

**Officer Update Note**  
**Selby and Ainsty Area Constituency Planning Committee – 13<sup>th</sup> Sept 2023**

**Item 4**

<b>PROPOSAL:</b>	Extension to existing greenhouse to form a clad building for the growing of plants, following removal of existing poly tunnel.
<b>LOCATION:</b>	Fields Garden Centre, Sherburn in Elmet
<b>RECOMMENDATION:</b>	Planning Permission be Granted

**Amendment to condition 2**

The applicant supplied a new red line block plan (D-102 E) of the proposed development with an amended red line, after the publication of the agenda. Condition 2 is therefore updated to reflect the approved list of plans. Condition 2 should now read.

1. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below:

Existing Block Plan and Location	D-101 G
Existing floor plan	D-201C
Existing Elevations	D-401 C
Proposed Block Plan	D-102 <b>E</b>
Proposed Floor Plan	D-202 G
Proposed Elevations	D-402 G

Reason:

For the Avoidance of Doubt.

**Email from agent confirmation of the use of the building.**

That part of the building which is being extended is to be used for the same purpose as the polytunnel it replaced – but more efficiently so by the use of the LED lighting system – for the growing of plants which ultimately will be for sale in the garden centre.

**Amendment to condition 4 removing the word ‘display’**

4. The building hereby approved shall only be used for the propagation and storage of plants, shrubs, trees, seeds and flowers only. No additional goods, equipment or services shall be sold, exhibited or promoted within the extended part of the building to which this permission relates.

Reason:

To ensure the building is used for its intended purpose and in accordance with Paragraph 149 of the NPPF in terms of it being assessed as an agricultural building.