

SUPPLEMENTARY PLANNING STATEMENT

Proposed change of use from Plant Nursery with retail sales to garden centre and formation of new access at Fenay Bridge Nursery, Fenay Lane, Fenay Bridge, Huddersfield HD8 0AR.

1.0 INTRODUCTION.

- 1.1 This Supplementary Planning Statement provides further details and clarification of proposals the subject of application 2014/62/93595 which is currently lodged with the Council. It is supplementary to Section 3 of the Planning Statement submitted as part of the application, which describes the proposals.

2.0 THE PROPOSALS.

- 2.1 As set out at section 3.1 of the Planning Statement, it is proposed that most of the polytunnels together with the two permanent buildings at the eastern end of the site are retained essentially for the core business of display and retail sales.
- 2.2 Additional information is as follows. The proposed operation would still involve bringing in young seedlings to grow on to maintain the wholesale side of the business. They would then be used for both wholesale and retail sales. At the moment the nursery has spare capacity to be able to expand total stock. It is envisaged that plants for sale would be displayed in the polytunnels but actual sales at tills would take place in one or both of the two existing buildings of permanent construction shown on Plan MS1 submitted as part of the application. Within those two buildings, which have a total floor area of approximately 260 square yards, would also be displayed for sale higher value stock such as garden implements, fertilizers, garden clothing etc. There would also likely be an ancillary café and toilets, all of which are, of course, normally found within modern garden centres.
- 2.3 The internal layouts within the two buildings have not been finalised. Once planning permission has been granted full details will be provided in anticipation that such will be required by condition before development commences.
- 2.4 It is accepted that the two permanent buildings are fairly basic structures and it is most likely that a further application will be made for changes to improve their external appearance. However, it is made clear that neither at this change of use stage or at any subsequent stage is it intended that there will be any increase in their footprint. As such there will be no greater impact on the openness of the green belt than the two permanent buildings and polytunnels currently have.
- 2.5 The application is merely for a change of use of the site together with a new access road. I am pleased to note that Officers accept that details of the new road need not be provided until after such time as planning permission is granted. Equally, it is acknowledged that details of car parking and servicing will need to be provided, for which there is clearly ample space.

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