Windmill Nursery & Coffee shop
Dog Kennels

The Site

Windmill Nursery & Coffee Shop occupies a main road site off Royd Lane, Millhouse Green.

The site is enclosed with dry stone walls and tree and shrub planting. To the West boundary are the 13 windmills of the local wind farm. The site is occupied by a stone built nursery building and café selling a range of gardening implements and plants. The café sells food and drink to users of the centre 9.00am – 5.00pm Monday to Saturday and 10.00am - 5.00pm on Sundays. The café and centre has on site car parking on a large forecourt area.

To the rear of the café is a large range of poly-tunnel steel framed buildings and plots of fenced off areas of plants and garden equipment.

To the extreme Eastern boundary is the only remaining area of unused land bounded by extensive planting to the Northern boundary and dry stone walls. This area is the proposed site of the dog facility.

To the Western boundary of the entire site is a coal depot and haulage business and family owned housing.

Access

Access to the nursery site is off Whitley Road with first class sight lines. The proposed access to the kennels is taken from the existing car park. The facility will not generate many extra traffic movements as owners will only deliver and collect their dogs.

Design

The proposed building is a bespoke but proprietary structure by "Canine Kennels" The building is a modular system with a height of only 3 metres. It resembles a very low rise agricultural structure.

Landscaping

The building will be screened by existing buildings, polytunnel structures and existing screen planting. Further planting will be added to the boundary to completely screen the building.

Planning Considerations

This area of Whitley Road has a wide range of farming and commercial buildings already existing. It is overshadowed by the 13 mast windmill from the Western boundary. The overall site is Green Belt but is already extensively developed with clearly defined boundaries.

The purpose of Green Belts is set out in PPG2 and outlined under 3.29 and policy GS7 of the current UDP.

The purpose of Green Belt set out in 3.29 is not compromised by the proposal. There is no encroachment on the countryside in the proposed location.

The building will be sited within an almost fully developed commercial site area. It will be fully screened by planting to the boundary and at only 3 metres in height will be insignificant in the landscape.

The building exceptionally has to be sited in a countryside location for management reasons. It is best sited where access exists and existing commercial activity is prevalent.

The proposal rounds off the development of the site with no affect of the openness of the Green Belt.

It provides appropriate employment opportunities in the Countryside and a public facility for which there is much demand in the locality.

MAC 07/10