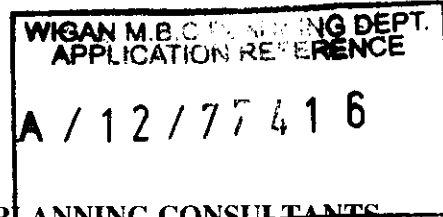


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October 2010

**FILE COPY**

**PROPOSED RETENTION OF HARDSTANDING AND BUND WALL**

**AT**

**LAND AT BRIDGE FARM, LILY LANE, ASTON-IN-MAKERFIELD, WIGAN**

## **SUPPORTING STATEMENT**

**Planning Portal Ref: PP- 01239373**

**McDyre & Co. Ref: PA23**

*McDyre & Co. are Town Planning Consultants and Planning Project Managers. Our Practice deals with many aspects of planning and development over a broad sphere, including residential, industrial, commercial and leisure sectors. Based in Cheshire we give professional advice to clients over a wide geographical area covering all the North West of England and other areas further afield.*

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## **SITE DESCRIPTION**

1. This Supporting Statement accompanies the planning application for the retention of an area of hardstanding and bund wall at Bridge Farm, Lily Lane, Aston-in-Makerfield.
2. The hardstanding is approximately 1377 sq.m in area, whilst the bund wall that surrounds the north and east perimeter of the site is approximately 2 m high.
3. The site is owned by my client Mr J Mather who owns the surrounding agricultural land at Bridge Farm. This site is farmed by Mr Mather in conjunction with other land around Aston-in-Makerfield totalling about 38 ha.
4. Immediately to the west of the site is a railway track. Agricultural buildings lie to the south of the site and the remaining surrounding land is open agricultural fields.

## **SITE HISTORY**

5. Mr Mather was approached last year by Babcocks, a company contracted by Railtrack, to see if they could lay hardstanding on his land for use in carrying out maintenance and improvements to the adjoining railway. Mr Mather permitted them to do so. Once Babcocks finished their maintenance operations, they asked Mr Mather if he wanted to retain the hardstanding rather than having to remove it. Since Babcocks are a major nationally known company, whom he assumed would have obtained the relevant consents, he agreed.
6. It has since come to light that because the site is outside the operational area of the railway undertaking, it does not benefit from

any permitted development rights under Class A of Part 17 of Schedule 2 of the GPDO. Mr Mather was obviously unaware of this and subsequently asked McDyre & Co. to submit a planning application of his behalf for the retention of the hardstanding and the bund wall.

## **MATERIALS AND USE**

7. The hardstanding is permeable and is constructed from hardcore with a crushed limestone top dressing. The hardstanding is to be used for the storage of round bails of silage and straw.

## **PLANNING APPRAISAL**

8. The site lies within Green Belt. Subsequently Policy GB1 Green Belt of the Wigan Replacement Unitary Development Plan (adopted April 2006) applies to this site.
9. Policy GB1 states that approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than agriculture and forestry, essential outdoor sport and recreation facilities, cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it.
10. The hardstanding is sited on agricultural land and will be used for agricultural purposes to store round bails of silage and straw on a dry surface. The hardstanding is screened from view: the bund wall screens views from nearby residential property to the north and east; the adjacent existing agricultural buildings screen views from residential property to the south; and the adjacent railway screens views from the west. Therefore, the proposed development fully accords with Policy GB1.

## **CONCLUSION**

11. Through no fault of his own, the applicant inherited the proposed development under the assumption that no breach of planning control had taken place. Nevertheless, the hardstanding is an essential part of Mr Mather's farming business to enable bails of silage and hay to be stored on a dry surface. It is rightly sited adjacent to existing agricultural buildings and is screened from view. Therefore, the proposed development fully accords with Policy GB1.

**GLYN R BRIDGE**  
**McDyre & Co**  
**October 2010**