

APPLICATION NO: 24/1108C

LOCATION: The Orchards Twemlow Lane Holmes Chapel

PROPOSAL: Proposed use of land for a zoo and wildlife conservation park including amenity buildings, visitor centre, animal enclosures, storage containers, access, parking and ancillary works

APPLICANTS SUBMISSION

The applicant has provided several comments in response to the committee report:

The boundary treatment of timber fencing has been replaced by mesh fencing from the earlier scheme (46%) and additional 'vertical gardens' and landscaping is proposed. The accuracy of the comments in respect of landscape is therefore questioned.

Much of the 'large areas of hardstanding' already exist as part of the Bidlea Dairy, and it is not considered the site will be extensively illuminated.

Although there is a new access, existing buildings are already in use by the dairy so existing infrastructure is being used.

Relevant history is missing in 22/4977C for Dairy Processing building (Prior Approval: Agricultural and Forestry Development) which was approved 10-Jan-2023. This approval is relevant because it extends the area of built development nearer to the location of the zoo buildings.

There are many supporters of the application, and these have not been listed in the representations section.

OFFICER COMMENT

The comments from the applicant's agent are noted, but this does not change the recommendation or reason for refusal.

RECOMMENDATION

No change to initial recommendation as set out in the main report but with the addition of the below informative: