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## **ERECTION OF A POLY TUNNEL AT NEW HALL NURSERIES, CHESTER HIGH ROAD, THORNTON HOUGH, WIRRAL, CH64 3TE**

### **1. EXECUTIVE SUMMARY**

- 1.1 The purpose of this report is to advise members of a large poly tunnel that has been erected at New Hall Nurseries, Chester High Road, Thornton Hough, Wirral, CH64 3TE.
- 1.2 It is recommended that an Enforcement Notice should be served requiring the complete removal of the poly tunnel.

### **2. BREACH OF PLANNING**

In August 2006, it was brought to our attention that a poly tunnel, measuring 30 metres long, 15 metres wide and 4.9 metres high was erected at New Hall Nurseries. The poly tunnel sits on a large concrete raft type foundation. It is fixed to the ground with large metal bolts and plumbing and electrical connections have been put in. All of this suggests a high degree of permanency.

### **3. EVIDENCE**

- 3.1 In August 2006, we were advised that the poly tunnel was being erected. On a site visit on the 30<sup>th</sup> August 2006, it was confirmed that the poly tunnel had been erected.
- 3.2 An application for the retention of the poly tunnel was submitted on the 4<sup>th</sup> September 2006 and subsequently refused on the 30<sup>th</sup> October 2006. An appeal was lodged against the refusal of planning permission on the 30<sup>th</sup> May 2007. The appeal was dismissed on the 23<sup>rd</sup> August 2007.
- 3.3 It was observed in early 2007 that work had also commenced on two other buildings on the site. It was decided to postpone the request to the Planning Committee for authorisation to take Enforcement action against the poly tunnel until it was determined if these two buildings were acceptable. We could then include these two buildings on the Enforcement Notice if they were not acceptable.
- 3.4 An application was submitted on the 15<sup>th</sup> March 2007 for the retention of two buildings which was approved on the 22<sup>nd</sup> June 2007. We would now have to wait for the outcome of the appeal regarding the poly tunnel to take enforcement action.
- 3.5 With the appeal regarding the refusal of the planning application for the poly tunnel dismissed on the 23<sup>rd</sup> August 2007, we now need to take action to have the poly tunnel removed.

#### **4. EXPEDIENCY FOR ENFORCEMENT ACTION**

- 4.1 The poly tunnel has been erected in the green belt within an area that consists mainly of undulating grazing fields. The unauthorised works amount to inappropriate development within the green belt due to the unacceptable degradation of the visual amenity of the area caused by the siting, materials and design of the overbearing structure.
- 4.2 The structure is not being used for agriculture, forestry or essential facilities for outdoor sport and outdoor recreation or any other uses which preserve the openness of the green belt as outlined in PPG2. It is in fact being used for retail purposes which conflict with the purpose of the surrounding land.
- 4.3 The development is in conflict with the principles of green belt control, the Wirral Unitary development Plan (Policy GB2), and guidance set out in the Department of the Environment's PPG2.

#### **5. FINANCIAL AND STAFFING IMPLICATIONS**

- 5.1 There are no direct financial implications.

#### **6. EQUAL OPPORTUNITIES IMPLICATIONS**

- 6.1 I am not aware of any Equal Opportunities Implications.

#### **7. LOCAL AGENDA 21 IMPLICATIONS**

- 7.1 I am not aware of any Human Rights Implications.

#### **8. LOCAL MEMBER SUPPORT IMPLICATIONS**

- 8.1 This report will be of interest to Thornton Hough Members.

#### **9. BACKGROUND PAPERS**

- 9.1 None.

#### **10. PLANNING IMPLICATIONS**

- 10.1 None.

#### **11. RECOMMENDATION(S)**

- 11.1 Complete removal of the poly tunnel within 3 months.

D Green  
DIRECTOR OF TECHNICAL SERVICES

This report was prepared by **Victoria Brown** of the Development Control Section who can be contacted on **2215**.

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