

**INDEX OF APPLICATIONS BEING CONSIDERED
MEETING DATE: 24 MAY 2018**

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A APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:				
			NONE	
B APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR APPROVAL:				
<u>3/2018/0050/P</u>	1	RM	AC	Land adjacent The Beeches Clitheroe Road, Great Mitton
<u>3/2018/0090/P</u>	16	RB	AC	Moor Edge Whalley
<u>3/2018/0093/P</u>	21	SK	AC	1A New Market Street Clitheroe
<u>3/2018/0106/P</u>	32	JM	AC	Land at Burnley Road Simonstone
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C APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL:				
<u>3/2017/1100/P</u>	50	SK	R	Land adjacent John Smith Playing Field, Longridge
<u>3/2017/1188/P</u>	58	SK	R	Wiswell Brook Farm Moorside Lane, Wiswell
D APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED				
			NONE	
E APPLICATIONS IN 'OTHER' CATEGORIES:				
			NONE	

LEGEND

AC Approved Conditionally
R Refused
M/A Minded to Approve

AB Adam Birkett
AD Adrian Dowd
HM Harriet McCartney
JM John Macholc

RB Rebecca Bowers
RM Robert Major
SK Stephen Kilmartin

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 24 MAY 2018
 title: PLANNING APPLICATIONS
 submitted by: DIRECTOR OF COMMUNITY SERVICES

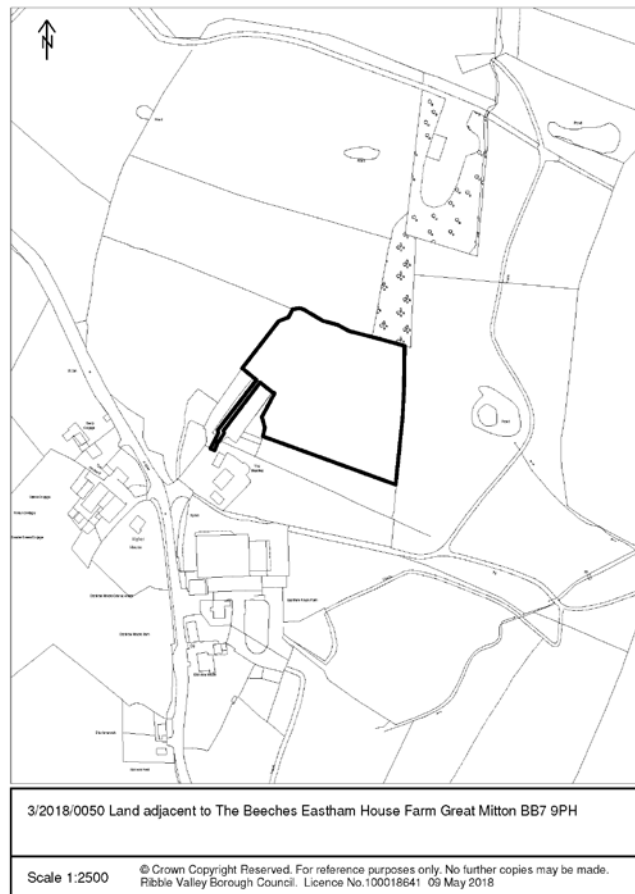
PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:
 RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPLICATION REF: 3/2018/0050

GRID REF: SD 371178 439902

DEVELOPMENT DESCRIPTION:

PROPOSED CHANGE OF USE OF AGRICULTURAL LAND AND DEVELOPMENT OF TEN HOLIDAY CHALETs AT LAND ADJACENT TO THE BEECHES, CLITHEROE ROAD, GREAT MITTON, BB7 9PH



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Having considered the application in its current form would not support the proposal and would like to make the following observations and recommendations:

- Highway issues with the entrance and exit onto the B6243 which is a fast road;
- This appears to be a family holiday site but there is no mention of safety/security, safeguarding of children and play areas;
- The design of the lodges has given little thought to the surroundings. It is expected that the lodges would use more natural materials to blend with the countryside rather than the static trailers proposed. Other applications within the parish for holiday accommodation have proposed shepherds huts, yurts and timber lodges which blend into the landscape;
- The submission states additional parking would be provided but this is not shown on the plan – clarification on this is needed;
- Further details required in respect of letting agreements, hours of business and restrictions on noise and light pollution. There are residential properties near to the site and these should be respected and taken into consideration;
- Details required in respect of drainage and servicing;
- Ecological impact;
- Concern over this application setting a precedent in the village or result in future applications for extensions to the site;
- A covenant would help restrict this form of development occurring elsewhere and preserve the village of Mitton.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The proposal raises no highway concerns, however no details have been provided as to the method of construction for the lodges ie. would they be brought to the site fully assembled or constructed on site. This is a concern because of the low bridge on Station Road in Whalley which may restrict access.

LCC raise no objection subject to conditions in respect of a construction method statement and wheel washing facilities being provided on site.

LLFA:

No comments to make

ADDITIONAL REPRESENTATIONS:

One letter of objection has been received with the following comments raised:

- The proposed development would be out of context with the agricultural setting of the area;
- The development would be clearly visible across the Ribble Valley and from various walks;
- Access via a de-restricted road with national speed limit;
- The applicant has not demonstrated a diversification need, the applicant owns a successful business based in Blackburn and it is considered that they are not dependent on the proposed development for income;
- There is adequate supply of this type of accommodation in the area.

1. **Site Description and Surrounding Area**

- 1.1 The application relates to an existing field located to the north of the residential dwelling known as the Beeches in Mitton. The dwelling is accessed off the B6243 which is a classified road connecting Clitheroe and Longridge, and the field is accessed through a gate located within the corner of the residential curtilage of the Beeches.
- 1.2 The application relates mainly to the field, although does include a section of land within the curtilage of the Beeches which will provide access to the field. The site measures approximately 0.94 hectares and the field slopes downwards from west to east with a hard surfaced area at its western end.
- 1.3 The application site is located within the open countryside and is generally surrounded by open fields used for agriculture, although directly to the north is a wooded area and the boundary of the application field includes a number of mature trees. To the south of the site is the highway (B6243) and a cluster of residential dwellings and agricultural buildings. Also on the opposite side of the road is the boundary of the AONB with the application site located just outside of the AONB.

2. **Proposed Development for which consent is sought**

- 2.1 The application seeks to erect ten detached holiday chalets within the field to the north of the Beeches. The chalets would be accessed via a new internal road to be created with each chalet having two designated car parking spaces.
- 2.2 Each chalet would have the same pitched roof design measuring 15m in length x 6m wide with a ridge height of 3.3m. The chalets would be timber clad with a shingle tiled roof and comprise a lounge/kitchen, a bathroom and three bedrooms. The left flank gable elevation would contain a large window to provide natural light and take advantage of views across the landscape.
- 2.3 The submission shows that all existing trees would be retained, with additional tree and hedge planting both along the boundaries and throughout the site. The application states that the site would be serviced via a package treatment plant however full details of this have not been provided with the application.
- 2.4 In terms of operation, the applicant has confirmed that the intention is for the units to be used for short stay purposes, mainly for bikers, hikers or guests attending one of the many wedding venues in the area. As such the applicant has stated that the units will not be sold off and used as second homes. A Management Plan has been provided which details that guests will be required to report to the applicants dwelling on arrival (to gain access) and that all guests will be instructed of the rules of the site (ie. no disturbance before 07:30 and after 22:30).

3. **Relevant Planning History**

3/2016/0973 - Demolition of existing dwelling and erection of replacement dwelling (including re-defining domestic curtilage, ground works and provision of sustainable drainage system) – under consideration.

3/2009/0172 – Demolition of existing dwelling and attached garage. Erection of new dwelling and attached garage. Alterations to existing vehicular access – approved subject to conditions

3/2008/0605 – *Extension to already approved building and change of use from general grazing to horse manege* – approved subject to conditions

3/2007/1019 – *Proposed stable, storage, tack room and trailer store. Portal frame building with blockwork to 1200mm above first floor level with Yorkshire boarding above with Eternite sheeting in dark green* – approved subject to conditions

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EC1 – Business and Employment Development

Key Statement EC3 – Visitor Economy

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy DME2 – Landscape & Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

Policy DME5 – Renewable Energy

Policy DME6 – Water Management

Policy DMB1 – Supporting Business Growth and the Local Economy

Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The application seeks consent to erect ten holiday chalets within the field directly to the north of the residential dwelling known as the Beeches at Mitton. The chalets would be for holiday use only.

5.1.2 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged and that significant new attractions will be supported in circumstances where they will deliver overall improvements to the environment and benefits to local communities and employment opportunities. The proposed development would contribute to the tourism economy and is in accordance with Key Statement EC3.

5.1.3 The application site is located in the open countryside and on the edge (but outside) the Forest of Bowland AONB. Core Strategy Policy DMG2 requires development

outside of defined settlement areas to meet at least one of six considerations one of which is the following:

4. The development is for small scale tourism or recreational developments appropriate to a rural area.

5.1.4 The proposed development would represent a small scale tourism development of a type that is appropriate to this rural area and consequently complies with the above criterion contained with DMG2.

5.1.5 Policy DMB3 relates specifically to recreation and tourism development in the Borough. Tourism and visitor attractions are generally supported subject to the following criteria being met:

i. The proposal must not conflict with other policies of this plan;

ii. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;

iii. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;

iv. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;

v. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and

vi. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

5.1.6 With regard to the above, the application site is not within a main settlement, however it is considered to be physically well related to an existing group of buildings, both residential and agricultural, and there are no existing/vacant buildings in the vicinity that could be utilised for the proposed use/development.

5.1.7 The visual impacts of the proposed development, are considered in the “*visual amenity/external appearance*” section of this report. Similarly, the highway implications and the nature conservation issues are also discussed in more detail later within this report. The principle of tourism/visitor accommodation is therefore considered to be acceptable in this location.

5.1.8 Additionally, Policy DMB1 (Supporting Business Growth and the Local Economy) states that “*Proposals that are intended to support business growth and the local economy will be supported in principle.*” The application is not accompanied by a financial justification or specific business case, however the applicant has commented

that the chalets will be aimed towards short stay tourism, potentially hikers and bikers visiting the AONB and guests attending nearby wedding venues.

5.1.9 In view of the above, the principle of the development is considered to be acceptable, subject to compliance with other relevant policies within the Core Strategy.

5.2 Impact upon Residential Amenity:

5.2.1 The nearest residential property to the proposed chalets, with the exception of the applicant's property at the Beeches, are the dwellings on the opposite side of the B6243 and the dwelling at Eastham House Farm some 100m to the south. Eastham House Farm is an active farm, with existing farm buildings between this dwelling and the application site. Similarly the dwellings on the opposite side of the highway would be well screened from the proposed development site by the applicant's dwelling at the Beeches, as well as the natural topography of the land. It is therefore considered that the use of this field for holiday accommodation would not have any significant impact upon residents of the nearest properties.

5.2.2 With regard to the impact of the operations at the neighbouring farm upon the occupiers of the chalets, as these are for holiday use only they would not receive the same level of protection as a permanent residential dwelling and in any case there are existing residential dwellings within close proximity to this working farm. As such there are considered to be no issues with this relationship.

5.2.3 The comments made by the Parish Council with regard to respecting the amenity of nearby residents have been taken on board and as part of the consideration of this application the LPA requested the applicant submit a management plan detailing how the site would operate and be managed. The LPA are satisfied with the content of this management plan and a condition has been attached to ensure that it is adhered to. Additionally, the closest dwelling to the site is obviously the applicant's own dwelling and therefore it is in the applicant's own interest to ensure that disturbance from the site is kept to a minimum.

5.2.4 In view of the above it is considered that the relationship the proposed development would share with neighbouring properties is acceptable in accordance with paragraph 17 of the NPPF which seeks to ensure that all new development provides "*a good standard of amenity for all existing and future occupants of land and buildings*" and Core Strategy Policy DMG1 which states that new development must:

- *not adversely affect the amenities of the surrounding area;*
- *provide adequate day lighting and privacy distances.*

5.3 Visual Amenity/External Appearance:

5.3.1 The application site is located just outside of the Forest of Bowland Area of Outstanding Natural Beauty (AONB), however given its proximity the impact of the proposal on the visual quality of the AONB must be considered. Paragraph 115 of the NPPF considers the potential impact of development within an AONB and notes that

'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

5.3.2 Paragraph 58 of the NPPF encourages good design by stipulating that planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

5.3.3 Key Statement EN2 (Landscape) states *"The landscape and character of the Forrest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area...As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials"* and Policy DMG1 requires development to be of a high standard of design and be sympathetic to existing and proposed land uses in terms of size, intensity and nature.

5.3.4 The Forest of Bowland AONB Landscape Character Area Appraisal categorises this specific area as an Undulating Lowland Farmland with Parkland, which is characterised by pasture land interspersed with country houses and associated designed landscapes. Undulating Lowland Farmland such as this contain scattered isolated farmsteads and have a largely 18th and 19th century designed landscape, built for estate owners to enjoy.

5.3.5 The application seeks to erect ten chalets within the sloping landscape of the field directly to the north of the dwelling at the Beeches. Due to the topography of the land, the application site is well screened from viewpoints within the AONB by existing buildings (residential and agricultural) and by the high hedgerows which flank the highways in this location. As such the visual impact of the proposal on the AONB is considered to be limited.

5.3.6 In terms of the wider area and the visual impact on the open countryside in general, as mentioned above the site is well screened from the south and west by buildings and hedgerows and directly to the north is a wooded area which also screens the application site. As such the main visual impact to consider is views from the east.

5.3.7 To the east of the site are open fields and hence the site would be visible from this direction. In terms of views from public roads to the east the site would be screened by highway hedging and vegetation, however there is a public footpath (footpath 56) which runs through a field to the east and the application field, as well as the proposed chalets, would be visible from a significant stretch of this right of way.

5.3.8 The fact that the proposed development can be seen from the right of way is not in itself a justification for refusal of the application. The proposed units would be single

storey only and the proposal includes new hedgerow planting along the southern and eastern boundaries, as well as new tree planting within the site to further screen the proposal and limit any visual impact.

5.3.9 The LPA notes that the Parish Council have raised concerns in respect of the design of the chalets and the proposed materials, however it is considered that the simple pitched roof design of the single storey chalets, being constructed using timber cladding and shingles, is in keeping with the surrounding character of the area.

5.3.10 In addition to the proposed chalets the application includes the laying of a new access track and car parking spaces to serve the proposed units. The new track would lead from the existing hardsurfaced area along the western boundary and a condition has been attached requiring details of the materials to be used on the surface of this track to be submitted to the LPA.

5.3.11 In view of the above, it is considered that the proposed developments, would be sympathetic and in keeping with the surrounding landscape and buildings in accordance with Key Statement EN/2 and Policy DMG1 of the Core Strategy.

5.4 Highway Safety and Accessibility:

5.4.1 Despite the objections from the Parish Council and a nearby resident, the LCC Highway Officer has raised no objection to this application or concerns in relation to the access point. The Highway Officer did request confirmation in respect of whether the units would be constructed on site or brought on site pre-built, and the applicant has confirmed that at the current stage it is not known for sure how the units will be constructed. As such a condition has been attached requiring a construction management plan to be submitted to the LPA, as requested by LCC Highways, so as to ensure vehicles access the site via the most suitable direction.

5.5 Landscape/Ecology:

5.5.1 The application is accompanied by an Extended Phase 1 Habitat Survey which found no evidence of protected species at the site, however bats, birds, brown hares, hedgehogs and reptiles are known to occur in the local area. The submitted ecology report therefore recommends mitigation measures and a condition has been attached to ensure these are adhered to. A condition has also been attached requiring bat/bird boxes to be provided on site to enhance biodiversity.

5.5.2 In respect of trees, there are a number of mature trees situated along the boundary of the application field and the submitted plans show these are to be retained. Whilst the submitted plans do not show the root protection areas of these trees the Council's Countryside Officer has visited the site and is satisfied that from the information provided the development would not impact upon these trees. In order to protect these trees a condition has been attached that they are to be retained and protected throughout the development proposal and an additional condition which requires an arboricultural method statement to be submitted to the LPA prior to any works being undertaken within the root protection area of any retained trees.

5.5.3 In addition to the above the submission proposes the planting of new hedgerows along the southern and eastern boundaries of the site, along with new tree planting within the site. A condition has been attached requiring details of the proposed new landscaping

(trees/hedges) to be planted, in order to ensure they are native species and the Council's Countryside Officer has commented that any landscaping scheme should include some wild meadow planting within the site.

5.5.4 In view of the above, the proposal would have no significantly impact upon the landscaping qualities of the site/area in accordance with Key Statement EN2, and the attached conditions seek to ensure that the proposal results in a net improvement in biodiversity in accordance with Policy DME2 of the Ribble Valley Core Strategy.

5.6 Flood Risk and Drainage:

5.6.1 The application states that the site will be drained via a soakaway and that foul sewage will be disposed via a package treatment plant. Precise details of these have not been submitted with the application and therefore a condition requiring details of the foul and surface water drainage has been attached to the recommendation.

5.7 Other issues:

5.7.1 The objector has questioned the need for an additional "tourist/camping" site in this area, and the Parish Council have raised a concern over future development/expansion. With regard to need, as detailed earlier in this report the applicant has not provided a specific business case or justification for the proposal, however this is not considered to be a justifiable reason to refuse the application. Furthermore, the Ribble Valley Core Strategy is supportive of tourism and business growth in rural areas.

5.7.2 The Parish Council have commented on a lack security and play areas for children. In response to this, the chalets are aimed at short stay guests only and being relatively modest in size (10 units) it is not considered that a children's play area is justified. Furthermore, there is open space within the application site for children to play and directly adjacent is a small wooded area for families to enjoy should they wish. In respect of security, obviously this is an important issue but it is for the applicant and the occupants/guests themselves to ensure the security of children and all guests.

5.7.3 In respect of future development/expansion of the site, the LPA cannot impose a condition preventing further applications from coming forward in the future, and if any applications did come forward they would be assessed on their own individual merits in the same way that this proposal has been assessed and considered. The objector has questioned the applicant's financial need for the proposed chalets/business however this is not relevant in the determination of this proposal.

5.7.4 A condition has been attached to ensure that the owner/manager of the chalet site resides at the Beeches in order to ensure that the proposed business remains connected to the adjacent residential use of the Beeches.

5.7.5 Other conditions attached to the recommendation include the chalets only being used for holiday accommodation (no single person can reside in any chalet for more than more than two months in any calendar year) and the details of an external lighting are to be submitted to the LPA prior to installation.

6. Observations/Consideration of Matters Raised/Conclusion

- 6.1 Considering all of the above and having regard to all material considerations and matters raised, the proposed chalets, and associated works, would share an acceptable relationship with the surrounding area in terms of both residential and visual amenity, and subsequently the application is recommended for approval, subject to conditions.

RECOMMENDATION: That the application be APPROVED subject to the imposition of the following condition(s):

Time

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Plan related

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Coc/820/2326/01B (amended plan received 09/04/18)
Coc/820/2326/02

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Materials

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the chalets hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of the specification of all glazing to be used on the external surfaces of the chalets hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the glazing to be used is appropriate to the locality in accordance with Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

Drainage

5. Notwithstanding the requirements of condition 2 of this permission, prior to the commencement of any development, full details of the foul and surface water drainage schemes, shall be submitted to and approved in writing by the Local Planning Authority. The chalets hereby approved shall not be brought into use until the approved foul and surface drainage scheme has been completed in accordance with the approved details. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of foul and surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

Landscaping/Ecology

6. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of any chalet first being brought into use and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

7. Unless otherwise agreed in writing with the Local Planning Authority, the trees and hedges shall be retained on site as shown on drawing number Coc/820/2326/01B, and no development shall take place until all the existing trees and hedging within, or directly adjacent to, the site, have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

8. Prior to any works being carried out within the root protection area of any retained tree an arboricultural method statement shall have first been submitted for the written approval of the Local Planning Authority, and all works within the root protection area shall be carried out in strict accordance with approved arboricultural method statement.

REASON: To protect trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

9. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Ribble Valley Core Strategy Policy DME3 and the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. Within three months of development first taking place on site, details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be installed and made available for use before the chalets hereby approved are first occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

Amenity

11. The development hereby approved shall be carried out in complete accordance with the mitigation/recommendations/conclusions detailed within Sections 7 and 8 of the submitted Ecological Appraisal carried out by envirotech referenced 4379 – dated 29/11/17.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

12. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Lighting

13. No external lighting shall be installed on any chalet hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Highways

14. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

15. No development shall take place, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

The parking of vehicles of site operatives and visitors
The loading and unloading of plant and material
The storage of plant and materials used in constructing the development
The erection and maintenance of security hoarding
Details of working hours
Routes to be used by vehicles carrying all plant and materials to and from the site
Contact details for the site manager

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. The car parking and manoeuvring areas shall be made available for use as shown on the approved plan before any of the chalets hereby permitted become operative and these areas shall be permanently maintained thereafter.

REASON: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Monitoring/Control

17. The chalets hereby approved shall not be let to or occupied by any one person or group of persons for a continuous period of longer than two months in any one calendar year and in any event shall not be used as a permanent accommodation. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall contain the name and address of the principal occupier together with the dates of occupation.

REASON: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

18. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the chalets hereby approved shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

19. Unless otherwise agreed in writing with the Local Planning Authority, the use hereby permitted shall be carried out and managed in complete accordance with the details submitted within the Site Management Plan Ref: Coc/820/2326/CS.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

20. The chalets hereby approved shall only operate as a business in association with the dwelling at The Beeches (Clitheroe Road, Great Mitton BB7 9PH), and shall not be sold off as a separate business. The owner/site manager of the pods hereby approved shall therefore always reside at the dwelling currently known as The Beeches (or any such alternative name that the property is known as in the future).

REASON: For the avoidance of doubt and to ensure that the chalets do not have a detrimental impact upon residential amenity and to ensure effective management of the site in accordance with Policy DMG1.

BACKGROUND PAPERS

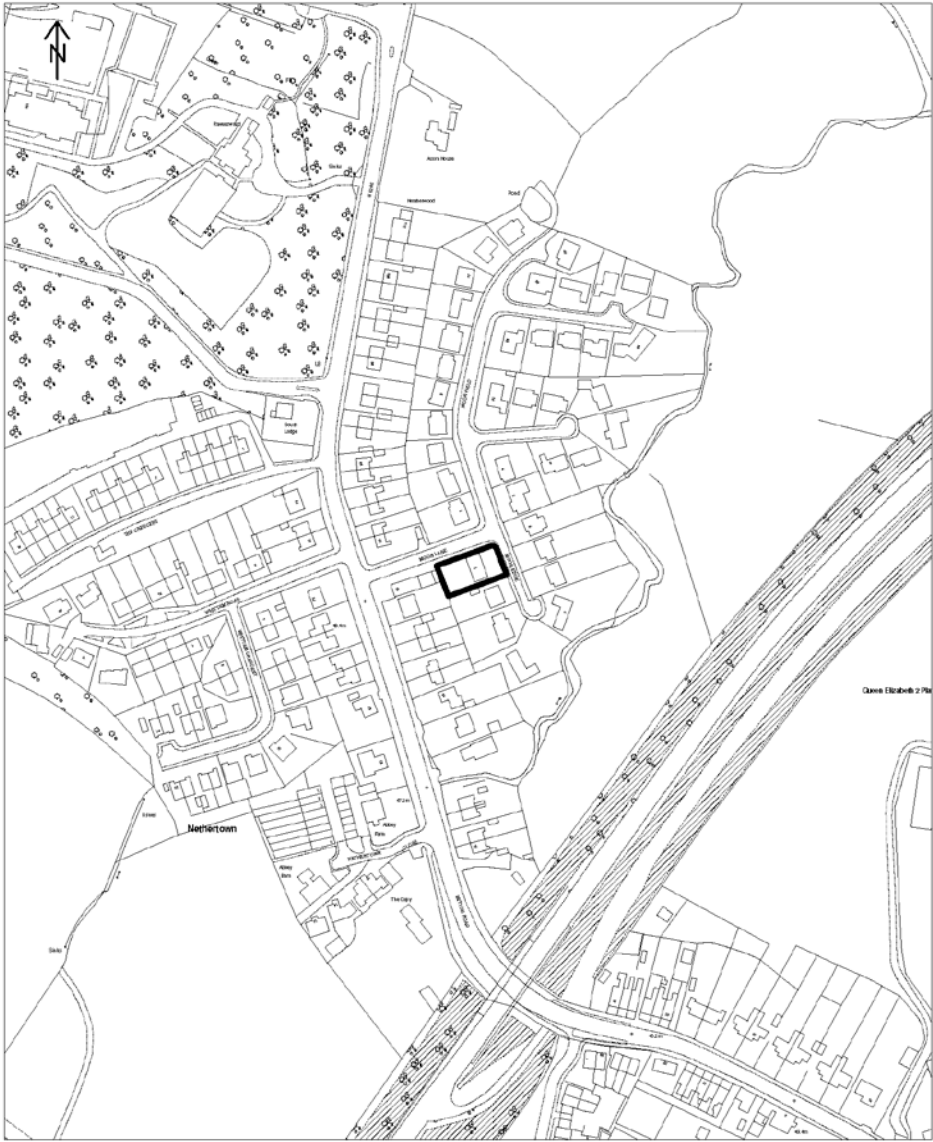
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APPLICATION REF: 3/2018/0090

GRID REF: 372656 436829

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF DOMESTIC GARAGE TO DOG GROOMING STUDIO AT 1 MOOR EDGE, WHALLEY



3/2018/0090 1 Moor Edge Whalley Clitheroe BB7 9RZ

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Raised an observation that there are known to be parking issues in the immediate vicinity.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No objection subject to the imposition a condition that requires the applicant to provide 2 parking spaces for customers within the curtilage of the site.

ENVIRONMENT HEALTH:

Requested a noise impact assessment be undertaken and had no concerns once the assessment was received.

ADDITIONAL REPRESENTATIONS:

Letters of representation have been received from 10 individual households/addresses objecting to the application on the following grounds:

- Highway safety as there are parking issues adjacent to site as access road has unrestricted parking.
- Noise disturbance from barking dogs and dryers.
- Negative impact on property value in the area
- Concerns an approval would set a precedent for other garage owners

1. Site Description and Surrounding Area

1.1 The application site relates to a detached garage constructed of concrete panels with a pebble dash render finish in the residential curtilage of no 1 Moor Edge. The garage is located towards the western extents of the private garden area of the dwelling. The area is predominately residential in character there is one commercial property to the west of the site to which the property backs onto.

2. Proposed Development for which consent is sought

2.1 The application seeks full planning consent to change the use of the existing domestic garage (C3) to dog grooming salon (sui generis) offering services such as bathing, pet trims, clipper trims and nail clipping. The salon would accommodate 1 employee and would be open from 09:00-18:00 Monday to Friday; 09:00-13:00 on Saturday and at no time on Sundays or Bank Holidays. Customers have been allocated 2 parking spaces to the front of the property (1 Moor Edge) as indicated on the site plan.

No external alterations are proposed, therefore the external appearance of the building will remain the same.

2.2 There are to be a maximum of 2 dogs on site at any one time, with a maximum of 6 dogs per day and there are to be no dogs kept overnight.

2.3 A Noise Assessment has been submitted in support of the application which concludes that the existing building is sufficiently insulated to avoid noise associated with the functions being undertaken being of detriment to nearby residential amenity.

3. **Relevant Planning History**

3/2017/1175-Certificate of Lawfulness – Proposed-Conversion of existing outbuilding to temporary dog grooming salon for 12 months- Refused and Planning Permission Required.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EC1 – Business and Employment Development.

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG 3 – Transport and Mobility

Policy DMB 1 Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The Ribble Valley Core Strategy Policies EC1 & DMB1 seeks to support business growth and the local economy, and whilst these policies generally relate to large scale employment uses, the proposed use would provide employment. Policy EC1 further states that employment development should be encouraged within the principal settlements and the Tier 1 villages. The application site is located within the settlement of Whalley and as such in locational aspects the principle of the development is considered to be in broad accordance with the overall aims and objectives of the core strategy in relation to small scale employment use.

5.2 **Impact upon Residential Amenity:**

5.2.1 Several concerns have been raised in relation to the proposal, potential to have an impact on local residential amenity, and the perceived increase in noise which will occur from the proposed business use.

5.2.2 The applicant is seeking to have the opening hours from Monday to Friday 9am – 6pm Monday to Friday and 9am – 1pm on Saturdays. A noise assessment has been submitted in support of the application which concludes that the existing building is sufficiently insulated to avoid noise associated with the development impacting on the nearby residential amenity.

- 5.2.3 As the proposed use is for modest scale development it is not considered that the business would generate such a significant level of additional traffic or create noise levels that would have a detrimental impact upon neighbouring amenity.
- 5.2.4 The Noise assessment submitted confirmed that the limited scale of the business is no more likely to result in any additional impacts above those resultant from a scenario whereby dogs kept as domestic pets.
- 5.2.5 A number of conditions will be imposed to ensure the safeguarding of nearby residential amenity and to ensure the compatibility of the use with the area.

In order to monitor the proposed use I consider it appropriate to grant consent in the first instance, on a temporary basis, with a view of granting further consent should the use prove to be compatible with the residential nature of the area.

5.3 Visual Amenity/External Appearance:

- 5.3.1 No external alterations are to be carried out to the garage. Therefore it is considered that the proposed development would not have a harmful impact on the visual character or appearance of the application building or the surrounding area.

5.4 Highway Safety and Accessibility:

- 5.4.1 A number of concerns have been raised by a number of residents regarding the potential impact of additional cars due to customers coming and going from the site. It is considered that the vehicular movements created by the use will not be significantly more than existing.
- 5.4.2 The Highways authority LCC raised no objection to the development subject to the imposition of a condition requiring the application provide two customer parking spaces within the site curtilage.

6 Observations/Consideration of Matters Raised/Conclusion

- 6.1 I note the concerns expressed but given the limited scale and extents of the operations proposed, I consider subject to the imposition appropriate conditions there will be sufficient safeguards in place to protect nearby residential amenity.

RECOMMENDATION: That the application be APPROVED subject to the imposition of the following condition(s):

Time

- 1. The use hereby permitted shall discontinue and the garage be returned to its former use on or before 24th May 2019 unless in the meantime a further application has been submitted to and approved by the Local Planning Authority.

REASON: To allow the LPA to monitor the development - having regard to the particular circumstances and nature of the development to comply with DMG1 of the Ribble Valley Core Strategy.

Plan

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Site Location Plan drawing no 1
Block Plan drawing no 2
Floor Plan drawing no 3

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Highways/Amenity

- 3 During hours of operation of the 2 car parking spaces as indicated on Site Plan Drawing no 2 shall be made available for use solely for customers of the use hereby approved.

REASON: to ensure that business does not impact on the present need for on street parking and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Amenity

- 4 There shall be no more than two dogs at any one time and no more than six dogs per day kept on the premises associated with the dog grooming use hereby approved and. no dogs shall be kept overnight associated with the use hereby approved.

REASON: In the interests of amenity having regard to the location of the site within a residential area, and to comply with policy DMG1 of the Ribble Valley Core Strategy

- 5 No business or functions associated with the use hereby approved shall being undertaken on site outside of the following hours.

09:00 – 18:00; Monday to Friday
09:00 – 13:30: Saturdays

The premises shall not be open at any time on Sundays/Bank or Public Holidays

REASON: To ensure the appropriate use of the site and to protect the amenities of the occupiers of properties in the locality and to comply with policy DMG1 of the Ribble Valley Core Strategy

- 6 All dogs on site associated with the dog grooming use hereby approved shall be kept inside the garage as indicated on drawing no 2 at all times apart from during access and egress to the garage. For the avoidance of doubt there shall be no external grooming of dogs within the curtilage of the property associated with the use hereby approved.

REASON: In the interests of amenity having regard to the location of the site within a residential area, and to comply with policy DMG1 of the Ribble Valley Core Strategy.

7. The use hereby permitted shall ensure for the personal benefit of Ms Kelly Murphy only.

REASON: For the avoidance of doubt and to safeguard residential and highway amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

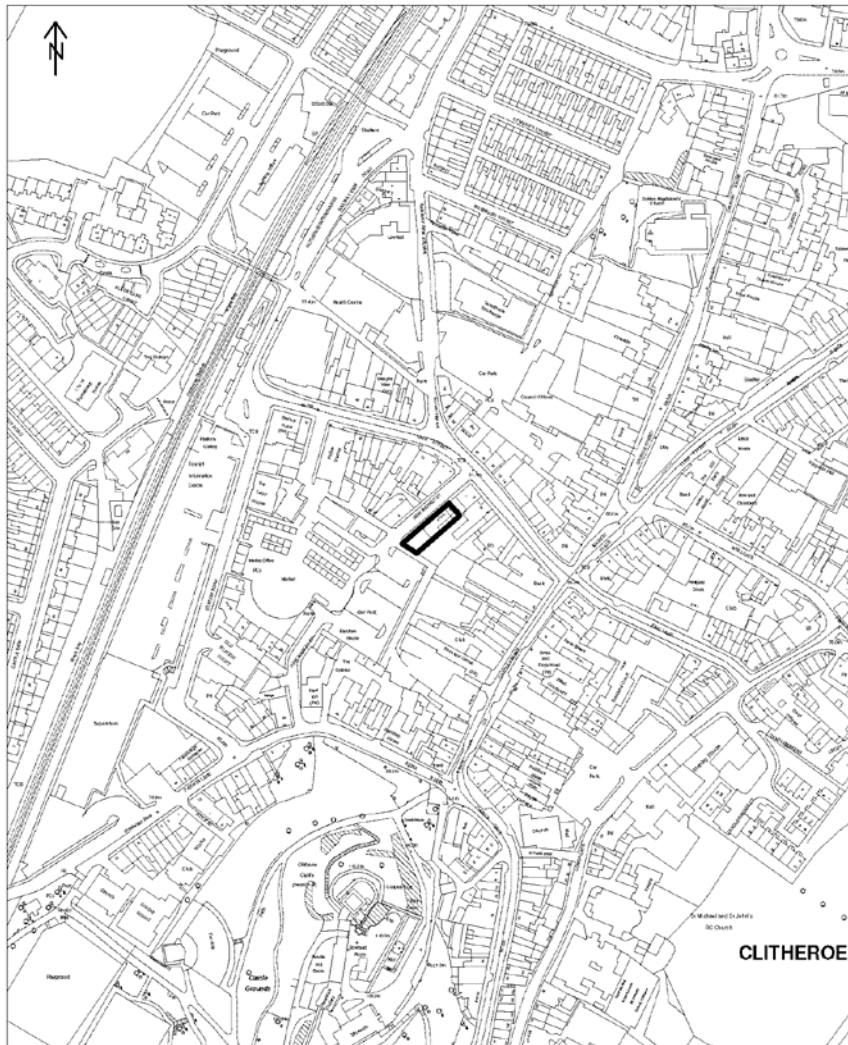
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0090

APPLICATION REF: 3/2018/0093

GRID REF: SD 374294 441911

DEVELOPMENT DESCRIPTION:

LOWER EXISTING SHOP FRONT WINDOW SILLS AND EXISTING FLOOR LEVEL TO PROVIDE A NEW LEVEL ACCESS DOOR TO THE EXISTING LADY CLITHEROE SHOP. CONVERSION OF EXISTING FIRST FLOOR OFFICE INTO ONE NEW RESIDENTIAL APARTMENT. DEMOLITION OF EXISTING SINGLE-STOUREY EXTENSION TO THE LADY CLITHEROE SHOP AND REPLACEMENT WITH NEW THREE-STOUREY EXTENSION TO INCLUDE ONE RETAIL UNIT AND TWO FURTHER APARTMENTS. 1A NEW MARKET STREET CLITHEROE BB7 2JW



3/2018/0093 1A New Market Street Clitheroe BB7 2JW

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

CLITHEROE TOWN COUNCIL:

Clitheroe Town Council wish to object to this application on the grounds that the size and particularly the height of the proposed extension are inappropriately excessive for the location and there appears to be inadequate parking facilities for the residential accommodation proposed.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The Highways Development Control Section have raised no objection in relation to the highways impacts of the proposal. However concerns have been raised in respect of the proposed single bed apartment not having suitable arrangements for the storage and collection of domestic waste. The Highways section has further suggested that should consent be granted that conditions be imposed relating to construction management, cycle storage provision and the storage of building materials.

LAAS (LANCASHIRE ARCHAEOLOGICAL ADVISORY SERVICE)

Given the survival of archaeological deposits on the northwest side of New Market Street and the limited disturbance of the proposed site of the new extension, there would appear to be at least some potential for buried remains to be encountered on this site. We would, therefore, recommend that a programme of archaeological investigation is undertaken in tandem with the groundworks necessary for the new construction if planning permission is granted. No historic building recording is however considered necessary.

The exact programme of archaeological works required would depend somewhat upon the method of construction adopted and project timetable, but we would note that the single storey extension can be demolished to ground slab level by an appropriate demolition contractor and the exposed gable end of No. 1a made safe and secure without archaeological intervention. If required the perimeter stone wall to the open part of the plot can also be removed to ground level at this time. Removal of the extant ground slab, foundations, services, etc. to the extant single storey extension, lifting of car park surfaces and any other groundworks necessary will, however, need to be accompanied by a scheme of archaeological work. It may be preferable if the site is subject to a 'strip, map and sample' type of archaeological excavation, following the demolition to slab level but prior to construction commencing. This should maximise archaeological recovery whilst minimising potential for delays (and thus excess costs) to the development by the discovery of remains once the construction team is on site.

As a result LAAS have raised no objection to the proposal subject to the imposition of a condition that requires implementation of a programme of archaeological investigation and recording. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

ADDITIONAL REPRESENTATIONS:

Clitheroe Civic Society have objected to the proposal on the following grounds:

- Inadequate parking provision to accommodate the proposed apartments
- The proposal for a three storey extension dominates the adjacent two story building, which is also part of the application and development site. The impact this approach will have on the whole of New Market Street is not presented visually nor is it referred to in the Heritage Impact Assessment. It does not, therefore, give due consideration to the impact the proposals will

have on the Conservation Area and, in our opinion, warrants further consideration and provision of 2 & 3 dimensional presentations to assist with a comprehensive assessment of the actual impact.

- The application if approved will reduce existing off street parking provision and the consequently increase demand for on street parking. This will impact adversely on the amenity and safety of the surrounding Historic Environment within and adjacent to the Conservation Area. The HIA presented with the application fails to either address mitigate this consequence.
- CCS has no objection to the principal of development on this site, nor the detailed approach of the design indicated in the application. We would actually have welcomed sight of the more contemporary approach which the applicants agents proposed initially. However unless the issues and concerns referred to above can be fully addressed we believe the application, in its present form, should be refused.

1. **Site Description and Surrounding Area**

- 1.1 The application relates to 1A New Market Street – a two-storey A1 retail unit, associated single storey outrigger/extension and associated side curtilage area. The site is located both within the defined Clitheroe Conservation Area and Clitheroe Main Centre Boundary. The existing property currently accommodates the ‘Lady Clitheroe’ A1 retail unit at ground floor with office space being located at first floor. The south western extent of the site is largely delineated by existing stone walling with the property being faced in a mixture of roughcast and smooth render.
- 1.2 The primary elevations of the existing building are considered to be somewhat atypical of the area and atypical of its use, with the main elevation failing to adopt a language that would normally denote its A1 retail function through its failure to employ typical shop-frontage elements or components save that for externally mounted fascia signage board.
- 1.3 Being within the defined Main Centre Boundary the surrounding uses are predominantly commercial at ground at first floor although it is noted a number of adjacent properties do accommodate a mix of uses at first floor. The south-westerly extents of the site are offered a clear aspect over the existing car-parking/market area with an area of separation being provided by way of an existing rear lane. The site is afforded a high level of visibility on approach from the south and from elevated views to the south east from the raised rear lane area located at the rear of the Rose and Crown public house/hotel.

2. **Proposed Development for which consent is sought**

- 2.1 Consent is sought for the external remodelling of the existing two-storey A1 retail unit, the demolition of the existing single-storey extension and the erection of a three-storey ‘extension’ to the south-eastern elevation of the existing retail unit that will remain. It is noted that whilst the applicant refers to the proposal as an extension, the three-storey element is afforded no inter-connectivity with the existing retail unit and therefore is considered in essence to constitute a new-building, rather than an extension to an existing building albeit physically adjoining.
- 2.2 In relation to the existing A1 retail unit it is proposed that the existing ground floor sill levels will be lowered to provide a lower stallriser of a vertical proportion that is more akin to those found in the area. It is further proposed that a new integrated shop frontage will be installed that

allows for the internal floor level of the shop to respond more positively to the outside street-level.

- 2.3 The proposed shop-frontage will be of timber construction and consists of pilasters, consoles, projecting cornice and a fascia margin. Vertical separation will be provided between two new large shopfront windows through a centrally located pilaster with a new shop door also being integral to the shop frontage. It is proposed at first floor that the existing office space will be converted to accommodate a one bedroom apartment with primary and sole access being provided via the existing door that fronts New Market Street.
- 2.4 It is proposed that the three-storey element of the proposal will accommodate A1 retail space at ground floor with two two-bedroom apartments being on the upper floor, one being on first floor and the remaining apartment being at second floor. Access to the apartments will be provided by way of a dedicated circulation core that is located adjacent the existing retail unit. At ground floor the primary elevation of the building incorporates an integrated shop-frontage similar in appearance to that which is proposed as part of the remodelling of the existing property. The upper floors of the New Market Street elevation adopts a contemporary language with an asymmetrical arrangement of windows being proposed, a number of which include timber-clad/High-pressure laminate clad (to be agreed) integral openable shutters.
- 2.5 The south western elevation of the proposed building which will face the market area benefits from an externally expressed chimney detail, the inclusion of a deeply recessed balcony area with movable shutters and the inclusion of a window system with integral openable shutters similar to those found on the New Market Street elevation.
- 2.6 It is proposed that the majority of the new building will be faced in natural stone with natural slate roof. The building will also benefit from parapet gables, stone corbelling and quoin detailing. The eaves height of the proposed building will be approximately 2.4m higher than that found on the adjoining building with a ridge height being approximately 3.1m higher than the existing.
- 2.7 Refuse storage and cycle storage for the commercial and residential elements of the proposal are to be provided to the rear of the premises although no precise details have been provided at this stage.

3. **Relevant Planning History**

The site has no planning history that is directly relevant to the determination of the current application.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement EC2 – Retail, Shops and Community Facilities and Services

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement DMI2 – Transport Considerations

Key Statement EN5 – Heritage Assets

Policy DMB1 – Supporting Business Growth

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME4 – Protecting Heritage Assets
Policy DMR1 – Retail development in Clitheroe

Clitheroe Conservation Area Appraisal
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 Give the proposal is located within the Clitheroe Main Centre Boundary a number of policies apply in respect of supporting business/economic growth and the diversification of existing services within the area. Key Statement EC2 states that development which supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle. This pro-growth approach is further reinforced in Policy DMB1 which states that proposals which are intended to support business growth and the local economy will be supported in principle.
- 5.1.2 Policy DMR1 provides further clarity in this respect stating that proposals for shopping developments within the main shopping centre of Clitheroe, as defined on the proposals map, will be approved subject to the other policies of the LDF. Special regard will be given to the likely contribution of the proposals to the vitality and viability of the centre and their effect on the character and appearance of the area as well as the arrangements for vehicular movement and parking.
- 5.1.3 In the above respects, notwithstanding other Development Management considerations, the A1 commercial element of the proposal is considered to be in broad accordance with the main aims and objectives embodied within the Adopted Core Strategy in respect of economic growth and the expansion and enhancement of the consumer choice within Clitheroe.
- 5.1.4 In relation to the creation of three new residential planning units, the proposal is located within the defined centre of Clitheroe with walkable access to a number of public services, facilities, and modes of sustainable transport. Furthermore, Key Statement DS1 states that the majority of new housing development will be concentrated within the principal settlements within the Borough including Clitheroe.
- 5.1.5 It is recognised that the proposal, when taking into account recent recommendations and consents approved, would result in a level of housing numbers in excess of those expressed within the objectively assessed outstanding residual housing need for Clitheroe. However, it should be noted that the residual housing numbers are no more than a minimum target to be met to achieve sustainable housing growth within the Borough. It is equally important to fully recognise that the residual housing need numbers are therefore not intended to be an upper limit not to be exceeded.
- 5.1.6 Notwithstanding this matter, given the modest level of numbers proposed it is not considered that the proposal would result in any measurable or quantifiable harm to the

development Strategy for the Borough regardless of any exceedance of those housing numbers embodied or reflected within Key Statement DS1.

5.2 Impact upon Residential Amenity:

- 5.2.1 By virtue of the location of the proposal the conversion of the upper floor office to residential use and the erection of the three-storey building possess the potential to have a negative impact upon residential amenities. In Particular such impacts are likely to be limited to those occupying the upper floors of properties fronting King Street which back on to the proposal site.
- 5.2.2 Taking account of the above potential impacts it is proposed that the windows that will face onto the first floor of the aforementioned properties are proposed to be obscure glazed. Notwithstanding this matter, consideration must also be given to proximity and the potential for over-bearing impact. It is accepted that the three storey-element of the proposal may be within a nearby distance to the rear of those properties which front King Street, however close-proximity arrangements, to a degree, are to be expected within urban cores – particularly those that are largely defined or characterised by historic plan-form and/or built-form. Taking these matters into account it is not considered that the proposal will have any undue negative impact upon residential amenity by virtue of an over-bearing impact or direct loss of privacy.

5.3 Matters of design/Visual Amenity:

- 5.3.1 The application has been subject to pre-application discussion and significant engagement during the course of the application. As a result the language of the proposal has significantly changed from that of a traditional language to that of a more contemporary language, albeit embodied within an overall traditional building form.
- 5.3.2 In respect of the remodelling of the primary elevation of the existing two-storey retail unit, the proposed alterations are considered to result in an elevational language that responds more appropriately to its context and surrounding shop-frontages in the area. The lowering of the stallriser and introduction of a shop frontage with pilasters and fascia margin will assist in successfully visually expressing the A1 use externally and will provide a more open, clearly defined and visually accessible shop frontage that will benefit the overall New Market Street approach and allow the frontage to integrate more positively, contribute and enhance the context and character of the Conservation Area
- 5.3.3 Given the site is located within the Defined Clitheroe Conservation Area significant consideration must be given to the proposals overall potential contribution to the enhancement of the character of the area. It is recognised that the proposed three-storey building represents a significant increase in height when compared to height of the building to which it adjoins. However the submitted drawings also provide additional context in relation to the surrounding streetscape. The submitted details indicate that the proposed building will have a comparable eaves height to the three-storey 'Lloyds' building on the opposing side of New Market Street and will benefit from a ridge height that is approximately 1m lower.
- 5.3.4 The siting of the proposal is considered to be paramount to its successful integration into the surrounding urban fabric given the height proposed. In relation to this matter the site occupies a location that is directly adjacent one of the primary pedestrian

connective routes between the Clitheroe Market Area and King Street. In this respect it is considered that the site benefits from being in a 'gateway' location, a role which at present is largely unrealised.

- 5.3.5 In this respect and in such locations it is commonly recognised that increased building height can act as a key 'wayfinding' tool for pedestrians or for buildings in such locations to benefit from an increase in height to define/terminate urban-blocks or demarcate and positively address civic spaces. The south-westerly facing gable will benefit from a direct outlook over the Clitheroe market Area, the proposed recessed balcony/glazed gable and feature chimney will therefore play an important visual role in providing an active outward facing frontage that will positively address the Market and associated civic spaces. The chimney element will provide necessary roof articulation/animation and ensure the proposal contributes to the varied roofscape which typifies much of the Conservation Area.
- 5.3.6 The New Market Street elevation of the new building at ground level proposes a traditional shop frontage similar in appearance to that which is proposed as part of the remodelling of the existing unit albeit longer in width. A recessed predominantly glazed stairwell providing access to the apartments acts as a visual device which provides a visual resolution between the existing two-storey building and the remainder of the three storey new-building.
- 5.3.7 The fenestrational language of the new building is clearly contemporary with elements of asymmetry and integrated clad openable shutters which are also arranged in alternating arrangements. It is proposed that the upper floor windows will be recessed dark-grey aluminium windows with a black steel external window reveal detail. Given the detailed execution of the proposal will be fundamental to its successful contribution to the Conservation Area, conditions will be imposed that require section details to be submitted prior to the commencement of development.

5.4 Highway Safety and Accessibility:

- 5.4.1 The Highway Development Control Section have raised no objection to the proposal subject to conditions being imposed in relation to construction management, cycle storage and precluding the storage of building materials on the adopted highway.
- 5.4.2 Members will note that the Authority does not consider the condition intended to preclude the storage of materials on the adopted highway as reasonable or enforceable given the Local Authority does not enforce highways matters or matters of obstruction on the highway, for this reason the condition will not be imposed as part of this permission should consent be granted.

5.5 Landscape/Ecology:

- 5.5.1 The application is accompanied by a Bat Survey that has found no evidence of bats within the buildings affected by the proposal. The report also finds that the location is also considered to provide sub-optimal foraging habitat. The report concludes that no further survey work is required and that the demolition of the existing building is unlikely to cause harm to bats or associated roosts/habitat.

5.5.2 The application has been supported by the submission of an Arboricultural Impact Assessment that identifies a group (two) Leyland Cypress within the adjacent curtilage to the south. Given this grouping is located atop a retaining wall the root protection area (RPA) has been offset accordingly. As a result the proposed development does not encroach upon the RPA.

5.6 Flood Risk and Drainage:

5.6.1 No issues have been raised by statutory consultees in respect of matters relating to flood risk or drainage.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 Taking account of the above matters and all material considerations it is considered that the proposal will result in the partial redevelopment of a brownfield site that will bring forward new retail floorspace within the Defined Main Centre of Clitheroe and result in the creation of three independent dwellings within a highly sustainable location with adequate walkable access to public services and facilities.

6.2 It is further considered that the granting of consent will bring forward a form of development that will contribute to the overall enhancement of the Clitheroe Conservation Area and would result in a form of development that is considered to be of an appropriate scale, design and external appearance that will not result in any detrimental impact upon the character and visual amenities of the area.

6.3 For the reasons outlined above the proposed development is considered to be in broad accordance with the aims and objectives of the adopted development plan and do not consider that there are any reasons that would warrant the refusal to grant planning permission.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

Time

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Plan related

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed Site Plan Floor Plans and Elevations 5472-P01 Rev: B

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Materials

3. Precise specifications or samples of all external surfaces, including surfacing materials including details of the glazing, windows/door framing and details of the proposed shopfront(s)

of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the defined Conservation Area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Detailing

4. Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the buildings/alterations hereby approved shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials including details of all shutters and balustrades/balconies. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the defined Conservation Area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Highways

5. Notwithstanding the submitted details, precise details of proposed refuse storage and cycle storage provision shall have been submitted to and approved by the Local Planning Authority prior to commencement of development. For the avoidance of doubt all proposed cycle storage shall be enclosed and lockable.

The development shall be carried out in strict accordance with the approved details. For the avoidance of doubt the approved details shall be made available for use prior to first occupation of the dwellings(s) hereby approved and prior to the A1 use hereby approved first becoming operative. The agreed details/provision shall be retained for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic/commercial waste and adequate provision that encourages the use of sustainable means of transport in accordance with Key Statement DMI1 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

6. No development shall take place until a Construction Method Statement for the relevant phase has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:

The location of parking of vehicles of site operatives and visitors
The location for the loading and unloading of plant and materials
The location of storage of plant and materials used in constructing the development
The locations of security hoarding
Days and hours of operation for all construction works
Contact details for the site manager

The approved statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Use Classes

7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the area indicated as 'retail unit' on drawing 5472-P01 Rev: B shall only be used for the purposes of retail sales (A1) and for no other purpose, including any other purpose within Use Class A1.

REASON: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area in accordance with Key Statement EN5 and Policies DMB1, DME4 and DMG1 of the Ribble Valley Core Strategy.

Amenity

8. The A1 use hereby approved shall only be operated between the following hours:

09:00 to 17.30 Monday to Saturday

There shall be no business operated from the premises or site outside the stated operating hours including Sundays or Bank Holidays.

REASON: To comply with the terms of the application and in the interests of the amenities of nearby residents and the character of the locality as required by Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

9. The windows as indicated as 'obscure glazing' on drawing 5472-P01 Rev: B shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Archaeological

10. No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. It should be undertaken by an appropriately experienced and

qualified professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

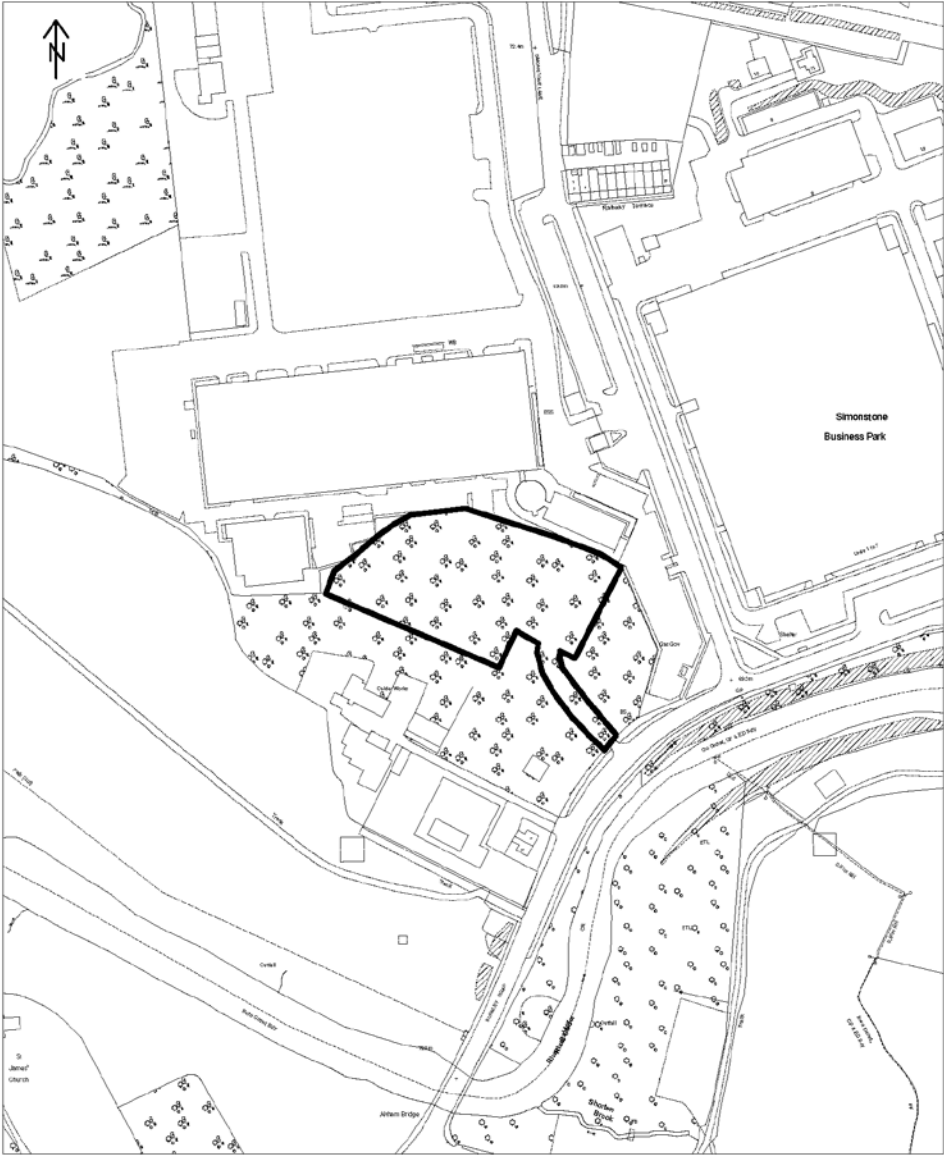
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0093

APPLICATION REF: 3/2018/0106/P

GRID REF: SD 377549 433255

DEVELOPMENT DESCRIPTION:

INSTALLATION OF 25 CONTAINERISED BATTERY UNITS FOR THE STORAGE OF ELECTRICITY AND ANCILLARY INFRASTRUCTURE AT **LAND AT BURNLEY ROAD, SIMONSTONE BB12 7ND**



3/2018/0106 Land at Burnley Road Simonstone BB12 7ND

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

TOWN COUNCIL:

No observations received at time of preparing this report.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The proposal raises no highway concerns, however the application mentions the widening of the access route from Burnley Road from 4m to 6m. This will require alterations to the kerbed radii which will need to be carried out under a S278 agreement. Also I would envisage that the access from Burnley Road would be gated for security purposes. This scenario is not shown on the plans with the supporting documents. In the event that gates are proposed, these must be setback within the site so there is no encroachment of a waiting vehicle over the footway whilst the gates are being opened. With the above in mind, should your council be minded to approve this application I would require that the following condition / note be attached to any permission that may be granted.

1. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

2. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

3. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 2 has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

4. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

5. Prior to work commencing on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction.

Reason: to minimise the impact of construction on the highway network in the vicinity of the site.

LLFA:

No comments other than standing flood risk should be applied.

COAL AUTHORITY:

No objection subject to imposition of appropriate conditions.

ADJACENT LPA:

Hyndburn and Burnley do not object to the proposal and are content for the application to be determined in accordance with the Ribble Valley Core Strategy.

ADDITIONAL REPRESENTATIONS:

Three letters of representation have been received which raise the following issues:

- Health of people living and working in close proximity.
- Fumes emitted from the battery containers.
- Noise emitted from the battery containers and air condition units.
- Risk of fire and explosion.
- Disruption to the electrical equipment in the homes.
- Highway disruption together with disruption caused from the rebuilding of the wall and pavement across the road that has subsided into the river.
- Subsidence issues.
- Possible damage to property due to heavy machinery involving the building of this complex and other developments as well as recent national grid works.
- Devaluation of property.
- Destruction of wildlife and trees.

1. Site Description and Surrounding Area

- 1.1 The site forms part of a former coal mine slag heap which has naturally vegetated and is situated between existing industrial buildings. Access to the site is from Burnley Road Simonstone. Although the immediate area is mainly industrial there are residential properties near the entrance to the site and beyond the site area to the west it is predominantly agricultural land.

2. Proposed Development for which consent is sought

- 2.1 The development will consist of 25 containerised battery units together with ancillary infrastructure including an auxiliary transformer compound, control, welfare, storage and workshop portacabins, security fencing and lighting as well as supplementary landscaping and alterations to the site entrance.
- 2.2 The proposed containerised battery units are for storage of stand-by electricity for the national grid and each unit will consist of a soundproof metal container of approximately 12m x 3m x 3.5m in height. The containers will be coloured matt green. The batteries will be served by the supply of electricity that is maintained at a constant level of charge in order to meet the national grid requirement and electricity will flow out the battery in a similar manner during

periods of peak amount. Within the facility are sealed battery cells which use a lithium ion compound. Ventilation is required by cooling fans which are located at ground level adjacent to the container units.

- 2.3 The auxiliary transfer compound will supply electricity for the on-site equipment for the monitoring and welfare facilities. The transformer will be located within a secure compound. The overall dimensions of the compound are approximately 10.8m x 6.8m with a maximum height of 4m. The equipment itself is finished in a matt grey colour.
- 2.4 The control and welfare and workshop portacabins provide facilities for visitors to the site. There are three buildings which are the switch room which will be 12m x 3.8m x 3.2m and placed on stilts of 1.8m. Two further buildings provide control and workshop facilities and are approximately 6m x 2.4m x 3.2m and again the control rooms are on stilts of 1.8m. The finish of the buildings will be matt green.
- 2.5 The security fencing is around the perimeter of the site and it will be a 2.4m high paladin style fence finished in matt green or similar colour. The internal fencing for the transfer compound will be approximately 1m high and will be a galvanised steel vehicle crash barrier.
- 2.6 The design principles for the lighting involve only exterior of the site to be lit when operations are on site. At all other times there will be no external illumination.
- 2.7 The proposal seeks removal of some trees and scrubland area within the site which include silver birch and hawthorn, trees on the periphery of the site are to be retained and new planting areas are proposed outside of the site area but adjacent to the site within the area owned by the developer.

3. **Relevant Planning History**

None

4. **Relevant Policies**

Ribble Valley Core Strategy (Adopted Version)

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EC1 – Business and Employment Development

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME5- Renewable Energy

Policy DMB1 – Supporting Business Growth and the Local Economy

National Planning Policy Framework

Technical Guidance to National Planning Policy Framework

National Planning Practice Guide

5. **Assessment of Proposed Development**

5.1 Principle

5.1.1 In relation to land use issues, the site itself is not allocated for any particular use within the Core Strategy. However the proposal is an appropriate use having regard to its proximity to adjacent industrial buildings and therefore I consider the principle of site for electricity battery storage facility is one that is acceptable in purely land use terms. In terms of national direction the Energy and Climate Change Committee in June 2016 recommended the rapid roll out of battery storage to support the development of low carbon economy. This development would contribute to this national programme to provide cost flexible energy during peak periods of demand.

5.2 Highway Safety and Accessibility

5.2.1 Access to the site is via Burnley Road, Simonstone and it is clear that subject to adequate conditions, that Lancashire County Council as a highway authority, does not object to the proposal. Other than the works necessary during construction of materials and erection of the cabins, it is unlikely to generate any significant traffic movement as a result of the operational measures.

5.2.2 It is anticipated that the construction period would last up to 14 weeks and all construction vehicles will be able to enter and exit the site by use of forward gears. During the operation of the site, it is predominately unmanned and it is anticipated the site will be visited by an engineer using a small commercial van on a weekly basis. There are two parking spaces provided within the site. It is my view and the view of highway authority that development will not have an adverse effect on local highway network as a result of the minimal traffic movements.

5.3 Design

5.3.1 The proposal involves an array of buildings and structures that will have a maximum height of approximately 6m. The development is located adjacent to an industrial area and there are some large buildings which would effectively screen some of the existing structures. The site will not be readily visible from the main road as a result of the existing landscaping and its distance from the highway.

5.3.2 The buildings are a utilitarian design and in essence container units and although they are of industrial appearance, I consider that the use of landscaping and colouring and the effectiveness of the existing buildings to screen the main elements of the scheme reduce the visual impact.

5.4 Residential Amenity/ Noise

5.4.1 A noise impact assessment has been submitted with the scheme and it is shown that the proposed development would not exceed existing background noise levels at the nearest sensitive receiver and on that basis it would have a low impact and be in accordance with the NPPF. The applicant has also confirmed that there is no noise associated with the charging or discharging of the batteries and that the noise in relation to the operation of air conditioning units is likely to be the main noise. These units would only operate when the batteries are charging or discharging or when the temperature of the units reaches a pre-specified level. The Council's Environmental Health Officer is satisfied with the proposal and although I note the concerns of the

nearby residents I am satisfied that given the nature of the proposal it would not lead to an unacceptable impact on residential amenities.

5.4.2 In relation to odour emission, there are no envisaged impacts as the battery units are sealed units and would not produce any odour emissions. In relation to this aspect of residential amenity I consider the proposal would not adversely impact on the adjacent residential amenity given the background noise associated with existing businesses and the main road location.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 I recognise the concerns of the residents but I am of the opinion that the proposal would help contribute to the provision of cost flexible energy during peak periods of demand and would not have any significant impact on either visual amenity or highway safety. The provision of employment is not significant so I would not give this any significant weight in the planning balance. Notwithstanding this point I consider the scheme to be acceptable.

RECOMMENDED: That the application be APPROVED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Existing and Proposed Site Plan	17320.102 Rev 3a
Proposed Elevations	17320.103 Rev 3
Proposed Fencing Plans	17320.700 SHT1,2,3 and 4
Proposed Planting Plan	D6828.002B
Proposed Access details	17320.102.1 Rev 1

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Highways/Amenity

3. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:

- A. The location of parking of vehicles of site operatives and visitors
- B. The location for the loading and unloading of plant and materials
- C. The location of storage of plant and materials used in constructing the development
- D. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway

- E. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- F. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- G. Days and hours of operation for all construction works.

The approved statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway in accordance with Policy DMG1 and of the Ribble Valley Core Strategy.

Highways

- 4. The car parking identified on the approved plans as referred to in condition 2 shall be appropriately surfaced or paved in accordance with the approved details. Unless otherwise agreed by the LPA the spaces shall be available for use before the development hereby approved is first brought into use.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

- 5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in the interests of highway safety and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

- 6. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and in the interests of highway safety and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

- 7. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 6 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works and in the interests of highway safety and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

- 8. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent

mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety and in the interests of highway safety and comply with Policies DMG1 of the Ribble Valley Core Strategy adopted version.

Coal Board

9. Prior to commencement of the development the applicant shall submit a scheme of intrusive site investigations which shall be adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity. If the intrusive site investigations and gas monitoring identify the need for remedial works a plan must be submitted and agreed in writing by the LPA in consultation with the Coal Authority. The agreed remedial works must be carried out before any development commences unless otherwise agreed in writing by the LPA.

REASON: To ensure that the land is , or can be made ,safe and stable for the proposed development due to the risk from its coal mining history and to comply Policy DMG1 of the Ribble Valley Core Strategy adopted version.

Landscape/Wildlife

10. The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

The hard landscaping shall be implemented in accordance with the approved details prior to the occupation of the development and retained thereafter at all times.

REASON: To ensure the proposal is satisfactorily landscaped and in the interests of biodiversity and appropriate to the locality in accordance with Key Statements and Policies DMG1, DME1, DME2, DME3 and DME4 of the Ribble Valley Core Strategy.

Amenity

11. Prior to the first use or occupation of the development as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site's plant, equipment and machinery shall not exceed 50-55 dBLAeq at the façade of the nearest noise sensitive receiver during daytime/evening and not exceed 45 dBLAeq at night-time. The assessment shall have been made in accordance with the current version of British Standard 4142 and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

Lighting

- 12 Notwithstanding the submitted plans no building shall be occupied until details of all artificial lighting (including building mounted external lighting) has been submitted, the details of which shall include the location of application type, location of lighting, the light direction and intensity.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policy DMG1 of the core strategy adopted.

Restoration

13. Unless otherwise agreed in writing the development shall cease 25 years from first operation or within 6 months of it being decommissioned with the land restored to its condition prior to commencement of the development or a specification agreed in writing by the LPA.

REASON: In the interests of the amenities of the area and to comply with Policy DMG1 of the core strategy adopted.

BACKGROUND PAPERS

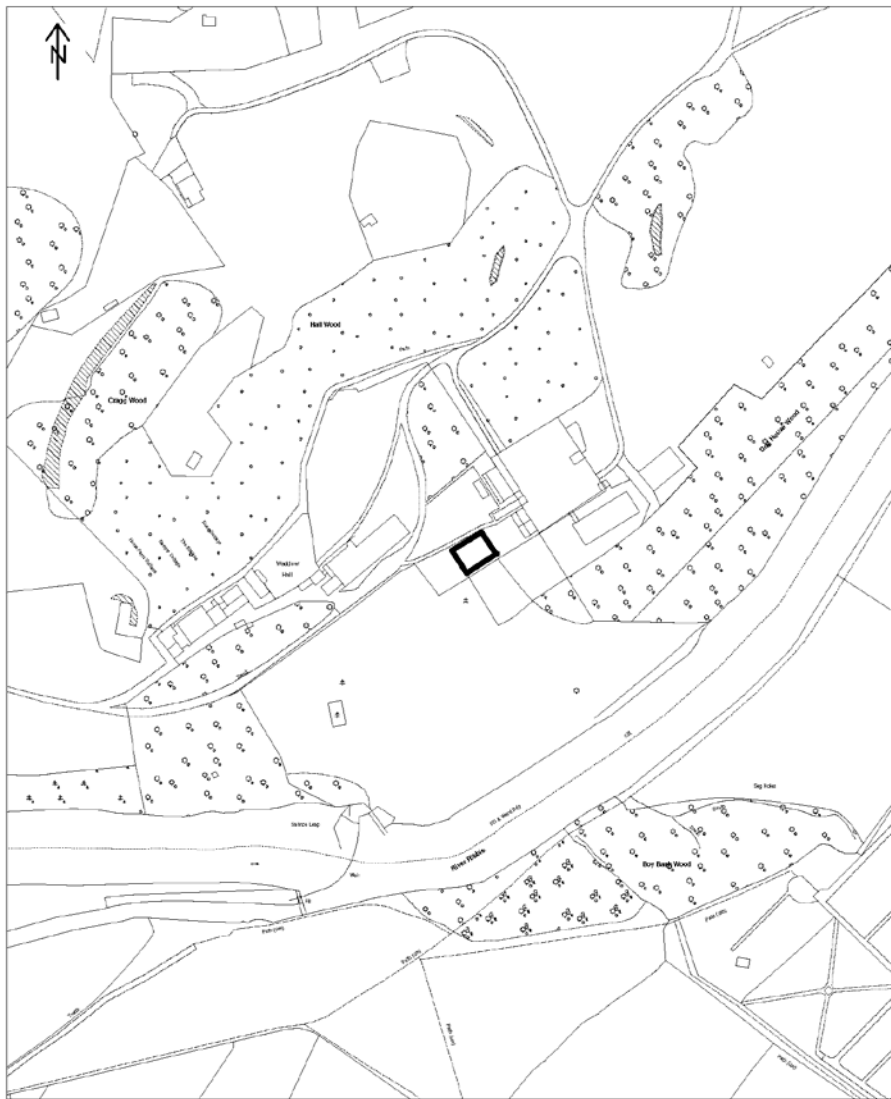
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0106

APPLICATION REF: 3/2018/0260

GRID REF: SD 373477 442943

DEVELOPMENT DESCRIPTION:

TEMPORARY PLANNING PERMISSION (24 MONTHS) FOR RETENTION OF A 15M X 12M ALUMINIUM FRAMED MARQUEE WITH PVC WALLS AND ROOF AND TWO ALUMINIUM FRAMED EXIT DOORS MADE WITH REINFORCED GLASS AT WADDOW HALL GUIDE CAMP, WADDOW HALL, WADDINGTON ROAD.



3/2018/0260 land at Waddow Hall Guide Camp Waddow Hall Waddington Road Clitheroe

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No highway objection

ADDITIONAL REPRESENTATIONS:

No representations have been received

1. Site Description and Surrounding Area

- 1.1 The application relates to a marquee that has been erected within the grounds of Waddow Hall, Clitheroe. Waddow Hall itself dates back to the 17th Century and is a Grade II listed building located within a 178-acre site and the marquee has been erected some 20m to the south east of the Hall.
- 1.2 The site of Waddow Hall is utilised as a girlguiding outdoor activity centre, acquired by the Guide Association in 1928, and caters for a large number of visitors every year within its various buildings and the site as a whole. The application states that the marquee was erected on site as a temporary structure in February 2017 but has become an integral piece of infrastructure for the fundamental use of the site as an event/visitor centre.
- 1.3 The marquee is aluminium framed with white pvc walls and roof. In terms of size and design the marquee measures 15m x 12m with a pitched roof design measuring 2.4m high to the eaves and 4.6m high.
- 1.4 In addition to Waddow Hall itself being listed, its setting/surroundings are considered to be a non-designated heritage asset being included within the list of Lancashire's Unregistered Historic Designed Landscapes as an unregistered historic park and garden.

2. Proposed Development for which consent is sought

- 2.1 The application seeks temporary consent for the retention of the existing marquee building at Waddow Hall. The submitted application states that consent is sought for a temporary period of 24 months.
- 2.2 The application is accompanied by a basic Heritage Statement and a summary of the events that have taken place at the marquee in order to highlight its value and importance to the activity centre. Activities and events that have taken place within the marquee since its erection in February 2017 include:
 - Four large scale Girlguiding events accommodating more than 3,000 attendees in total;
 - Two community events with approximately 1,250 attendees in total;
 - Various small-scale Girlguiding events with 455 attendees in 2017 and a further 495 attendees booked for events planned in 2018;

- 27 visiting schools in 2017 totalling 1909 students and a further 950 young people from other youth groups;
- Two wedding receptions with 200 guests;
- Unknown number of fencing and teambuilding activities.

3. **Relevant Planning History**

None relevant

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
 Key Statement DS2 – Sustainable Development
 Key Statement EN2 – Landscape
 Key Statement EC1 – Business and Employment Development
 Key Statement EC3 – Visitor Economy
 Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DME2 – Landscape and Townscape Protection
 Policy DME4 – Protecting Heritage Assets
 Policy DMB1 – Supporting Business and the Local Economy
 Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)
 Planning (Listed Building and Conservation Area) Act 1990

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The application seeks temporary consent (24 months) for the retention of the marque that has been erected within the grounds of Waddow Hall and would be used in conjunction with the existing activities that take place at this popular venue.

5.1.2 Core Strategy Key Statement EC3 (Visitor Economy) relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged and that new attractions will be supported in circumstances where they will deliver overall improvements to the environment and benefits to local communities and employment opportunities. Whilst the proposed marque is not in itself an attraction, it does provide for better use of the site and allows more activities to take place and people to visit. As detailed above the application is accompanied by a summary of the activities that have taken place within the proposed marque and it is thought that in total almost 25,000 people visited the site in 2017 and almost 30% will have made use of the marque. In view of these figures the marque is clearly a valuable addition to the site and contributes to tourism in accordance with Key Statement EC3, as well as Policy DMB1 (Supporting Business Growth and the Local

Economy) which states that “*Proposals that are intended to support business growth and the local economy will be supported in principle.*”

5.1.3 Core Strategy Policy DMG2 requires development outside of defined settlement areas to meet at least one of six considerations one of which is the following:

5. The development is for small scale tourism or recreational developments appropriate to a rural area.

5.1.4 The proposed development would represent a small scale development of a type that is appropriate to this rural area and consequently complies with the above criterion contained with DMG2.

5.1.5 Policy DMB3 relates specifically to recreation and tourism development in the Borough. Tourism and visitor attractions are generally supported subject to the following criteria being met:

- vii. The proposal must not conflict with other policies of this plan;*
- viii. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- ix. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- x. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- xi. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- xii. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

5.1.6 With regard to the above, the application site is not within a main settlement, however Waddow Hall is well related to the settlement of Clitheroe and the site itself is considered to be a significant visitor attraction in the Ribble Valley.

5.1.7 The visual impacts of the proposed development, are considered in the “*visual amenity/external appearance*” section of this report. Similarly, the highway implications and the nature conservation issues are also discussed in more detail later within this report. The principle of a structure that would support tourism is therefore considered to be acceptable in this location.

5.1.8 The application only seeks consent for a temporary period of 24 months and the LPA have therefore requested that the applicant provide information in respect of the long

term objectives for the site and what will happen at the end of this 24 month period. *For example - Will the marque no longer be required at the end of the 24 month period? Will the extra income generated from the marque be used to fund a more suitable permanent solution? At the end of the 24 months will another temporary permission be applied for?*

5.1.9 In response to the above, the applicant has expressed a willingness to respond to these questions, but the response was not received before this report was written. Any response that is received will be verbally reported to Members at Committee and whilst the above questions/answers may not be necessary to determine the current application, they will be serious considerations when considering what happens at the end of the 24 month period as the LPA would be reluctant to keep renewing temporary permissions for a marque within the immediate vicinity of a grade II listed building (for reasons discussed in more detail later in this report).

5.1.10 In view of the above, the principle of a temporary consent is considered to be acceptable, subject to compliance with other relevant policies within the Core Strategy.

5.2 Impact upon Residential Amenity:

5.2.1 The nearest residential properties to the marque are the cottages located 100m to the west within the grounds of Waddow Hall. These cottages are owned by the Guide Association and occupied by staff working on site and therefore the relationship between the proposed marque and these cottages is considered to be acceptable.

5.2.2 Outside of the grounds of Waddow Hall the nearest residential properties are more than 300m away and the marque would not be visible from outside the site/grounds of Waddow Hall, thus the marque would have no visual impact upon neighbouring amenity. At such a distance it is also considered that there would be no issues in terms of noise and disturbance and the application states that the marque will only be used between the hours of 08:30 and 23:00. A condition has been attached to ensure that the marque is used in accordance with these hours and the Council have received no complaints in relation to the marque which has already been operational on this site for more than 12 months.

5.2.3 Given the vast grounds within which the marque is located, and the distance from any neighbouring residential properties, it is considered that the relationship the proposed development would share with neighbouring land uses is acceptable in accordance with paragraph 17 of the NPPF which seeks to ensure that all new development provides “a good standard of amenity for all existing and future occupants of land and buildings” and Core Strategy Policy DMG1 which states that new development must:

- *not adversely affect the amenities of the surrounding area;*
- *provide adequate day lighting and privacy distances.*

5.3 Visual Amenity/External Appearance/Listed Building:

- 5.3.1 As mentioned earlier in this report Waddow Hall is a Grade II listed building and its surrounding land is included within the list of Lancashire's Unregistered Historic Designed Landscapes. The visual impact of the marque on the setting of this listed building and the surrounding land is therefore an essential consideration in the determination of this application.
- 5.3.2 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on the local planning authority in considering whether to grant planning permission for development that affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.
- 5.3.3 One of the 12 core planning principles of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Similarly, Policy DME4 of the Ribble Valley Core Strategy does not support development that would cause harm to the setting of Listed Buildings and Key Statement EN5 states that there is a presumption in favour of the conservation and enhancement of the significance of heritage assets and their setting. Paragraph 131 of the NPPF requires LPAs to take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 132 requires great weight to be given to the conservation of heritage assets and paragraph 133 states that where a proposal will lead to substantial harm to the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that there are public benefits that outweigh that harm.
- 5.3.4 Paragraph 58 of the NPPF encourages good design by stipulating that planning policies and decisions should aim to ensure that developments:
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
 - *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- 5.3.5 Furthermore, Policy DMG1 of the Core Strategy requires development to be of a high standard of design and be sympathetic to existing and proposed land uses in terms of size, intensity and nature.
- 5.3.6 Being sited approximately 20m away from the principal/front elevation of the grade II listed Waddow Hall, there can be no denying that the marque has an impact on its setting, and given the visual appearance of this temporary structure, being constructed in white PVC, it is considered that the marque has a negative visual impact on this grade II listed building. However the application seeks temporary permission only (24 months) and therefore any visual impact will be for a limited period only. As such, as required by paragraph 133 of the NPPF the Council have determine whether this "temporary" visual harm to the setting of the listed building is outweighed by any "public benefits".
- 5.3.7 As detailed earlier in the "Principle of Development" section of this report the applicant has provided figures of the amount of people that visit the site, and use this marque,

and clearly this demonstrates that the marquee provides both economic benefits to the applicant, but also public benefits to those visiting the site and using the facilities. Without this marquee less people would be able to visit the site and consequently less people would get the enjoyment and benefits from the various activities that take place, and this in turn means that without the marquee less people would get the opportunity to view this grade II listed building.

5.3.8 In view of the above, whilst it is accepted that the marquee does result in visual harm to the grade II listed building, as this will be for a temporary period only, and once the marquee is removed from site there would be no lasting damage, in this particular case it is accepted that the public benefits the marquee bring to the site outweigh this temporary harm.

5.3.9 Should however this application have sought full planning permission for the marquee to be retained permanently on site, then it would likely have been considered that the permanent visual harm of this marquee on setting of the listed building would not be outweighed by the public benefits, and the application would likely have been recommended for refusal. It is for this reason that the LPA has requested the applicant to consider and provide long term objectives for the site and in particular the marquee, as any future applications for retention of the marquee beyond this temporary period would have to be seriously considered.

5.3.10 The Council's Principal Planning Officer for Listed Buildings and Conservation Areas has raised a concern in respect of the lack of consideration given by the submitted heritage statement to the non-designated heritage asset (unregistered historic parks and gardens), as required by the NPPF, however for similar reasons to those mentioned above the proposal would provide public benefits and the visual impact will be for a temporary period only. In order to ensure that there is no lasting damage from the marquee a condition has been attached requiring details of the re-landscaping works that are to be undertaken in this area once the marquee has been removed from site at the end of the temporary period to be submitted for the approval of the LPA.

5.3.11 In summary of the above, it is considered that the temporary siting of the marquee, which is being used to provide better facilities at this popular visitor attraction in the Ribble Valley provides clear public benefits that outweigh the temporary visual harm to the listed building and its setting. It is therefore considered that the proposed development would comply with the requirements of Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy, as well as national guidance contained within the NPPF and the Planning (Listed Building and Conservation Area) Act 1990.

5.4 Highway Safety and Accessibility:

5.4.1 The application site has an existing car park and vehicle access to and around the site would not be altered by the proposal. The Highway Officer has therefore raised no objection to this application.

5.5 Landscape/Ecology:

5.5.1 The siting of the marque in its present location has not resulted in the loss of any trees from the site and the grassland upon which it has been erected is well maintained therefore has low ecology value.

5.5.2 As mentioned elsewhere in this report the land associated with Waddow Hall is considered to be a non-designated heritage asset (unregistered historic parks and gardens) and therefore it is essential that the land is properly restored in accordance with this designation once the marque is removed from site. For this reason the above mentioned condition requiring details of the re-landscaping works to be submitted to and approved by the LPA has been attached to the recommendation.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 Considering all of the above and having regard to all material considerations and matters raised, the temporary siting of the marque for a period of two years is considered to be acceptable, and subsequently the application is recommended for approval, subject to conditions.

RECOMMENDATION: That the application be APPROVED subject to the imposition of the following condition(s):

Time

1. The marque building hereby approved, and any associated ancillary works and structures, shall be removed on or before 31st May 2020 unless a renewal of this planning permission has been granted by the Authority.

REASON: This temporary consent has been granted in consideration of specific circumstances and retention of the development on a permanent basis would be contrary to the provisions of Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy, along with national guidance contained within both the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan (scale 1:1250)
Proposed elevations (scale 1:100)

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent

Landscaping

3. Within the three months prior to the marque being removed from the site, a landscaping scheme detailing the programme and timing of all remediation works to be undertaken shall be submitted for the written approval of the Local Planning Authority. The remediation works shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: As the consent sought is temporary in nature and to ensure that the site is returned to an acceptable condition in the interests of the visual amenities of the area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy.

Amenity

4. The marque hereby approved shall only be used between the hours of 08:30-23:00 on any day.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0260

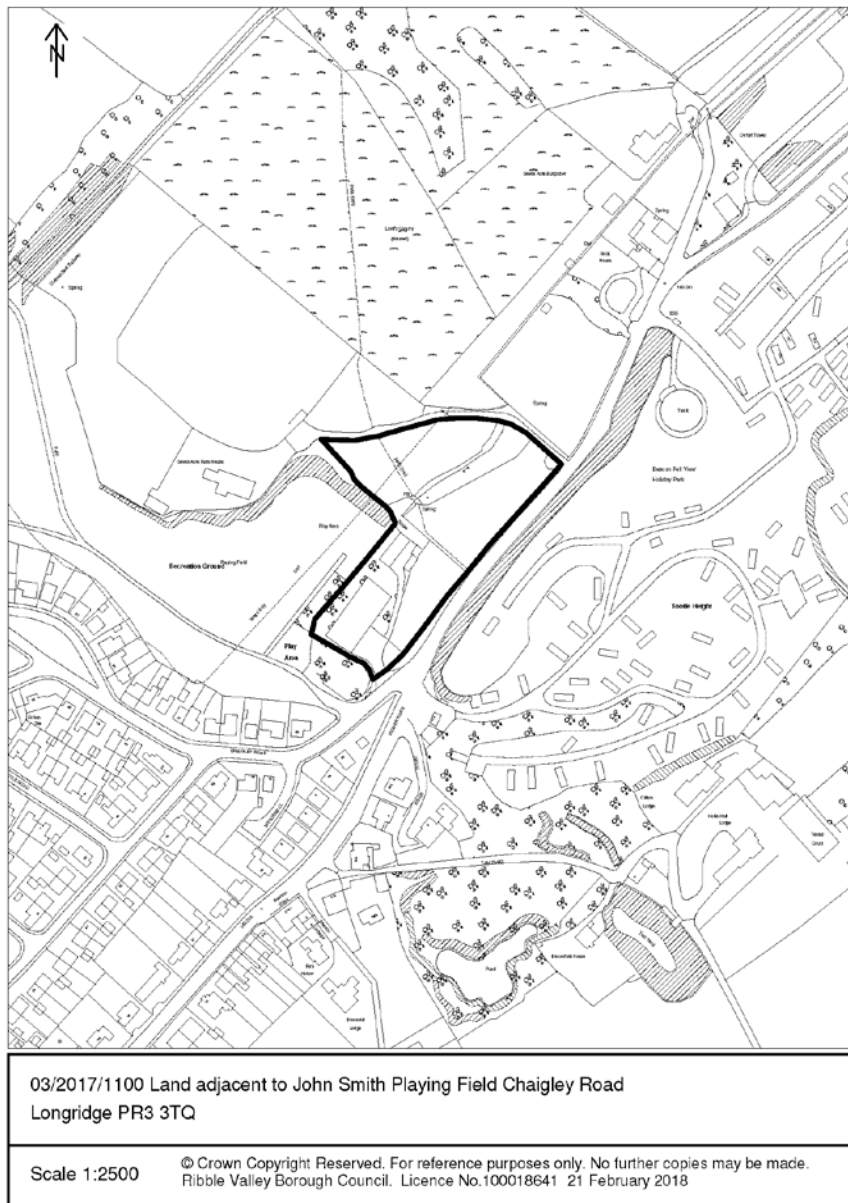
C APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL

APPLICATION REF: 3/2017/1100

GRID REF: SD 361189 437903

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION FOR UP TO 15 SELF-BUILD DWELLINGS (30% AFFORDABLE SELF-BUILD) INCLUDING ACCESS. LAND ADJACENT TO JOHN SMITH PLAYING FIELD, CHAIGLEY ROAD, LONGRIDGE PR3 3TQ



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Longridge Town Council objects to the application on the following grounds:

- The site is located outside of the settlement boundary
- Drainage issues
- If allowed it could lead to infill between Rock House and the boundary
- Already have sufficient housing supply as per figures in the Core Strategy

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

Subject to a number of observations being addressed at detailed design stage and subject to further clarification on a number of detailed matters the Highways Development Control Section have raised no objection to the proposal subject to the imposition of condition(s).

LLFA:

The Lead Local Flood Authority has no objection to the proposed development subject to the imposition of conditions relating to surface water drainage.

LAAS:

Lancashire Archaeological Advisory Service do not have sufficient evidence to recommend or require any formal archaeological investigations on the site.

ADDITIONAL REPRESENTATIONS:

7 letters of representation have been received objecting to the application on the following grounds:

- The application is located outside of the settlement boundary.
- The application makes reference to a bus stop that does not exist
- Noise and disruption
- No requirement for further dwellings in the area
- Increase in traffic
- Loss of view

1. Site Description and Surrounding Area

- 1.1 The application site is a 1.0 Hectare plot of land located outside of and partially adjacent the north eastern extents of the defined settlement boundary for Longridge, being located within defined open countryside.
- 1.2 The site currently accommodates an area of land used for equestrian purposes including a stable building and sand and grass paddocks. The remainder of the land remains undeveloped but being utilised for the turning out of horses.
- 1.3 The site is bounded to the south by Chaigley Road/ Higher Road. The site is abutted to the north and west by John Smith Playing Fields. A number of trees are located along the southern boundary of the site with a number of trees also being located in the main body of the

land. The southern boundary is delineated by a low level stone wall that fronts Higher Road off of which primary vehicular access is also provided.

2. **Proposed Development for which consent is sought**

- 2.1 Outline consent (matters of access only) is sought for the erection of 15 self-build dwellings (including 4 affordable self-build) and the creation of a new access road off Higher Road.
- 2.2 The proposal details the closure of the existing access in-lieu of a new vehicular access in a more centrally located position off Higher Road. The indicative details propose that eight plots will be sited to the southern extents of the site within close proximity of the site boundary. A further four units will be located to the northern extents of the site with the remaining three plots located at the southern extents of the site on the opposing side of those that will back on to Higher Road.
- 2.3 The application seeks consent for the erection of self-build units under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). The Act requires relevant authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in an authority's area.
- 2.4 The Act places two main duties upon relevant authorities which are primarily concerned with increasing the availability of land for self-build and custom housebuilding. These duties are the 'duty to grant planning permission etc' and the 'duty as regards registers'. Matters relating to the obligations the act places on the authority are discussed in detail within the 'principle' section of this report.
- 2.5 No details have been provided within the application in respect of potential occupiers of the dwellings but it is expected that such occupiers would have to be registered on the authority's self-build register to qualify. The submitted details also propose that four of the units will be 'affordable on-site affordable self-build dwellings', however no details have been put forward to suggest how these units will be secured as such.
- 2.6 Members will note that this application was removed from the March 2018 agenda following the receipt of Counsels advice which had been sought by the applicant. The application was deferred to allow the Local Planning Authority to review the advice as part of a wider review of the implications of the Self-build and Custom Housebuilding Act 2015. The review of the wider impacts of the legislation and its relevance to the current application are covered in detail in the principle of development section of this report.

3. **Relevant Planning History**

3/2016/0604:

Outline application for a two storey dwelling including access.

(Refused – Unsustainable Location/Contrary to Development Strategy)

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH3 – Dwellings in the Open Countryside
Policy DMG3 – Transport and Mobility
Policy DME5 – Renewable Energy
Policy DME6 – Water Management

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 Principle of Development:

5.1.1 The proposal is located outside but partially adjacent to the defined settlement boundary for Longridge, in this respect, when assessing the locational aspects of development Policy DMG2 provides guidance stating that:

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

1. The development should be essential to the local economy or social wellbeing of the area.
2. The development is needed for the purposes of forestry or agriculture.
3. The development is for local needs housing which meets an identified need and is secured as such.
4. The development is for small scale tourism or recreational developments appropriate to a rural area.
5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

5.1.2 The applicant considers that given the self-build nature of the application that the application meets the third criterion of DMG2 insofar it has been demonstrated that the dwelling will be for local needs housing which meets an identified need.

5.1.3 The site that falls within the Defined Open Countryside, the applicant also considers that the application would also therefore be in accordance with Policy DMH3 which states that residential development within the open countryside will be acceptable where it meets an *'identified local need'*.

5.1.4 Changes in legislation came into effect on effect on 31 October 2016 which amended the Self-build and Custom Housebuilding Act 2015 and implemented Chapter 2 of the Housing and Planning Act 2016 which sets out provisions to support self-build and custom housebuilding. This means that the second and final part of the Right to Build - placing a duty on relevant authorities to make a suitable number of serviced plots available to meet the demand on their self-build and custom housebuilding registers, has now come into force and the Right to Build is now fully implemented.

- 5.1.5 It is clear that the act has implications for the Authority insofar that a duty is placed upon it to grant sufficient consent for serviced plots to meet the demand as reflected within the self-build register. However the act is not explicit in terms of the requirement to meet demand in the areas, settlements or locations whereby demand is registered.
- 5.1.6 The authority considers therefore, in terms of locational matters, that applications for self-build dwellings/plots should not be considered as an 'exception' to the criterion of the Development Strategy for the Borough or adopted policies that seek to guide the location and siting of new housing. Section 38(6) of the Town and Country Planning Act 1990, still requires that applications are "determined in accordance with the Development Plan unless material considerations indicate otherwise". It is therefore important to give due consideration to the interplay between Key Statement DS1, Policy DMG2, DMH3 and the Self-Build Act. The Authority considers that such applications must still be determined in accordance with the adopted Development Plan which seeks to critically establish both the pattern and intended scale of development in order to achieve a sustainable pattern of development across the Borough. To consider otherwise would inevitably result in the undermining of the main aims and effectiveness of the Development Strategy as a whole.
- 5.1.7 It is further considered that a failure to require such applications to be in accordance with the Development Plan would result in the likely perpetuation of unsustainable patterns of development in locations that would normally be deemed unsustainable or unsuitable. The Authority maintains that the purpose of the Self-Build Act is not to allow or enable such development to be treated as an exception to the aims or objectives of the Development Plan, or how it seeks to guide development towards sustainable locations, solely by virtue of the circumstances of the potential self-build applicant or the existence of a registered demand. At the time of the submission of the application the self-build register had 9 entries with there now being 26 entries on the register.
- 5.1.8 In respect of the matter of 'local need' the nature of the application does not currently fit the with definition of 'local needs housing' as defined within the Adopted Core Strategy which states that *'Local needs housing is the housing developed to meet the needs of existing and concealed households living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish, the Housing Waiting List and the Strategic Housing Market Assessment'*. Therefore it cannot be considered that the proposal meets the exception criterion contained within DMG2 nor DMH3.
- 5.1.9 Following the deferment of the application from the March 2018 committee the Local Authority has undertaken a review of not only the counsels advice submitted by the applicant but also the implications of the act in determining applications.
- 5.1.10 The applicants counsels advice advises that the current Development Plan is silent on matters relating to self-build housing and therefore para.14 of the National Planning Policy Framework (NPPF) is invoked which states that *'where the development plan is absent, silent or relevant policies are out-of-date'* the authority should grant permission unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'*.
- 5.1.11 Contrary to the applicants counsels advice the authority considers that the adopted Development Plan is not 'silent' on matters relating to self-build housing. The

Development Plan is generally permissive of housing (including self-build among other specialist types and forms of housing) providing these are to be located in an appropriate location. Furthermore the Development Plan is also permissive of housing outside of defined settlements providing such housing is to meet clearly identified 'local need' as defined in 5.1.9 above. The current application does not seek to meet or address such need and no specific correlation has been made in the application in respect of addressing such need. Given its location outside of a defined settlement it therefore must be considered as in direct conflict with the aims and objectives of the plan, in particular the criterion of DMH3 which relate to housing in the defined open countryside.

- 5.1.12 The advice submitted by the applicant further points towards the statutory duty placed on the authority to grant sufficient consents to match the demand that is reflected on the self-build register held by the authority. The authority is aware of these statutory duties, but considers these duties must be undertaken under the umbrella of and in accordance with the aims and objectives of the adopted development plan. The statutory duty placed on the authority to grant 'sufficient consents' cannot be considered as a duty that is intended to allow for an unrestricted or 'cart blanche' approach to development in inappropriate locations or locations that do not accord with the spatial vision embodied within the adopted development plan.
- 5.1.13 Notwithstanding the above matters, should it be considered that Para.14 of the NPPF is engaged, the authority considers that proposal would result in a level of visual harm to the defined open countryside that would significantly outweigh the benefits of granting consent, regardless of the statutory duty to grant sufficient consents to match the demand as reflected in the self-build register.
- 5.1.14 In respect of the above duty, members will note that the Self-Build Act places a duty on authorities to comply with their duty to grant sufficient permissions within a three year period from the end of each base period. The last base period ended on the 30th of October 2016 therefore the time for 'compliance' with the duties imposed under the act has yet to expire. In this respect and in relation to the current application there is therefore no clear impetus or obligation upon the authority to grant consent at this time given the period of compliance has 17 months remaining.

5.2 Impact upon Residential Amenity:

- 5.2.1 As the application is made in outline with matters of layout, scale and appearance being reserved for consideration at a later date no definitive assessment can be made in respect of the potential impacts upon residential amenity resultant from the proposal.
- 5.2.2 Notwithstanding this matter the Local Planning Authority consider it is appropriate to give due consideration to potential conflicts or issues that may arise as a result of a detailed proposal coming forward that reflects the indicative layout proposed. Given the remoteness of the proposal from directly adjacent built form or existing dwellings it is not considered that the proposal, at this stage, would result in any significant detrimental impact upon residential amenity.

5.3 Highway Safety and Accessibility:

- 5.3.1 The Highway Development Control Section have raised no objection to the proposal subject to conditions being imposed in relation to a number of matters and further clarification being provided at the detailed design stage.

5.4 Landscape/Ecology:

5.4.1 The application is accompanied by an Extended Phase 1 Habitat Report. The report concludes that there is no evidence of specifically protected or otherwise important species occurring within the development site.

5.4.1 The application has been supported by the submission of an Arboricultural Impact Assessment that proposes the loss of all trees adjacent the highway/footway at the southern extents of the site.

5.5 Visual Amenity/Impact:

5.5.1 The submitted details, whilst illustrative, convey how the quantum of development proposed could potentially be accommodated within the site. IN this respect it is clear that the proposal would represent a significant encroachment into the Defined Open Countryside. The site, at its most northern extents would extend some 80m northward from the southern boundary which adjoins the currently defined settlement boundary for Longridge. The indicative details also propose that this northern parcel of land would likely host approximately 5 dwellings.

5.5.2 The defining characteristics of the immediate context on the northern side of Higher Road, heading northward out of Longridge, is that of a greenfield nature benefitting from a relatively open aspect. In this respect it is clear, particularly on approach from the north, that the proposed development would by virtue of its degree of northern encroachment, be read largely as visually isolated from adjacent built form for the majority of the approach. As a result it is likely that the proposed development would be read as a discordant, alien, incongruous and suburban introduction into the landscape.

5.6 Flood Risk and Drainage:

5.6.1 No objections have been received by statutory consultees in respect of matters relating to flood risk or drainage.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 Taking account of the above matters and all material considerations it is considered that the proposal would result in the creation of new dwellings outside of a defined settlement boundary within the defined open countryside without sufficient or adequate justification.

6.2 In respect of the pattern of development and visual impact it is considered that the proposal would result in the introduction of built form in a visually prominent location in the defined open countryside to a degree that cumulatively, would have a visual suburbanising effect upon the landscape and erode the sense of openness that defines the character of the area and character and visual amenities of the defined open countryside in this location.

6.3 It is further considered that the proposal would result in a level of visual harm to the defined open countryside that would significantly outweigh the benefits of granting consent, regardless of the statutory duty to grant sufficient consents to match the demand as reflected in the self-build register.

RECOMMENDATION: That the application be REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the approval would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification, leading to the creation of an unsustainable pattern of development contrary to the core aims and objectives of the adopted Core Strategy and the NPPF presumption in favour of sustainable development.
2. It is considered that the approval of this application would lead to the creation of an anomalous, discordant and incongruous pattern and form of development that is poorly related to the existing settlement by virtue of a degree of visual separation, particularly at its northern extents, being of significant detriment to the character, appearance and visual amenities of the area and defined open countryside contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.
3. The proposal is considered contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy insofar that it would result in the introduction of built form in a visually prominent location in the defined open countryside to a degree that cumulatively, would have a visual suburbanising effect upon the landscape. It is further considered that the significant degree of incursion and encroachment into the defined open countryside would result in the erosion of the sense of openness that defines the character of the area being of significant detriment to the character, appearance and visual amenities of the area and defined open countryside.

BACKGROUND PAPERS

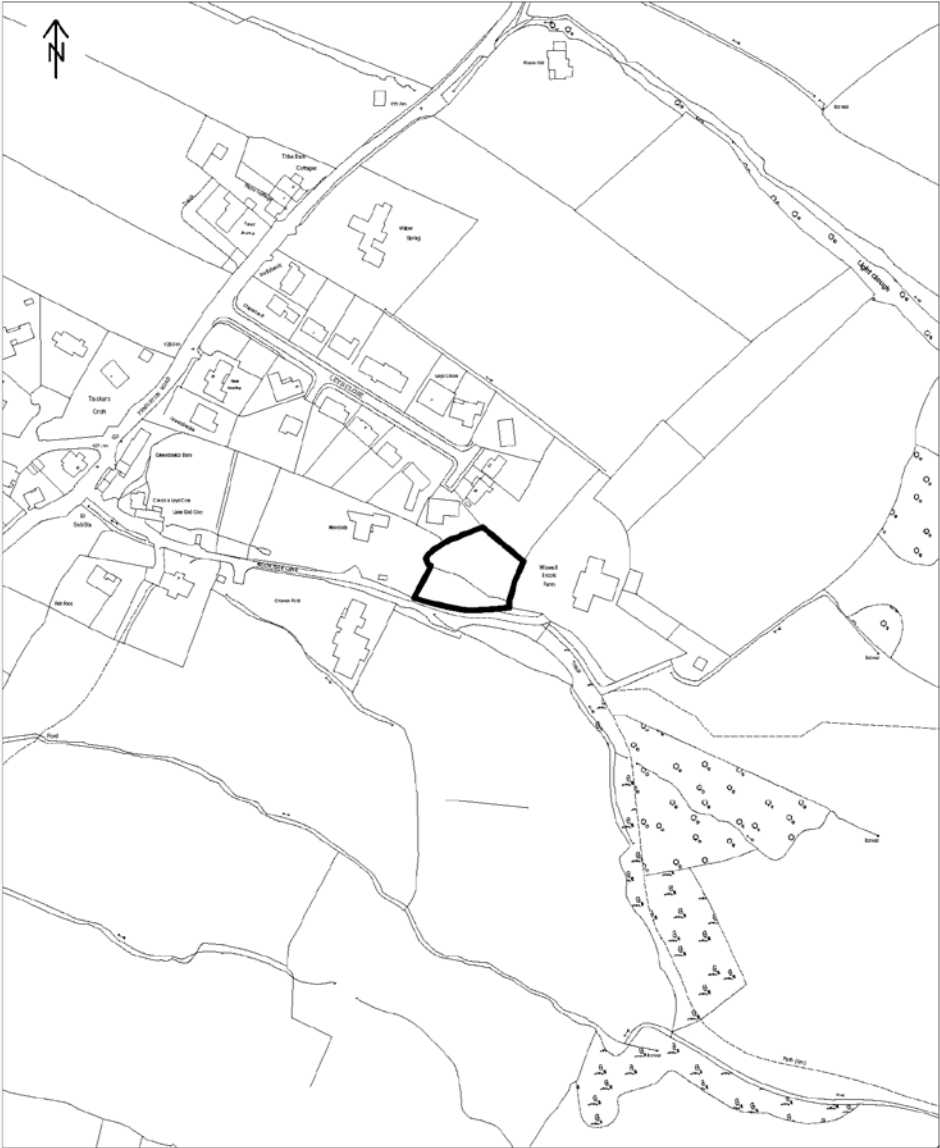
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F1100

APPLICATION REF: 3/2017/1188

GRID REF: SD 374972 437491

DEVELOPMENT DESCRIPTION:

ERECTION OF ONE SELF-BUILD DWELLING AND ASSOCIATED WORKS. WISWELL BROOK FARM, MOORSIDE LANE, WISWELL BB7 9DB



3/2017/1188 Wiswell Brook Farm Moorside Lane Wiswell BB7 9DB

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Wiswell Parish Council objects to the application on the following grounds:

- The application does not meet a housing need within the village, i.e. low cost home, essential home for a farm or forestry worker, home/bungalow for residents over 55years old.
- The site is unsustainable due distance of travel to educational facilities and shops.
- Located within a tier two village which have a low sustainability factor, Wiswell does not have any public transport serving it or any public community facilities.
- The site, which is sloped, will require a substantial amount of spoil to be removed off site which will cause disruption to neighbours and village over a long period of time. The village has had continuous movements of HGVs removing spoil from the two sites in the village for the last two years.
- The self-build application is not as it was intended under NPPF and subsequent amendments, i.e. to provide building plots for groups and individuals to construct their own homes not build to a grand design house on land that you own.
- Moorside Lane over much of its length is only 2.5 meters wide and without passing places with the increase in traffic that the dwelling will generate this will cause a conflict with the users of the public footpath that runs the length of Moorside Lane.
- Loss of the natural woodland which is part of the long established biodiversity of Moorside Lane, the wood has been removed over the last two years.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The Highways Development Control Section have raised no objection to the proposal subject to the imposition of condition(s).

UNITED UTILITIES:

No objection to the proposed development subject to the imposition of conditions.

ADDITIONAL REPRESENTATIONS:

10 letters of representation have been received objecting to the application on the following grounds:

- The application is not for Local Needs Housing.
- The site has been systematically cleared of woodland prior to the application having been submitted.
- Inadequate access arrangements.
- Highway inadequate to accommodate construction vehicles.
- Loss of privacy due to elevated nature of the site.
- Unsustainable location.
- Self-build should not be used to justify proposals that would otherwise be unacceptable.
- Loss of biodiversity.
- Increased light pollution
- Proposal is contrary to the Core Strategy.

1. **Site Description and Surrounding Area**

- 1.1 The application site is a 0.2 Hectare plot of greenfield land located towards the eastern extents of Moorside Lane. A portion of the southern extents of the site is located within the defined settlement boundary of Wiswell with the remainder of the site falling outside of the aforementioned allocation, being located within defined open countryside.
- 1.2 The submitted indicative layout proposes that approximately a third of the ground floor footprint will be located within the settlement boundary with the remaining two thirds representing and encroachment into the open countryside. This will result in the majority of the residential curtilage associated with the dwelling also being within defined open countryside, albeit with the access point off of Moorside Lane remaining within the settlement boundary.
- 1.3 The site previously occupied a large number of trees which at the time of visiting the site appear to have been felled, elements of hedgerow have also been removed. Public Right of Way Footpath no.15 abuts the eastern extents of the site. The site is bounded to the west by the residential curtilage associated with 'Moorside' and to the north by numbers 14 and 16 Leys Close.

2. **Proposed Development for which consent is sought**

- 2.1 Outline consent (matters of access only) is sought for the erection of a single self-build dwelling off Moorside lane Wiswell. It is proposed that vehicular and pedestrian access will be provided at the southern extents of the site off Moorside Lane. Due to the differences in levels between the lane and the main body of the site it is likely that this will be in the form of a ramped access with some grading of the land being required.
- 2.2 The application seeks consent for a self-build unit under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). The Act requires relevant authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in an authority's area. The Act places two main duties upon relevant authorities which are primarily concerned with increasing the availability of land for self-build and custom housebuilding. These duties are the 'duty to grant planning permission etc' and the 'duty as regards registers'. Matters relating to the obligations the act places on the authority are discussed in detail within the 'principle' section of this report.
- 2.3 The application has been made on behalf of an individual who resides within Wiswell, directly adjacent the application site. The individual is also on the Local Authority's Self-Build register, having first been entered on to the register on the 10 November 2017.
- 2.4 Members will note that this application was removed from the March 2018 agenda following the receipt of Counsels advice in support of an unrelated application that also sought consent for self-build dwellings. The application was deferred to allow the Local Planning Authority to review the advice as part of a wider review of the implications of the Self-build and Custom Housebuilding Act 2015. The review of the wider impacts of the legislation and its relevance to the current application are covered in detail in the principle of development section of this report.

3. **Relevant Planning History**

The site has no planning history that is directly relevant to the determination of the current application.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement EN3 – Sustainable Development and Climate Change
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME5 – Renewable Energy
Policy DME6 – Water Management

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 An element of the application site is located within the Defined Settlement Boundary for Wiswell with the remainder being located within the Defined Open Countryside. Wiswell is categorised as a Tier 2 settlement, Key Statement DS1 states that development within Tier 2 Villages will need to meet proven local needs or deliver regeneration benefits. Policy DMG2 provides further guidance stating that:

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

6. The development should be essential to the local economy or social wellbeing of the area.
7. The development is needed for the purposes of forestry or agriculture.
8. The development is for local needs housing which meets an identified need and is secured as such.
9. The development is for small scale tourism or recreational developments appropriate to a rural area.
10. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

5.1.2 The applicant considers that given the self-build nature of the application, that the application has been made by a resident of Wiswell who lives adjacent the site and who is also registered on the Local Authoritys Self-Build register, that the application meets the third criterion of DMG2 insofar it has been demonstrated that the dwelling will be for local needs housing which meets an identified need.

- 5.1.3 In respect of the portion of the site that falls within the Defined Open Countryside, the applicant also considers that the application would also therefore be in accordance with Policy DMH3 which states that residential development within the open countryside will be acceptable where it meets an *'identified local need'*.
- 5.1.4 Changes in legislation came into effect on effect on 31 October 2016 which amended the Self-build and Custom Housebuilding Act 2015 and implemented Chapter 2 of the Housing and Planning Act 2016 which sets out provisions to support self-build and custom housebuilding. This means that the second and final part of the Right to Build - placing a duty on relevant authorities to make a suitable number of serviced plots available to meet the demand on their self-build and custom housebuilding registers, has now come into force and the Right to Build is now fully implemented.
- 5.1.5 It is clear that the act has implications for the Authority insofar that a duty is placed upon it to grant sufficient consents for serviced plots to meet the demand as reflected within the self-build register. However the act is not explicit in terms of the requirement to meet demand in the areas, settlements or locations whereby demand is registered.
- 5.1.6 The authority considers therefore, in terms of locational matters, that self-build dwellings/plots should not be considered as an 'exception' to the criterion of the Development Strategy for the Borough. Section 38(6) of the Town and Country Planning Act 1990, still requires that applications are "determined in accordance with the Development Plan unless material considerations indicate otherwise". It is therefore important to give due consideration to the interplay between Key Statement DS1, Policy DMG2, DMH3 and the Self-Build Act. The Authority considers that such applications must still be determined in accordance with the adopted Development Plan which seeks to critically establish both the pattern and intended scale of development in order to achieve a sustainable pattern of development across the Borough. To consider otherwise would inevitably result in the undermining of the main aims and effectiveness of the Development Strategy as a whole.
- 5.1.7 It is further considered that a failure to require such applications to be in accordance with the Development Plan would result in the likely perpetuation of unsustainable patterns of development in locations that would normally be deemed unsustainable or unsuitable. The Authority considers that the purpose of the Self-Build Act is not to allow or enable such development to be treated as an exception to the aims or objectives of the Development Plan solely by virtue of the circumstances of the potential self-build applicant or the existence of a registered demand. At the time of the submission of the application the self-build register had 9 entries with there now being 26 entries on the register.
- 5.1.8. In respect of the matter of *'local need'* the nature of the application does not currently fit the with definition of *'local needs housing'* as defined within the *Adopted Core Strategy which states that 'Local needs housing is the housing developed to meet the needs of existing and concealed households living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish, the Housing Waiting List and the Strategic Housing Market Assessment'*. Therefore it cannot be considered that the proposal meets the exception criterion contained within DMH3 nor DMG2.
- 5.1.9 Following the deferment of the application from the March 2018 committee the Local Authority has undertaken a review of not only counsels advice submitted in support of

an unrelated application, but also the implications of the act in determining applications.

- 5.1.10 The aforementioned counsels advice advises that the current Development Plan is silent on matters relating to self-build housing and therefore para.14 of the National Planning Policy Framework (NPPF) is invoked which states that '*where the development plan is absent, silent or relevant policies are out-of-date*' the authority should grant permission unless '*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*'.
- 5.1.11 The authority considers that the adopted Development Plan is not 'silent' on matters relating to self-build housing. The Development Plan is generally permissive of housing (including self-build among other specialist types and forms of housing) providing these are to be located in an appropriate location. Furthermore the Development Plan is also permissive of housing outside of defined settlements providing such housing is to meet clearly identified 'local need' as defined in 5.1.9 above. The current application does not seek to meet or address such need. Given its location outside of a defined settlement it therefore must be considered as in direct conflict with the aims and objectives of the plan, in particular the criterion of DMH3 which relate to housing in the defined open countryside.
- 5.1.12 The advice further points towards the statutory duty placed on the authority to grant sufficient consents to match the demand that is reflected on the self-build register held by the authority. The authority is aware of these statutory duties, but considers these duties must be undertaken under the umbrella of and in accordance with the aims and objectives of the adopted development plan.
- 5.1.13 The statutory duty placed on the authority to grant 'sufficient consents' cannot be considered as a duty that is intended to allow for an unrestricted or 'cart blanche' approach to development in inappropriate locations or locations that do not accord with the spatial vision embodied within the adopted development plan.
- 5.1.14 Notwithstanding the above matters, should it be considered that Para.14 of the NPPF is engaged, the authority considers that proposal would perpetuate an unsustainable pattern of development that would result in a level of harm that would significantly outweigh the benefits of granting consent, regardless of the statutory duty to grant sufficient consents to match the demand as reflected in the self-build register, particularly when it is considered that the self-build demand can be met in more sustainable locations.
- 5.1.15 Furthermore, in respect of the above duty, members will note that the Self-Build Act places a duty on authorities to comply with their duty to grant sufficient permissions within a three year period from the end of each base period. The last base period ended on the 30th of October 2016 therefore the time for 'compliance' with the duties imposed under the act has yet to expire. In this respect and in relation to the current application there is therefore no clear impetus or obligation upon the authority to grant consent at this time given the period of compliance has 17 months remaining.

5.2 Impact upon Residential Amenity:

- 5.2.1 As the application is made in outline with matters of layout, scale and appearance being reserved for consideration at a later date no definitive assessment can be made in respect of the potential impacts upon residential amenity resultant from the proposal. Notwithstanding this matter the Local Planning Authority consider it is appropriate to give due consideration to potential conflicts or issues that may arise as a result of a detailed proposal coming forward that reflects the indicative layout proposed.
- 5.2.2 The application has been accompanied by an indicative site plan which shows the proposed dwelling occupying a relatively central location within the site. The submitted details indicate that primary living accommodation will be accommodated at ground floor and it is therefore logical to assume that the proposal will be two-storeys to accommodate bedrooms at first floor or that these will be accommodated within the roofspace.
- 5.2.3 The site benefits from an elevated position when taking account of the properties to the north and north west. Taking this into account there may be the potential for detrimental impacts upon residential amenity upon these neighbouring properties by virtue of direct overlooking or a potentially overbearing impact. However members will note at this stage such an impact, if any, cannot be accurately quantified or assessed.

5.3 Highway Safety and Accessibility:

- 5.3.1 The Highway Development Control Section have raised no objection to the proposal subject to conditions being imposed in relation to parking provision, access arrangements and vehicular charging points.

5.4 Landscape/Ecology:

- 5.4.1 The application is accompanied by an Extended Phase 1 Habitat Survey. The report concludes that there is no evidence of specifically protected or otherwise important species occurring within the development site. The report does identify that a number of breeding birds occur on the site, one of which being Dunnock, a species of principal importance for conservation. Consequently the report recognises that there will be a minor loss of breeding habitat as a result of the proposal.
- 5.4.2 The application has been supported by the submission of an Arboricultural Impact Assessment however given consent is not sought for matters of layout no detailed assessment can be made at this stage in respect of the potential for impact upon trees.

5.5 Flood Risk and Drainage:

- 5.5.1 No issues have been raised by statutory consultees in respect of matters relating to flood risk or drainage.

6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 Taking account of the above matters and all material considerations it is considered that the proposal would result in the creation of a dwelling partially located within a Tier 2 settlement that fails to meet proven local need or deliver regeneration benefits.

- 6.2 Furthermore, and for the reasons outlined above, the proposed development is also considered to be in direct conflict with the aims and objectives of the adopted development plan insofar that the granting of planning consent would result in the creation of a residential dwelling, not only partially within the defined open countryside without sufficient justification, but also in an unsustainable location that does not benefit from adequate walkable access to services and facilities.
- 6.3 It is further considered that the perpetuating of an unsustainable pattern of development in a location that does not benefit from adequate walkable access to services and facilities would be in direct conflict with the presumption in favour of sustainable development. As such the proposal would result in a level of harm that would significantly outweigh the benefits of granting consent, regardless of the statutory duty to grant sufficient self-build consents to match the demand as reflected in the self-build register.

RECOMMENDATION: That the application be REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the granting of approval would lead to the creation of a new residential dwelling and/or associated residential curtilage being partially located in the defined open countryside, located outside of a defined settlement boundary, without sufficient or adequate justification.
2. The proposal would lead to the perpetuation of an unsustainable pattern of development in a Tier 2 location, without sufficient or adequate justification, that does not benefit from adequate walkable access to local services or facilities - placing further reliance on the private motor-vehicle contrary to the aims and objectives of Key Statement DMI2 and Policies DMG2 and DMG3 of the adopted Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F1188

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0433	Land at Henthorn Road Clitheroe	30/11/17	24	Out for Signatures

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0573	Land off Union Street Clitheroe	26/10/17	24 weeks	36	Decision 12/4/18

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/1209	First floor extension over existing balcony to rear	Beech Croft Ribchester Road Ribchester
3/2017/0361	Conversion of an existing outbuilding into two residential dwellings	Outbuilding at Beech House Alston Lane Longridge
3/2018/0038	Rebuilding east boundary wall owing to tree damage. Reconstruction of new wall to be on a new line with concrete blocks and a sand cement rendered face to match existing school perimeter walls. The new wall to include welded mesh security fencing on the top to bring the overall height of the wall and fence at 2.8m	St James C of E School Greenacre Street Clitheroe
3/2018/0068	Proposed conversion of former brewery building to 5 bedroom B&B accommodation including replacement and extension of roof including 5 multifuel stove flues, new permanent timber canopy over existing timber decking with new access path and timber seating	Bashall Barn Twitter Lane Bashall Eaves
3/2018/0304	Erection of temporary sales cabin, temporary parking and associated temporary works until 31/12/18	Land East of Chipping Lane Longridge
3/2018/0038	Rebuilding east boundary wall owing to tree damage. Reconstruction of new wall to be on a new line with concrete blocks and a sand cement rendered face to match existing school perimeter walls. The new wall to include welded mesh security fencing on the top to bring the overall height of the wall and fence at 2.8m	St James C of E School Greenacre Street Clitheroe

APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/Hearing if applicable</u>	<u>Progress</u>
Enforcement	17/11/17	Demesne Fm Newsholme Gisburn	Hearing	10/04/18	Awaiting Decision
3/2017/0441 R	19/01/18	19 Woodfield View, Whalley	WR		Awaiting Decision
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry adjourned	09/10/18	Bespoke timetable Updated proofs of inquiry to be submitted by 11/09/2018
3/3016/1082 R	30/11/2017	74 Higher Rd Longridge and land to the rear	WR	17/04/18	Awaiting Decision
3/2017/0741 R	27/02/18	13 Glen Ave Knowle Green	HH		Appeal Dismissed 04/04/18
3/2017/0675 R	28/02/18	46 Higher Rd Longridge	WR		Awaiting Decision
3/2017/0593 R	23/04/18	Ivy Cottage Chapel Lane West Bradford	HH		Awaiting Decision
3/2017/1139 Conditions disputed	Awaiting start date from PINS	Sands Cottage The Sands Whalley	WR (to be confirmed)		
3/2018/0009 R	24/04/18	Stables at Stockbridge Knowles Brow Hurst Green	WR (to be confirmed)		Statement due 29/05/18
3/2017/1092 R	27/03/18	Greenhouse Barn Commons Lane Balderstone	HH		Awaiting Decision
3/2017/0857 R	Awaiting start date from PINS	Lowood Whins Lane Read	WR (to be confirmed)		
3/2018/0113 Conditions not discharged	Awaiting start date from PINS	102 Lowergate Clitheroe	WR (to be confirmed)		
3/2018/0153 R	Awaiting start date from PINS	1 Highcliffe Greaves Grindleton	WR (to be confirmed)		
3/2017/0815 R	No start date from PINS	20 Wellbrow Drive Longridge	HH		Confirmed as out of time by Inspectorate – Appeal not accepted