



## PERMISSION IN PRINCIPLE

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE) (AMENDMENT) ORDER 2017

**Applicant**

**Agent**

Wignalls Chartered Surveyors  
Wignalls Chartered Surveyors  
311 Hesketh Lane  
Tarleton  
PR4 6RJ

In respect of application number **2025/0401/PIP** received on **25 April 2025** and in pursuance of its powers under the above-mentioned Act and Order, West Lancashire Borough Council as Local Planning Authority, having considered your application, hereby **grants permission**

**for:** Planning permission in principle for up to 2 no dwellings following demolition of glasshouses  
**at:** Firtree Nurseries, Holmeswood Road, Rufford, Ormskirk

A handwritten signature in black ink, appearing to be "P. Charlson", written in a cursive style.

Paul Charlson  
Assistant Director of Planning and Regulatory Services

**Dated:** 2 June 2025

### **Note(s)**

1. You are advised that an application for approval of Technical Details Consent must be made no later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:

'Site Location Plan' and 'Site Layout Plan' received by the Local Planning Authority on 28th April 2025.

3. In addition to national information requirements as required by article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015, applications for the approval of technical details should be accompanied by a Landscaping Scheme, Detailed Drainage Strategy and Access and Parking Arrangements.

This aforementioned required information is not exhaustive and additional information may be required during the determination process.

4. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 - A Sustainable Development Framework for West Lancashire

RS1 - Residential Development

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

IF2 - Enhancing Sustainable Transport Choice

EC2 - The Rural Economy

GN4 - Demonstrating Viability

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

5. The Local Planning Authority has acted positively in determining this application, in accordance with paragraph 39 of the National Planning Policy Framework by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

### **Informatives**

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. It is the responsibility of the person(s) implementing this development to ensure that, where appropriate, Approval under the Building Regulations has been obtained for the building works involved, and that the plans thus approved under those Regulations are for the same works as approved under this permission and do not conflict with this permission or the conditions contained on it. Any amendments to the plans approved by this permission must be drawn to the attention of the Planning Officer.

3. The applicant should be aware this consent relates to planning requirements only. The applicants are reminded they should check their Property Title Deeds to ensure there are no restrictive covenants contained within, which may limit the future use of the property.
4. Attention is drawn to Section 31 of the County of Lancashire Act 1984 where plans for the erection or extension of a building are deposited with a Borough Council in accordance with Building Regulations, the Council shall reject the plans, unless after consultation with the fire authority, they are satisfied that the plans show:-
  - a).that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
  - b).that the building or, as the case may be, the extension of the building will not render inadequate any existing means of access for the fire brigade to a neighbouring building.
5. Developers are advised to contact the necessary utility plant owners for guidance when excavating in proximity to buried plant and apparatus.
6. If, as a result of the development approved by this Notice, new street names, property numbers or changes to existing property names are required, you will need approval from the Council. The Council must be notified at the earliest opportunity of your proposals so that correct postal addresses can be allocated as soon as possible. Guidance on Street Naming & Numbering is available on the Council's website and applications can be made online at [www.westlancs.gov.uk/planning/street\\_naming\\_and\\_numbering.aspx](http://www.westlancs.gov.uk/planning/street_naming_and_numbering.aspx). Alternatively, you can contact the Street Naming and Numbering Officers for advice by telephoning 01695 585158 or 01695 585273.
7. Any demolition work should not commence without notice being given to the Local Authority Building Control Section in accordance with Section 80 of the Building Act 1984 (Tel: 01695 585136).

## **IMPORTANT - YOUR ATTENTION IS DRAWN TO THE INFORMATION BELOW**

### **Appeals**

If you are aggrieved by the Council's decision to refuse permission or to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990. Please note, only the applicant possesses the right of appeal.

If you wish to appeal, then you must do so **within 6 months of the date of the decision notice**,

The Secretary of State can allow a longer period for making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an appeal.

Appeals must be made using a Planning appeal form which is obtainable from Customer Support Unit, The Planning Inspectorate, Room 3/02, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 01173 726372 or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

The Secretary of State need not consider an appeal if it seems to him that the Council could not have granted planning permission for the proposed development or could not have granted permission without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Council based its decision on a direction given by him.

### **Purchase Notices**

If either the Council or the Secretary of State for Communities and Local Government refuses permission to develop land or grants permission subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the Council if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.