garden centre located within the urban area as defined within the Burnley Local Plan 2018.



Photo 1& 2: Existing multi-span poly tunnel

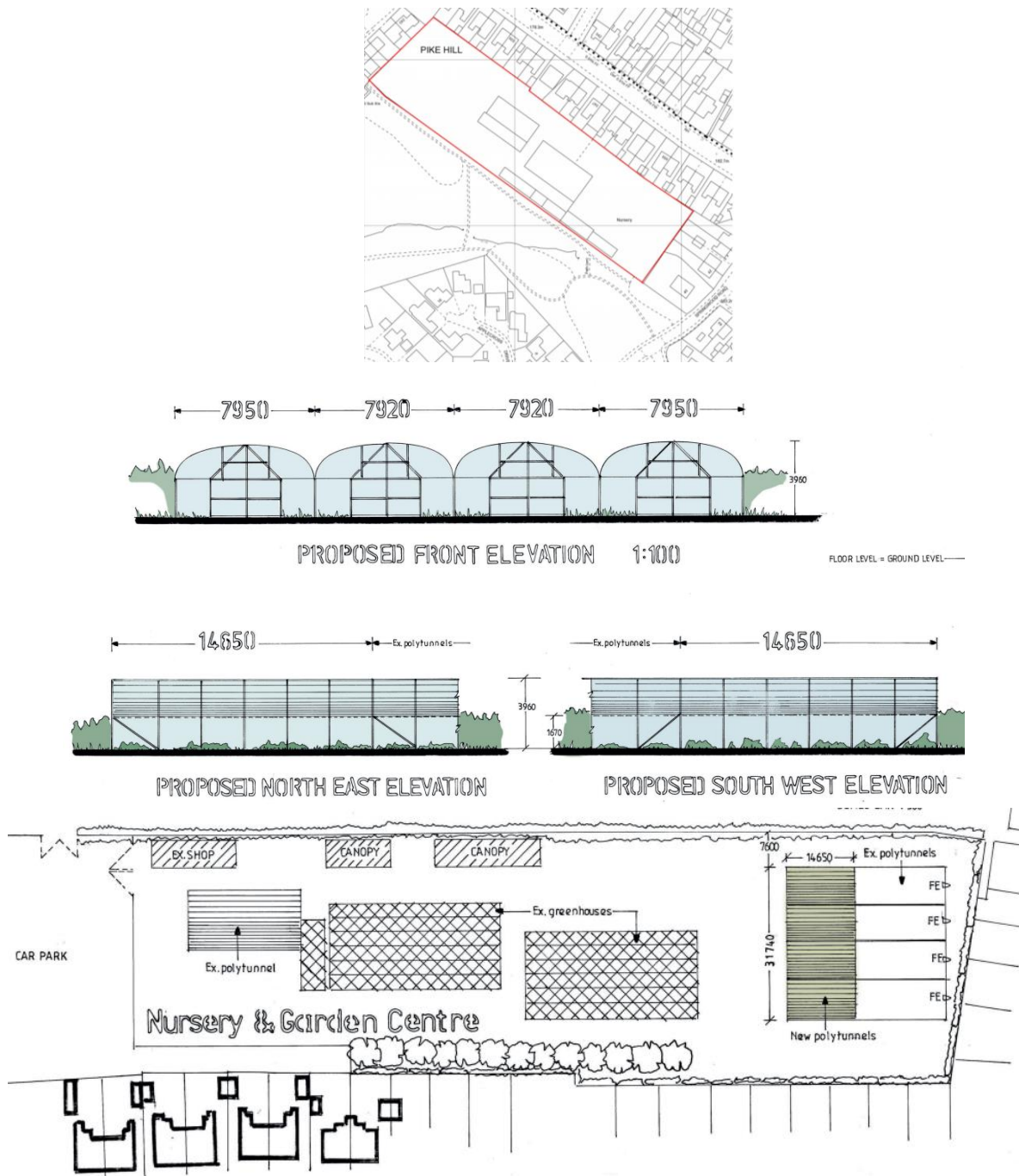


Photo 3& 4: area proposal will extend into and neighbouring dwellings to the north

Proposal:

The application seeks consent for the extension of the existing multi span poly tunnel used for growing at the nursery. The proposed extension will measure approximately 14.6m by 31m with a maximum height of approximately 3.9m, this will comprise of an additional 6 bays to the existing poly tunnel.

Plans show



plans and elevations

Relevant Policies:

Burnley's Local Plan 2018

SP5 – Development Quality and Sustainability
EMP3- Supporting Employment Development

NPPF 2019

Site History:

75/0649: Erection of dormer bungalow - Granted

78/0168: Erection of 2 greenhouses, potting sheds, sales and storage buildings and use of land as a nursery and horticultural garden centre for the sales of plants, trees and shrubs, peat and fertilizers and similar materials and gardening hand tools and implements – Granted

78/0631: Erection of 2 potting sheds (amendment to 78/0168) – Granted

2004/1085: Erection of greenhouse and canopy – Granted

2008/0898: Proposed multi-span polytunnel- Granted

2009/0740: Proposed multi-span polytunnel- Granted

Consultation Responses:

Neighbours – One letter has been received with the following objections:

- Reduction in sunlight to rear amenity space
- Unsightly

Planning and Environmental Considerations:

The use of the land as a nursery garden continued from a small holding in the 1920s. A bungalow was then built on the highway frontage land. The site is now in more recent years laid out for the growing-on and sale of plants, and includes glass housing, potting sheds and covered areas. With the existing multi span poly tunnel being approved in 2008 for the further growing of plants.

The principle of development

The principle of the proposed development is established through the existing lawful use of the site for a garden centre.

Main issues

- Impact on the character of the area including design and appearance
- Impact on amenity of neighbours

Impact on the character of the area

Paragraph 124 of the NPPF states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Local Plan policy SP5 sets out requirements for the design quality of all types of development. Policy EMP3 of the Burnley Local Plan supports the expansion and upgrading of business premises within the development boundaries. Providing the proposals through their form and design do not have an unacceptable impact on the landscape or townscape.

The ground level of the nursery is set lower in comparison to the properties on Brunshaw Road and the existing screening of hedges and a mound along the shared boundaries of the nursery with residential dwellings as conditioned within previous consents (09/0740 & 08/0898) and will be retained.

A multi-span poly tunnel is typical within this type of business use and with the existing arrangement in mind the proposed extension to the multi-span poly tunnel is not considered to result in any significant harm to the visual amenity and character of the surrounding area. On balance, the proposed development is considered to be compliant with policies SP5 and EMP3.

Impact on the amenity of neighbours

Policy SP5 seek to ensure that development does not result in an unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users. Policy EMP3 of the Burnley Local Plan supports the expansion and upgrading of business premises within the development boundaries. Providing the proposals through their form and design do not have an unacceptable impact on surrounding uses, residential amenity or the environment.

When compared with the existing arrangement the extension of the multi-span poly tunnel, the proposal will maintain the distance between the existing poly tunnels and the neighbours to the rear/ west as well as a distance of approximately 15 from the residential neighbours to the north/ north/east of the site.

Due to the location of the proposed extension within the nursery plot the proposed development is not considered to result in any significant negative impact on the residential amenity of any occupiers of nearby neighbouring properties.

Conclusion

The proposed development is acceptable in principle, will maintain the character of the area and will not have an unacceptable impact upon neighbouring amenity.

Recommendation: Approve subject to conditions

1. The development must be begun within three years of the date of this decision.

Reason: Required to be imposed by 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 shall be carried out in accordance with the approved plans listed on this notice below.

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: To ensure that the development will be of a satisfactory appearance and to comply with Policy SP5 of Burnley's Local Plan (July 2018).

4. The poly-tunnels hereby permitted shall be used for the growing of plants, and no retail sales shall take place there from unless a further permission has been sought and granted.

Reason: To allow the Local Planning Authority to control any further expansion in the retail sales area, in the interests of the amenity of the surrounding residential area, in accordance with Policy EMP3 of the Burnley Local Plan (July 2018).

HM
Assistant Planning Officer