

<b>DECISION DATE</b> 3 February 2009	<b>APPLICATION NO.</b> 08/01279/FUL A11	<b>PLANNING COMMITTEE:</b> 12 January 2009
<b>DEVELOPMENT PROPOSED</b>  RETROSPECTIVE APPLICATION FOR THE EXCAVATION OF LAND FOR THE CONSTRUCTION OF A SLURRY LAGOON		<b>SITE ADDRESS</b>  LAND AT MOSS LANE THURNHAM LANCASHIRE
<b>APPLICANT:</b>  Mr Richard Walmsley Beechwood Farm Cockerham Lancaster Lancs LA2 0DU		<b>AGENT:</b>

**REASON FOR DELAY**

N/A.

**PARISH NOTIFICATION**

No comments received within the statutory consultation period.

**LAND USE ALLOCATION**

Within a Countryside Area as defined by the Lancaster District Local Plan.

**STATUTORY CONSULTATIONS**

**Environment Agency** - No objections.

**Environmental Health Officer** - No objections.

**County Highways** - No objections.

**County Land Agent** - No comments received within the statutory consultation period.

**OTHER OBSERVATIONS RECEIVED**

None.

## **REPORT**

The application site is approximately two miles from the village of Thurnham and is accessed from Moss Lane. The field is within an area of flat countryside but is screened from the lane by hedging. The proposal is a retrospective application for the excavation of land for the construction of a slurry lagoon.

The creation of the lagoon has involved the excavation of an area of agricultural land approximately 2.3m deep. The excavated material (clay) has been used to create a bund (which has grassed over) around the lagoon in order to retain liquid manure. The lagoon is situated in the far corner of the field and does not impact unduly on the surrounding Countryside Area.

Although the site is in Flood Zone 3 (High probability having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea in any year, in view of the nature of the application, the Environment Agency considers this it to be appropriate development. And no further measures are necessary.

The site is some distance away from the nearest residential property and therefore residential amenity is not an issue of concern.

Members are therefore advised that this application can be approved.

## **RECOMMENDATIONS**

That **PERMISSION BE GRANTED**. Subject to the following conditions:

1. As required by consultees (no other standard conditions are required as the development has already been undertaken and is satisfactory in appearance).