

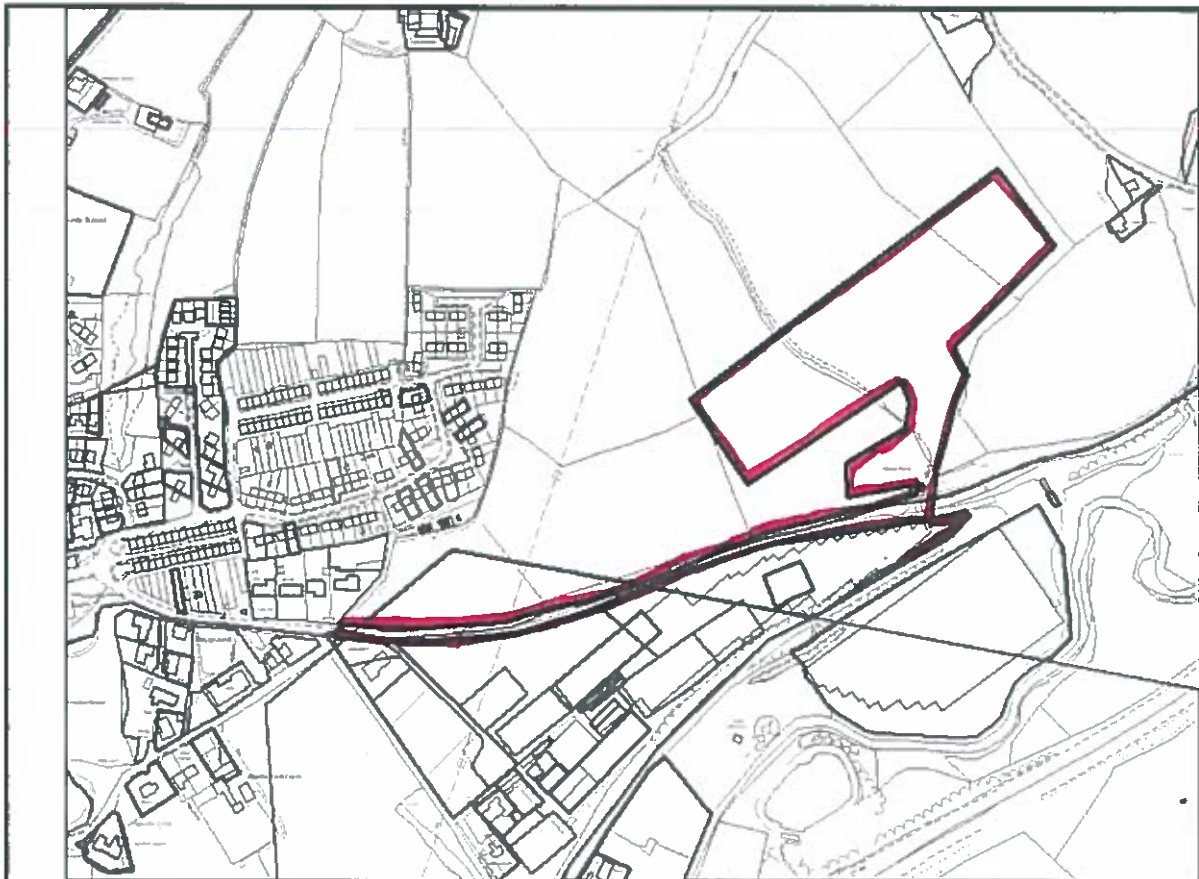


To: PLANNING PANEL

Development Control Section

Date of Meeting: 11/03/2020

Application Number:	4/20/2022/OF1
Application Type:	Full : CBC
Applicant:	AG and CR Blomfield Ltd
Application Address:	LAND TO THE NORTH OF WOODLAND NURSERIES, STAMFORD HILL, LOWCA
Proposal	NEW GLASSHOUSE COMPRISING OF 3.2ha OF BUILDING WITH ACCESS, HARD STANDINGS, ATTENUATION POND AND LANDSCAPING
Parish:	Lowca
Recommendation Summary:	Site Visit



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Application Site

This application relates to land to the north of Woodland Nurseries, Stamford Hill on the eastern edge of Lowca.

Woodland Nurseries comprises a commercial nursery supplying bedding plants on a wholesale basis nationwide.

The existing nursery comprises c.4.5ha of glasshouses and associated offices, storage, accommodation and parking facilities.

The Application Site comprises an area of agricultural land located to the north of the existing commercial nursery premises. The agricultural land slopes from north to south and is both enclosed and sub-divided by a range of existing fences and hedgerows.

The Application Site is bounded by: an existing public right of way, cycleway and the existing Woodland Nurseries to the south; further agricultural land to the north; further agricultural land, a farmstead and dwellings to the east; and, further agricultural land beyond which is the developed area of Lowca to the west.

A culverted watercourse runs through the Application Site.

Proposal

This application comprises a Full Planning Permission for the erection of glasshouses measuring 3.2Ha in floor area.

The glasshouses comprise glazed aluminum framed structures that contain glazed panels. The glasshouses are under dual pitched roof structures with eaves and ridge heights of 4m and 5m respectively.

It is proposed to both part excavate and part fill the land within the Application Site to create a level area on which to site the glasshouses.

Access to the development is proposed via the existing access to Woodland Nurseries. It is proposed to create a vehicular and pedestrian access/linkage to serve the proposed development from the existing service road within the existing Woodland Nurseries site to the proposed glasshouses. This access/linkage crosses the existing public right of way and cycleway.

It is proposed to dispose of surface water from the development to an existing watercourse with flow rates limited using an on-site attenuation.

A scheme of landscaping is proposed.

Consultation Responses

This application is currently out for consultation with technical and statutory consultees and neighbouring properties.

Assessment

Given the large scale of the proposed development; the nature of the primary issues relating to the development including: the landscape and visual effects, highway safety and residential amenity effects; and, the level of interest arising from the public consultation completed to date, it is considered appropriate for Members of the Planning Panel to undertake a site visit to fully understand the Application Site and its context prior to the determination of this application.

Recommendation:-

Site Visit
