

<b><u>INDEX OF APPLICATIONS BEING CONSIDERED</u></b>						
<b><u>MEETING DATE: 5 SEPTEMBER 2019</u></b>						
	<b><u>Application No:</u></b>	<b><u>Page:</u></b>		<b><u>Officer:</u></b>	<b><u>Recommendation:</u></b>	<b><u>Site:</u></b>
<b>A</b>	<b>APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:</b>					
					NONE	
<b>B</b>	<b>APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:</b>					
	<a href="#">3/2019/0427</a>	1		RB	AC	27 Humber Street Longridge
	<a href="#">3/2019/0444</a>	13		SK	AC	Former Victoria Mill Watt Street, Sabden
<b>C</b>	<b>APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL:</b>					
	<a href="#">3/2019/0448</a>	26		SK	R	Land at Wiswell Lane Whalley
	<a href="#">3/2019/0482</a>	38		HM	R	Land adj Woodfold Hall Further Lane, Mellor
	<a href="#">3/2019/0483</a>	44		SK	R	Land adj Woodfold Hall Further Lane, Mellor
	<a href="#">3/2019/0510</a>	52		SK	R	Land south west of Clitheroe Golf Club Whalley Road, Barrow
<b>D</b>	<b>APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED</b>					
					NONE	
<b>E</b>	<b>APPLICATIONS IN 'OTHER' CATEGORIES:</b>					
					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  
SK Stephen Kilmartin

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No 5

meeting date: THURSDAY, 5 SEPTEMBER 2019  
title: PLANNING APPLICATIONS  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

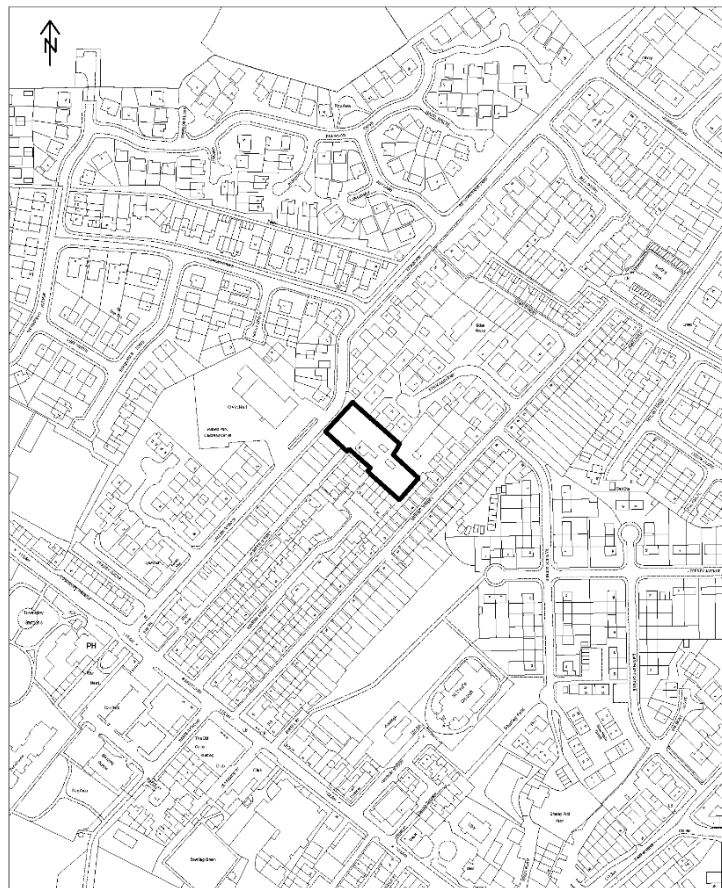
## PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

**APPLICATION REF: 3/2019/0427**

GRID REF: SD 360537 437561

### **DEVELOPMENT DESCRIPTION:**

DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH DORMER BUNGALOW  
AT 27 HUMBER STREET, LONGRIDGE



3/2019/0427 27 Humber Street Longridge PR3 3WD

Scale 1:2500

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## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **PARISH COUNCIL:**

The parish council originally submitted comments raising no objection to the proposed development.

An amended response was received on 21/08/2019 requesting that the following concerns are satisfied:

- Loss of light to other properties that boarder the development
- Building over a sewer pipe/main drain- no response has been received from United Utilities- request that a response is received before the application is considered.

### **LCC HIGHWAYS:**

No objections to the development subject to conditions relating to a construction management plan, wheel washing facilities and construction of driveway/access and visibility splay.

### **ADDITIONAL REPRESENTATIONS:**

Letters of representation have been received from 13 residential properties, objecting to the application on the following grounds:

- Property will be built over a sewer
- Damage to trees that have been removed and plans to remove more trees.
- Loss of wildlife habitat
- Does not satisfy local housing need.
- Does not meet requirements of Longridge Development Plan.
- Existing dwelling is in good order and there is no need for the dwelling to be demolished.
- No evidence submitted showing sustainability of new dwelling.
- Proposed hard surface area will lead to significant surface water runoff.
- Not clear if property is for residential or commercial use and parking areas states for 'visitors'
- Loss of view
- The design of the dwelling is too large and is out of character in this area;
- Loss of residential amenity, including loss of light and loss of privacy and noise nuisance during construction.
- Precedent set for other dwellings.
- Additional traffic;
- Restrictions should in place for constructions works ie. hours of operation, road cleaning and maintenance, construction vehicle access to the site;
- Bats have been seen in the area and the submitted bat survey was not carried out at the correct time (March).

#### **1. Site Description and Surrounding Area**

- 1.1 The application relates to a detached two storey property known as 27 Humber Street. The dwelling is located within a substantial plot measuring 0.16 hectares and is within the settlement of Longridge.

- 1.2 The existing dwelling is situated at the end of the terrace row with its front elevation facing north-west towards Willows Park Lane. The existing dwelling is sited approximately 6 metres from the side elevation of the end terrace on Humber Street and has two existing outbuildings in the garden area.
- 1.3 Vehicular access to the site is obtained directly off Humber Street with an area of hard standing to the front of the dwelling for parking. To the front, sides and rear of the dwelling are relatively large garden areas with all boundaries defined by a mixture of fencing, hedging and trees.
- 1.4 The application site is surrounded by residential properties to the north, east and south with Willows Park Lane being to the north-west. North east of the site are bungalow properties along Eden Gardens with the rear garden areas backing onto the application site. To the south east are two storey properties located on Mersey Street with the rear gardens of these properties backing on to the application site. To the south west is a terrace row (Severn Street) as well as terrace row (Humber Street)
- 1.5 The surrounding area, and settlement of Longridge, is defined by a variety of house types. To the south of the site the properties are generally two storey dwelling and to the north is Eden Gardens which are bungalow properties.

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

- 2.1 The application seeks consent to demolish the existing two storey house and replace it with a new larger dormer bungalow.
- 2.2 The replacement dwelling would be rotated and re-aligned so that its front elevation faces south west and its rear elevation northeast, and it would be one and a half storey in height (dormer bungalow).
- 2.3 The finished ground floor level of the replacement dwelling would match the existing ground floor level with the new garage being set approximately 0.8 metres lower due to the sloping nature of the ground.
- 2.4 With regard to appearance, the replacement dwelling would consist of steep pitched over-hanging roofs and high levels of glazing in the front and rear elevations, including sun lounge. The dwelling would be finished in render, with a slate roof.
- 2.5 The dwelling would include three bedrooms, kitchen, sun lounge, lounge, dining room, study, utility, pantry, as well as various utility and storage rooms including two bathrooms. The attached double garage would be sited to the south east of the dwelling and the existing driveway and hard surfaced area to the front of the dwelling would be altered/extended to provide vehicle access to the garage, however vehicular access would be retained from the existing point off Humber Street.
- 2.6 To the south east of the dwelling within the curtilage of the dwelling it is proposed to erect a shed and a green house.

## 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 EN4 – Biodiversity and Geodiversity

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DME1 – Protecting Trees and Woodlands

Policy DMG3 – Transport & Mobility

Policy DMH5 – Residential and Curtilage Extensions

Policy DME3 – Site and Species Protection and Conservation

Longridge Neighbourhood Plan

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 demolish an existing two storey dwelling and replace it with a dormer bungalow. The application site is located within the settlement boundary of Longridge (Principle Settlement) and consequently the broad principle of a replacement dwelling in this location is acceptable, subject to compliance with other relevant planning policies.

##### 5.2 **Impact upon Residential Amenity**

5.2.1 The replacement dwelling will be centrally located within the site and its orientation is altered so that its front elevation faces north-west and the rear elevation will face north east. The dwelling would be set back 12m from the highway of Humber Street, at the nearest point, and a separation distance of 11m would be achieved between the side elevation of no.26 Humber Street and the front porch of the replacement dwelling. Furthermore, the replacement dwelling has been orientated so as to ensure its front elevation does not directly face the properties opposite.

5.2.2 It is accepted that the replacement dwelling would be significantly taller than the existing bungalows along Eden Gardens. However through negotiating with the applicants' agent the proposed garden room was removed from the proposal and therefore a minimum 12 metre separation distance has been achieved between the rear elevation of the proposed dwelling and the dwellings along Eden gardens. The concerns of the neighbours are noted however it is considered that the distance retained will ensure that the new dwelling will not result in a significant loss of light to these garden areas.

5.2.3 Within the rear (north-east) elevation 2 roof lights and a dormer window are proposed. The dormer windows serve a bathroom and the roof lights will be located within the slope of the roof reducing the potential to create loss of privacy

due to the angle of the windows. Notwithstanding the fact that a bathroom is a non-habitable room a condition will be attached to the recommendation requiring the dormer windows to be obscurely glazed to reduce the perceived loss of privacy with the neighbours to the rear. As such it is considered that the proposed development would share an acceptable relationship with the properties to the rear on Eden Gardens in relation to overlooking, overshadowing, loss of daylight and privacy.

- 5.2.4 To the south east of the development site are a terrace row of two storey dwellings with the rear elevations and rear garden areas backing on to the development site. With regard to the proposed replacement dwelling it is considered that a separation distance of 26 metres would ensure that the proposed dwelling would not result in loss of light or privacy to these dwellings. With regards to the proposed shed that is to be set within 1 metres of the shared boundary with 63 Mersey Street, due to the shed having a maximum height of 3 metres it is considered that the shed will not have an overbearing impact or result light/privacy and as such the development shares an acceptable relationship with this dwelling.
- 5.2.5 It is also proposed to have a dormer on the front elevation of the bungalow with there being 4 sets of windows directly facing 25 Humber Street. These windows will face the side elevation of no. 25 Humber Street. It is considered that the 14 metre separation distance achieved would ensure that these windows would not directly overlook the application site as well as the rear garden of the dwelling and therefore the replacement dwelling shares an acceptable relationship with this property.
- 5.2.6 Objections have been raised in respect of potential noise and disturbance from construction works and vehicles, however construction works are a necessity for any development and therefore this is not a sustainable reason to refuse a planning application. Conditions have however been attached requiring a detailed construction management plan to be submitted to the Local Planning Authority (LPA) prior to development commencing on site and restricted hours of operation.

### 5.3 **Visual Impact and design**

- 5.3.1 Some objectors have commented that the replacement dwelling is too large and out of keeping with surrounding properties. In response to this, it is accepted that replacement dwelling would have a larger foot print than the existing dwelling however the application site has a substantial residential curtilage (0.16 hectares) and can easily accommodate a dwelling of this size.
- 5.3.2 It is evident that there are a variety of house types and designs throughout Longridge and in the immediate vicinity of the application site there are houses of different styles and materials, ranging from the traditional two storey stone properties on Mersey Street, red brick properties on Humber Street and the bungalows Eden Gardens that are generally finished in brick and/or render. As such, it is not considered that there is a specific house type or design in the vicinity and this plot does lend itself to allow a modern design of property.

5.3.3 In addition to the above, the application site is reasonably well screened by the existing residential streets and therefore is only visible on the approach from Humber Street and from within the properties that face the application site.

5.3.4 In view of the above it is considered that the replacement dwelling, and detached shed and garden room albeit larger than the existing bungalow, would be sympathetic and in keeping with the surrounding area/buildings and would not adversely impact upon the landscape in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

#### 5.4 **Landscape and Ecology**

5.4.1 The application is accompanied by an Arboriculture Impact Assessment which shows that no trees are to be removed as part of the development however it is recommended that the formation of pruning of T10 is undertaken to ensure sufficient clearance between the proposed dwelling and adjacent branches and these works will have no adverse impact on tree health and longevity. It is also requested that to protect the trees from construction site traffic (including demolition works) the remaining trees should be protected by a temporary protective barrier. A condition has therefore been attached requiring a detailed landscaping scheme to be submitted for the written approval of the LPA, and a timetable for implementation. An additional condition has been attached which requires the root protection areas of all trees/hedging shown to be retained shall be protected by fencing during the construction process.

5.4.2 The applicant has also submitted a bat survey with the application which found no evidence of bats at the site and concludes that the risk to bats is low. Nearby residents have contacted the Council and informed the Countryside Officer that they have seen bats in/around the building. The Countryside Officer has discussed this resident's comments with the Bat Surveyor and the Surveyor has reiterated that the existing building is well sealed and has negligible potential for bats. In view of this, the Countryside Officer has commented that they have no evidence to contradict the conclusions of the submitted bat report, and thus raises no objection subject to the development being carried out in accordance with the "Recommendations and Mitigation" measures detailed within section 9 of the submitted bat survey. A standard informative has also been attached in respect of bat protection.

#### 5.5 **Highways**

5.5.1 The existing access off Humber Street will be utilised and sufficient parking space will be provided for the replacement dwelling within the residential curtilage.

5.5.2 The County Highway Surveyor has no raised objection to the proposal on highway grounds, as the applicant has provided detailed of an access with automatic security gates that meets the requirements of highway specifications.

5.5.3 The Highway Surveyor has also requested conditions be attached in relation to a construction management plan and wheel washing facilities.

## 5.6 Other Issues

- 5.6.1 A number of objectors have raised concerns regarding the new dwelling being built over the drain that serves a number of properties. Longridge Town Council has also stated that United Utilities have not been consulted on the development. The issue regarding the development being built over a drain would be dealt with separately by the applicant. Subject to an approval the applicant would require a separate application for building regulations.
- 5.6.2 An objector has commented that the approval of this application would potentially enable further applications for additional dwellings within the curtilage to be approved. Each application is considered on its own merits and approval of this application would not set a precedent for other curtilage development.

## 6. Conclusion

- 6.1 Considering all of the above and having regard to all material considerations and matters raised, the replacement dwelling 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. The revised comments of the Town Council are noted and their comments are taking into account in the consideration of the application. Any building over sewer agreement would need the consent of the relevant authority and is not one to be considered at this stage but an informative has been added to the recommendation.

**RECOMMENDATION:** 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: To comply with the requirements of 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:

Site Location Plan: Dwg no 001

Proposed Site Plan and Side Elevations: Dwg no 005 Rev E amended plan received 16.07.2019

Proposed Front and Rear Elevations: Dwg no 004 Rev B

Proposed Ground Floor Plan Sections X-X and Y-Y: Dwg no 002 Rev A amended plan received 08.07.2019

Proposed First Floor Plan: Sections X-X and Y-Y: Dwg no 003 Rev A amended plan received 08.07.2019

Proposed Shed and Greenhouse Elevations: Dwg no 006

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 dwelling 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.

4. Notwithstanding the submitted details, prior to the replacement dwelling hereby approved being occupied, details at a scale of not less than 1:20 of any new boundary walling, gates and fencing, along with a timescale for their inclusion within the development, shall have been submitted to and approved by the Local Planning Authority. 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.

### *Landscaping and trees*

5. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of the commencement of the development 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.

The 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 new and replacement trees and shrubs.

The duly approved landscaping scheme shall be carried out within 12 months of the dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees 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 for the dwelling house in the interests of visual amenity.

6. The trees and hedges shall be retained on site as detailed within the submitted Arboriculture Impact Assessment and no development shall take place until all the existing trees 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 checked and verified on site by the Council's Countryside Officer prior to work commencing and 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 the existing vegetation in the interest of visual amenity.

*Permitted Development*

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A, B, C, E or F shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.

8. The bathroom windows within the dormer in the rear (north east) elevation of the dwelling house hereby approved shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

REASON: To safeguard the privacy of occupiers of neighbouring dwellings and to ensure satisfactory levels of amenity for adjoining residents.

9. No external lighting shall be installed on the replacement dwelling hereby approved, or elsewhere within the site.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising.

*Ecology*

10. No above ground works shall commence or be undertaken on site until 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 incorporated into the dwelling during the construction stage of the development and made available for use before the dwelling hereby approved is 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.

*Construction Works and Highways*

11. 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.

12. 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.

13. Before the access is used for vehicular purposes the land within 3m of the centre line of the driveway shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1m in height above the height at the centre line of the adjacent carriageway.

REASON: To assist visibility of vehicles entering and leaving the highway.

14. No development shall take place until a Construction and Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted information shall provide precise details of:

- The siting and location of parking for vehicles of site operatives and visitors
- The siting and location for the loading and unloading of plant and materials
- The siting and locations of all site cabins
- The siting and location of storage of plant and materials used in constructing the development
- The siting and locations of security hoarding
- The timings/frequencies of mechanical sweeping of the adjacent roads/highway
- 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)
- The highway routes of plant and material deliveries to and from the site.
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- Contact details for the site manager(s)
- A demolition phasing plan that indicates the extents/full demolition of the existing building/structures on site and the phasing of such works in relation to the construction of the development hereby approved.

The approved statement shall be adhered to throughout the construction period of the development hereby approved including the timings/phasings for demolition.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

15. Notwithstanding the requirements of condition 5 of this approval, the car parking and manoeuvring areas shall be provided as shown on Drawing 055 Rev E amended plan received 16.07.2019 prior to the first occupation of the replacement dwellinghouse

hereby permitted, and shall be permanently maintained thereafter clear of any obstruction to their designated purpose.

REASON: To allow for the effective use of the parking areas.

16. The finished floor levels of the development hereby approved shall not exceed those found on the existing dwelling (as indicated on Drawing: Proposed Site Plan and Side Elevations: dwg no 005 Rev E amended plan received 16.07.2019)

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is not of detriment to nearby residential amenity nor the character or visual amenities of the area.

17. The existing building indicated as/known as 27 Humber Street (PR3 3WD) on drawing 001 shall be demolished and all resultant materials removed from the site prior to first occupation or use of the dwelling hereby approved.

REASON: To define the scope of the permission hereby approved and to safeguard the visual amenities of the locality against over-intensive development.

18. No development shall be commenced until the engineering and constructional details of the proposed driveway and entrance have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.

REASON: In order to ensure that the structure of the existing dropped crossing is maintained.

19. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary to the gates shall be appropriately paved in tarmac, 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.

20. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the kerb edge across the carriageway and any gates erected shall open away from the highway

REASON: In the interests of highway safety to enable permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

#### *Drainage*

21. The site shall be drained via separate systems for the disposal of foul and surface water.

REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment.

#### INFORMATIVES:

If any evidence of bats is found at any time during works then works should cease immediately and advice sought from Natural England or a suitably qualified bat worker.

The applicant is advised to ensure that any necessary consents are obtained should there be a need to build over a sewer.

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0427](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0427)



**CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

**SABDEN PARISH COUNCIL:**

No representations have been received in respect of the application.

**ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

No objections raised.

**LAAS (LANCASHIRE ARCHAEOLOGICAL ADVISORY SERVICE)**

No objection subject to the imposition of conditions.

**UNITED UTILITIES**

No representations have been received in respect of the application.

**Lead Local Flood Authority**

No representations have been received in respect of the application.

**ENVIRONMENT AGENCY**

No objections.

**ADDITIONAL REPRESENTATIONS:**

No representations have been received in respect of the application.

**1. Site Description and Surrounding Area**

- 1.1 The application relates to the Victoria Mill site in Sabden. The site is located within the defined Sabden Conservation Area (CA) and the also within the Forest of Bowland Area of Outstanding Natural Beauty. The application site is approximately 1.13 Hectares in area, being brownfield in nature. Members will note that works, pursuant to the previously approved application 3/2018/0361, are currently underway on-site and have progressed significantly since the granting of the aforementioned consent.
- 1.2 The site previously accommodated the Victoria Mill complex consisting of five main elements comprising an office/preparation block, spinning block/mill, weaving shed, chimney two engine houses and other ancillary structures. The Mill chimney was previously identified as a 'focal building' within the Sabden Conservation Area Appraisal (SCAA) with the Spinning Mill and Marbil Office buildings also being identified as a buildings of townscape merit. Members will note that these structures have subsequently been demolished as part of the on-going works being undertaken on site.
- 1.3 The application site is bounded to the south by residential properties that front Pendle Street West, with the site fronting Whalley Road to the north and Watt Street to the east. The site is bounded to the west by greenfield land accommodating an element of woodland with a small number of residential properties also being located within close proximity to the west.

1.4 Sabden Brook runs east to west through the site with the existing buildings partially and laterally over-spanning the Brook. The surrounding area is predominantly residential in character with the immediate surrounding area being typified and defined by two-storey terraced properties, the majority of which are faced in stone or render. Directly to the east of the proposal site, on the opposing side of Watt Street, is a number of recently completed dwellings, the majority of which are faced in reconstituted stone and are of a semi-modern appearance.

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

2.1 Members will note that the current application is identical to that which already benefits from consent save that for a number of finished floor and land levels across the site which exceed that which has been previously approved. In this respect and in light of the previous consent having been implemented it is considered that the assessment of the current proposal be limited to that of the potential impacts resultant from the proposed deviations from the previously approved land levels which inevitably has a direct correlation to not only finished floor levels but also the height of the proposed dwellings above ordnance datum.

2.2 The development site consists of two development parcels which are separated by Sabden Brook which runs east to west through the site. The northern development parcel accommodates six dwellings, three of which are two-storey detached properties (Plots 25-27) with the remaining three (Plots 28-30) being accommodated within a terrace block with integral undercroft garaging, plot 30 benefits from a semi-attached dedicated garage with home office within the roof-space.

2.3 The southern development parcel accommodates the remainder of the dwellings which adopt terraced, semi-detached and detached configurations. The majority of the dwellings located in the southern development parcel are two-storey in height save that for plots 13, 14, 16, 17 and 21 which are 2.5 storeys in height by virtue of a feature gable on their primary elevation. A number of dedicated garage blocks are also proposed to serve the dwellings to be constructed.

2.4 Members will note that as a direct consequence of the raising of the proposed land levels the height of the dwellings above ordnance datum also inevitably increases. The variations in proposed land levels for which consent is sought, compared to that which was previously approved, can be best summarised as follows:

### Northern Development Parcel

- Plot 25: 1.08m uplift in height
- Plot 26: 1.1m uplift in height
- Plot 27: 1.1m uplift in height
- Plots 28-30: 1.17m uplift in height

### Southern Development Parcel

- Plots 1-6: remain as approved
- Plot 7: 255mm uplift in height
- Plot 8: 500mm uplift in height
- Plots 9-10: 350mm uplift in height
- Plot 11: 300mm uplift in height



- Plot 12: 950mm uplift in height
- Plots 13-14: 1.15m uplift in height
- Plot 15: 1.35m uplift in height
- Plots 16-17: 520mm uplift in height
- Plot 18: 900mm uplift in height
- Plot 19-20: 155mm uplift in height
- Plot 21: 520mm uplift in height
- Plots 22-24: remain as approved
- Plot 25: 1.08m remain as approved
- Plot 26: 1.1m uplift in height
- Plot 27: 1.1m uplift in height
- Plots 28-30: 1.17m uplift in height

### 3. **Relevant Planning History**

#### **3/2018/0361:**

Full application for the demolition of existing structures and removal of culvert to Sabden Brook; development of 30 dwellings including re-construction of former Marbil office buildings as new dwellings; reconstruction of base of mill chimney as an ecology tower and associated access and landscaping. (Approved with conditions)

#### **3/2017/1096:**

Removal of all trees which are less than 75mm at 1.5m on the main stem throughout the vegetation detailed as G24 within the accompanying report (JCA Ref: 13611.AJB). (Approved with conditions)

#### **3/2016/0902:**

Resurfacing of weir with concrete-embedded natural rock to create a natural looking surface. Two diagonal boulder groynes to be constructed to direct water down the weir, elongating the flow path and creating a depth of water for fish to swim through. (Approved with conditions)

#### **3/2014/0188:**

Part demolition of existing mill and provision of 37 no. new-build houses, 3 no. dwellings in a converted retained mill building and associated hard and soft landscaping and demolition of chimney. (Deemed Disposed)

#### **3/2011/0129:**

Proposed demolition of part of Victoria Mill and conversion of former Spinning Mill into 22 apartments, conversion of former office building into 3 townhouses, erection of 4 affordable elderly care bungalows, other affordable dwellings, 18 dwellings and the creation of a new pond. (Approved with conditions)

#### **3/2011/0128:**

Partial demolition of Victoria Mill with retention of the mill chimney, offices and spinning block. (Approved with conditions)

Members will also note that a number of discharge of condition applications have been submitted and determined pursuant to the previously approved application (3/2018/0361) which have been omitted for clarity.

#### 4. **Relevant Policies**

##### **Ribble Valley Core Strategy**

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Presumption in Favour of Sustainable Development  
Key Statement DMI2 – Transport Considerations  
Key Statement EN2 – Landscape  
Key Statement EN4 – Biodiversity and Geodiversity  
Key Statement EN5 – Heritage Assets  
Key Statement H2 – Housing Balance  
Key Statement H3 – Affordable Housing

Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport and Mobility  
Policy DME3 – Site and Species Conservation  
Policy DME4 – Protecting Heritage Assets  
Policy DMB4 – Open Space Provision

Sabden Conservation Area Appraisal  
National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

#### 5. **Assessment of Proposed Development**

##### 5.1 **Principle of Development:**

5.1.1 The development of the site for residential purposes has previously been established as acceptable by virtue of the grating of consent 3/2018/0361, which at this time remains extant having been partially implemented. As such it is not considered that the principle of the development need be reassessed for potential conflicts with the overarching development strategy for the borough as embodied within the adopted Core Strategy.

##### 5.2 **Impact upon Residential Amenity:**

5.2.1 The proposal site has a direct interface with the rear curtilages of residential properties fronting Pendle Street West, which are located directly to the southern extents of the site. The submitted details propose, at their closest point, a back to back interface distance of approximately 21m from the rear elevation of plot 11 to the rear elevation of 31 Pendle Street West.

5.2.2 Moving eastwards, the aforementioned back-to-back interface distances increase to a range of distances between 25m and 28m from the rear of plots 8-10 to the rear elevations of the remainder of the existing dwellings fronting Pendle Street West. The submitted details propose that in these locations the land levels will be raised by heights of between 300mm-500mm above that which was previously approved. However, submitted cross-sections show that the proposed dwellings will still benefit from a lower ridge and eaves height than that of their neighbouring existing counterparts.

- 5.2.3 Taking into account the increase in land levels (and associated building heights) and the proposed separations distances it is not considered that there will be any significant measurable detrimental impact upon the residential amenities of existing residents occupying the properties fronting Pendle Street West as a result of the proposal.
- 5.2.4 Consideration must also be given to the relationship between the proposed dwellings occupying the northern development parcel and the existing dwellings to the north on the opposing side of Whalley Road. It is noted that in this location it is proposed that a number of land levels will be raised in height by approximately 1.08m-1.17m above that which has already been approved. However, the submitted details propose that the existing properties to the north will benefit from offset distances ranging between 20m to 28m from the primary elevations of the proposed dwellings, with submitted sectional drawing illustrating that the land levels directly adjacent these plots will remain lower than the current level of Whalley Road which will further lessen their impact.
- 5.2.5 Taking into account the increase in land levels (and associated building heights) and the proposed separations distances it is not considered that there will be any significant measurable detrimental impact upon the residential amenities of existing residents occupying the properties fronting Whalley Road as a result of the proposal.
- 5.2.6 It is proposed that the levels adjacent the proposed dwellings which front Watt Street will remain as approved. As such it is not considered that proposal will result in any additional adverse impact upon the residential amenities of those occupying dwellings on the opposing side of Watt Street to the east.

### 5.3 Impact upon Conservation Area and Visual Amenity:

- 5.3.1 The proposal remains identical to that which previously benefits from consent save that for the increased in land levels as conveyed and detailed earlier within this report. In this respect the design and external appearance of the dwellings and ecology towers remains acceptable. It is accepted that a number of the dwellings, from certain vantage points, will be afforded a higher level of visibility as a result of the adjusted land levels. However it is not considered that this increase in visibility would be consider harmful in isolation nor would it result in any additional negative impact upon the identified Conservation Area.
- 5.3.2 As such the proposal remains to be in broad accordance with Policy DME4 which requires that *'proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance'*.

### 5.4 Highway Safety and Accessibility:

- 5.4.1 The Highway Development Control section have raised no objection to the proposals.

## 5.5 Landscape/Ecology:

- 5.5.1 The previous consent secured the inclusion of two 'ecology towers' to aid in mitigating the loss of existing habitat and aid in providing an element of overall biodiversity enhancement. The towers will be hollow structures of natural stone construction measuring approximately 7.5m in height. It is proposed that the towers will accommodate openings for terrestrial habitat at ground level with a number of internal bat boxes and openings at higher level to accommodate bat access and offer bat roosting opportunities. The towers also include the provision of integral bird boxes and perches with high-level monitoring hatches also being provided to allow for the monitoring of species utilising the structures.
- 5.5.2 Notwithstanding the provision of the ecology towers, integral building dependant species provision will be provided through the inclusion of bat and bird bricks/boxes to provide nesting/roosting opportunities within the main body of the development. The submitted details propose the installation of 10 bat bricks/boxes and 10 bird bricks/boxes.

## 5.6 Infrastructure, Services and Developer Contributions:

- 5.6.1 Given the previous proposal related to the redevelopment of a brownfield site and included the demolition of existing buildings the Vacant Building Credit (VBC) is applied. The NPPG states the following: *National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.*
- 5.6.2 The site previously accommodated in excess of 5170m<sup>2</sup> of existing gross floor space with all buildings on site to be demolished. The proposed cumulative floor space to be created by the previously approved development equated to approximately 3717m<sup>2</sup> resulting in a shortfall of floor space being created in excess of 1400m<sup>2</sup>. As such, when applying the VBC calculation, there was no requirement to provide affordable housing provision on site or any financial contribution towards off-site affordable housing provision.
- 5.6.3 Given the current application seeks to solely vary the previously approved land-levels and finished floor levels it is considered that the VBC exemption is still engaged by virtue of the previous consent having been commenced and as such remains a material consideration in the determination of the current application.
- 5.6.4 Lancashire County Council have confirmed that no financial contribution towards educational places is required in respect of the proposed development.
- 5.6.5 The developer has provided a Deed of Variation which acts as a legal linking agreement to the previously agreed Section 106 agreement. As such there maintains a requirement to provide a financial contribution towards leisure/play facilities within Sabden. The contribution sought is based on the following occupancy ratios at a rate of £216.90 cost per person:
- 1 bed unit - 1.3 people

- 2 bed unit - 1.8 people
- 3 bed unit - 2.5 people
- 4 bed unit - 3.1 people
- 5 + bed unit - 3.5 people

The proposed housing mix on site is as follows:

- 19 x 3 bedroom dwellings
- 10 x 4 bedroom dwellings
- 1 x 5 bedroom dwellings

This results in a financial contribution of approximately £17,785 with the sum being payable within 2 months following occupation of the 15<sup>th</sup> residential dwelling on site.

- 5.6.6 Whilst the proposal does not provide any provision for affordable housing the criterion of Key Statement H3 still requires the proposal to bring forward an element of open market over 55's housing. The submitted legal linking agreement ensures that the over 55's accommodation will be brought forward, as previously agreed, in the form of two dwellings (Plots 12 and 15) that accommodate a bedroom at ground floor allowing the ground floor of the dwellings to possess the ability to be habitable without necessitating the need for access to upper floor accommodation by the user. An occupancy clause restricting habitation of these units to those of 55 years old and over is also engaged within the linking agreement.

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

- 6.1 Taking account of the above matters and all material considerations it is considered that the proposed variations in land levels and associated building heights will not result in any detrimental impact upon nearby existing or future residential amenity nor be of detriment to the character or visual amenities of the Sabden Conservation Area.
- 6.2 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 it is not considered that there are any material overriding reasons that would warrant the refusal to withhold the granting of planning permission.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:  
*Timings and Commencement*

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the methodologies, timings and proposals as detailed within the following information and drawings:

Site Location Plan - LP01 Rev B  
1582SPLVMS-SL01 AA Proposed Site Layout  
Design Material

1582SPLVMS-ASH01A Plot 1-4 17-4-18  
1582SPLVMS-ASH02A Plot 8 17-4-18  
1582SPLVMS-ASH03A Plot 9+10 17-4-18

1582SPLVMS-BRE01A Plot 19 17-4-18  
 1582SPLVMS-BT01B Boundary Treatment  
 1582SPLVMS-COB01A Plot 26 17-4-18  
 1582SPLVMS-EAM01A Plot 27 17-4-18  
 1582SPLVMS-FES01A Plots 13,14,16,17+21  
 1582SPLVMS-GAR01A Single Garage  
 1582SPLVMS-GAR02A Double Garage  
 1582SPLVMS-GAR03A Treble Garage  
 1582SPLVMS-GAR04A Feature Garages  
 1582SPLVMS-HAR01A Plot 5  
 1582SPLVMS-HUT02A Plot 11  
 1582SPLVMS-KT01a A Plot 18pt1  
 1582SPLVMS-KT01b A Plot 18pt2  
 1582SPLVMS-KT02a A Plot 20pt1  
 1582SPLVMS-KT02b A Plot 20pt2  
 1582SPLVMS-MIL01A Plot 28-30pt1  
 1582SPLVMS-MIL02A Plot 28-30pt2  
 1582SPLVMS-MIL03A Plot 28-30pt3  
 1582SPLVMS-MIL04A Plot 28-30pt4  
 1582SPLVMS-MIL05A Plot 28-30pt5  
 1582SPLVMS-MIL06A Plot 28-30pt6  
 1582SPLVMS-MIL07A Plot 28-30pt7  
 1582SPLVMS-ECO/PL1Ecology Chimney  
 1582SPLVMS-ECO/EL1 Rev:A Ecology Chimney 1  
 1582SPLVMS-ECO/EL2 Rev:A Ecology Chimney 2  
 1582SPLVMS-ECO/SE1 Rev:A Ecology Chimney Section  
 1582SPLVMS-OBC01A Plot 22-24  
 1582SPLVMS-PEN01A Plot 7  
 1582SPLVMS-REA01A Plot 6  
 1582SPLVMS-RS01A Refuse Strategy  
 1582SPLVMS-SS01C Street Scenes  
 1582SPLVMS-SS02C Street Scenes  
 1582SPLVMS-SS03C Street Scenes  
 1582SPLVMS-SS04C Street Scenes  
 1582SPLVMS-SS05C Street Scenes  
 1582SPLVMS-SS06C Street Scenes  
 1582SPLVMS-TWI01A Plot 12+15  
 1582SPLVMS-WHI01A Plot 25  
 Proposed Landscaping Plans  
 GL0900 01B - Detailed Landscape Proposals  
 GL0900 02A - Sabden Brook Landscape Sections  
 Design and Access Statement 17 04 18  
 17140-C-52B External Works Layout  
 17140-C-SK.06A Plan Showing Extents of Adoptable Highway  
 17140-CR-01 Rev D - FRA and Drainage Strategy 26-07-2018  
 Arboricultural Implications Assessment 13611 A 15-03-2018  
 Arboricultural Method Statement13611 B 15-03-2018  
 Construction Management Scheme 23-04-2018  
 Amended Site Compound Plan to CMS 03-05-2019  
 CMS Addendum - Management of Construction Dust  
 Sabden Materials Schedule vs 3 28-01-2019  
 Dwg 1528SPL-VMS-BT01 Rev B Boundary Treatments Plan 28-1-19  
 Bench Specification Ref Litchard\_Bench

CON18a - Sabden - Garage Working Dwgs 30-11-2018  
CON18b - AMP EV - Charging Point Specification  
CON6a - Street Lighting Location Plan  
CON6b - Civitech Lighting Specification A  
CON6c - Civitech Lighting Specification B  
CON8-9-11-12a Ecological Management and Mitigation Plan 31-08-2018

CON8-9-11-12e - Method Statement 19-09-2018  
CON16 - 17140-C-56B Section 38 Highway Layout 09-04-2019  
CON16 - 17140-C-57C Highway Longitudinal Sections 09-04-2019  
CON16 - 17140-C-60A Section 38 Highway Kerbing Layout 09-04-2019  
CON16 - 17140-C-61B Section 38 & 278 Highway Construction Details 09-04-2019  
CON16 - 17140-C-63B Section 278 Existing Highway Alteration Layout 09-04-2019  
CON16 - 17140-C-81 Land Plan 09-04-2019  
CON16 - 17140-C-82 Site Plan 09-04-2019  
CON16 - 17140-C-83 Vehicle Tracking 09-04-2019  
CON19-20-21 - 17140-C-52B External Works Layout  
CON19-20-21 - 17140-C-53G Section 104 Drainage Layout  
CON19-20-21 - 17140-C-54C Catchment Area Plan  
CON19-20-21 - 17140-C-62A Cut & Fill Layout  
CON19-20-21 - 17140-CC-02E Proposed Surface Water Calculations  
CON19-20-21 - 17140-CR-02 Management & Maintenance Plan  
CON19-20-21 - Victoria Fold Water Management Plan 30-11-2018  
CON23b - 17140-PWAG-00-ZZ-LTR-G-1000-P01  
CON23c - ATAL2978C-001A-Edge Of Slab Detail  
CON23d - ATAL2978C-002A-Pipe Penetration Detail

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

#### *Further Control over Development*

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B, C, and E) or any subsequent re-enactment thereof no extension/ alteration to the dwellings hereby permitted, garden shed, greenhouse, garage or car port shall be erected other than those expressly authorised by this permission.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to residential amenity.

3. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area.

4. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be

undertaken on site until details of the phasing for the delivery of the Ecology Mitigation Towers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved phasing/timings.

REASON: In the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

5. No dwelling hereby approved shall be occupied until a verification plan/report, in relation to the remediation strategy for the site, has been submitted to and agreed in writing by the Local planning Authority. For the avoidance of doubt the verification plan/report shall provide details of the data that will be collected in order to demonstrate that the works set out in the agreed remediation strategy) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution.

6. The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each such dwelling is 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 to reduce the impact of development.

7. The landscaping proposals hereby approved (GL0900 01B) 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.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality

8. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season of 1st March - 31st August. Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

9. All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Method Statement (13611-B/AJB). The specified tree protection measures shall remain in place throughout the construction phase of the development and the



methodology hereby approved shall be adhered to during all site preparation/construction works.

The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified without written consent of the Local Planning Authority.

REASON: To protect trees of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development.

### *Highways*

10. The new estate roads between the site and Whalley Road and Watt Street shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development (other than site demolition and clearance) takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11. 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

### *Flooding and Drainage*

12. The drainage scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development and to ensure that water quality is not detrimentally impacted by the development proposal

13. The drainage management and maintenance plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system

14. No occupation of the dwellings hereby approved shall take place until the Sabden Brook culvert has been removed and the watercourse restored to open channel in accordance with drawing 1582SPL/VMS-SL01 Rev K and drawing 17140-C-SK.05E

REASON: To reduce the risk of flooding to the proposed development and future users

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0444](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0444)

**C APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL**

**APPLICATION REF: 3/2019/0448**

GRID REF: SD 373800 436971

**DEVELOPMENT DESCRIPTION:**

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 125 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM A671. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS. LAND AT WISWELL LANE WHALLEY.



3/2019/0448 Land at Wiswell Lane Whalley

Scale 1:2500

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## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **WHALLEY PARISH COUNCIL:**

Whalley Parish Council objects to the proposal and have offered the following observations:

- Opportunistic application- it is outside the settlement boundaries of both Whalley and Wiswell.
- Highway safety concerns with access onto the Whalley bypass (A671)
- The pedestrian access to Whalley and Wiswell is non-existent.
- There has been a lot of development in the area recently- This area will need time for a 'settling in process' before any more development.
- The RVBC, Housing and Economic DPD report dated 5 December 2018 distributes zero housing growth for Whalley.
- There is no requirement for this application to be granted.

### **WISWELL PARISH COUNCIL:**

Wiswell Parish Council objects to the proposal and have offered the following observations:

- The development is outside the settlement areas.
- The development should not be regarded as 'in-fill' or 'rounding' of the Whalley settlement area.
- Ribble Valley Borough Council have demonstrated a five year supply of development land
- More pressure imposed on the local infrastructure of schools and doctors' surgeries car parking in Whalley etc
- The fundamental objection is to the access point on the A671.
- The suggestion that there are bus services in Wiswell Lane requires further explanation as these are only local and are few and far between.
- Bus services on Clitheroe Road are not accessible from the site so the development is not sustainable.
- The reduction of the speed limit on the A671 to 50mph recognised the increasing dangers, particularly at the Wiswell Lane junction.
- The accident rate at this junction is increasing and will continue to increase with the increased use of this junction.

### **ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

LCC Highways have objected to the proposal on the basis that the proposed access on to the A671 will be of detriment to the safe operation of the immediate highways network which will add an unnecessary delay to through traffic and compromise the safety of existing and future road users.

The Highways Engineer further considers that residents of the proposed development would fail to benefit from adequate walkable access to a range of services, facilities, and public transport which would be within a range that would be considered both reasonable and sustainable.

### **UNITED UTILITIES:**

No objections subject to the imposition of conditions relating to foul and surface water drainage.

## **LLFA:**

The Lead Local Flood Authority has no objection to the proposed development subject to the imposition of conditions requiring the development to be carried out in accordance with the submitted Flood Risk Assessment, that a full surface water drainage scheme be submitted at reserved matters stage and that details of how surface water and pollution prevention will be managed during each construction phase be submitted prior to the commencement of development.

## **LCC EDUCATION:**

Primary: Seeking a contribution for 30 primary school places although this could increase up to maximum of 48 places.

Secondary: Seeking a contribution from the developer in respect of the full pupil yield of this development, i.e. 19 places.

## **ADDITIONAL REPRESENTATIONS:**

Thirty-nine letters of representation have been received objecting to the proposal on the following grounds:

- Increase in traffic
- Of detriment to highways safety
- Junction to A671 is unsafe
- Unsafe pedestrian access
- Overdevelopment within Whalley
- Increase in noise
- The development will alter the character of Wiswell Lane
- Increase in pollution
- Lack of existing infrastructure
- No need for additional housing in the area
- The site is outside of the defined settlement boundary of Whalley
- Disproportionate growth of the settlement
- Schools and services within the area are currently over-subscribed

### **1. Site Description and Surrounding Area**

- 1.5 The application relates to an area of greenfield land located to the northern-eastern extents of the settlement of Whalley. The site is 5.77 Hectares in size being located outside of the defined settlement boundary and as such is within the defined open countryside.
- 1.6 The site is bounded to the east by the A671 and to the north by the A59 with the A59/A671 roundabout being located adjacent the north-eastern extents of the site. The southern extents of the site fronts Wiswell Lane with the western extents of the site delineated by a shared boundary with the property known as Woodlands.
- 1.7 The northern, eastern and southern extents of the site accommodate a large number of trees with then southern-most woodland group being protected by a Tree Preservation Order (TPO No.1 1957). A small group of four trees are also located within the main body of the site.

1.8 The site occupies a peripheral location on the outskirts of Whalley at the eastern extreme of Wiswell Lane. The surrounding area, save for that of the adjacent highways infrastructure, is typified by low-density incremental clusters of residential development typical of a location that represents a transition from a more suburban pattern of development to that of a more semi-rural pattern and density.

## 2. Proposed Development for which consent is sought

2.1 Outline consent (all matters reserved save for that of access) is sought for the erection of up to 125 dwellings including public open space, landscaping and sustainable drainage system (SuDS). It is proposed that the primary and sole vehicular access will be formed at the eastern extents of the site off of the A671. A further 3.75m wide shared emergency vehicle route and pedestrian/cycle access will be formed at the south-western extents of the site off Wiswell Lane. Further pedestrian access/egress points are provided at the eastern extent of the site on to the A671 with refuge crossing point being provided on the A671 to allow for pedestrian connectivity with Wiswell Shay.

2.2 The submitted illustrative masterplan proposes that the development will be served internally by a singular primary loop road off of which there will be a number of secondary vehicular routes and private drives. It is proposed that the built-form will be contained within 8 development parcels with a central open green space set around existing trees also being proposed. The north-western extents of the site will also accommodate an area of green open space which will play host to two potential attenuation ponds/basins.

## 3. Relevant Planning History

No planning history directly relevant to the determination of the application.

## 4. Relevant Policies

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement DMI2 – Transport Considerations

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement H2 – Housing Balance

Key Statement H3 – Affordable Housing

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME3 – Site and Species Conservation

Policy DMB4 – Open Space Provision

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 site lies within the defined open countryside being located outside of the defined settlement of Whalley, as such and given the application seeks consent for new residential development Policies DMH3 and DMG2 are fully engaged. Both policies seek to restrict residential development within the defined countryside to that which meets a number of criteria, one of which being that which satisfies an identified local need.
- 5.1.2 In this respect the applicant has not provided any supporting information as to how the application seeks to meet an identified or evidence outstanding need. Whilst the authority recognises there is a borough-wide need for affordable housing and the benefits associated with the delivery of such housing, in this case, the development of open-market residential development within this location (in the absence of identified need) would be considered contrary to the policies of the Core Strategy.
- 5.1.3 The Ribble Valley Core Strategy 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.’ and that ‘the most recent SHMA and Housing Needs Survey and waiting list evidence would always be used in determining if the proposed development meets the identified need’.
- 5.1.4 In ensuring that a suitable proportion of housing within the borough meets local needs, the adopted Core Strategy states that information contained in the LDF evidence base assists in ensuring that this is made possible. The Strategic Housing Market Assessment (SHMA) is the most appropriate way of doing this as it incorporates information from the Housing Needs Surveys and combines this information with future population and household projections. Linking this information with the SHLAA assists in highlighting where the housing to meet local needs is required to be located.
- 5.1.5 In this respect it is clear that the Core Strategy places a full emphasis on the currently held evidence base being used to determine whether an outstanding need still exists. Based on the latest published monitoring position the authority is of the opinion that it has granted sufficient consents, for new residential dwellings, to take account of the needs and projections as reflected within the evidence base. Therefore, in the absence of the applicant providing evidence to suggest otherwise, the Local Planning Authority considers that the proposal cannot be supported and there exists no impetus to grant further consents for residential dwellings, outside the defined settlement boundary, in this location.

## 5.2 Impact upon Residential Amenity:

- 5.2.1 Given the application is made in outline a definitive assessment of the potential for detrimental impacts upon existing/future residential amenities cannot be determined or assessed at this stage. Notwithstanding this matter, the authority considers it appropriate to be assured that the quantum of development proposed can be adequately accommodated on site without compromising existing/future residential amenities or the character and visual amenities of the area which is discussed in the following sections of this report.

### 5.3 Matters of Design/Visual Amenity:

- 5.3.1 Given the application is made in outline, members will note that matters of detailed design, external appearance and scale cannot be considered at this stage. However, consideration must also be given to the general design/masterplan principles of the proposal and its ability potential ability not only to be successfully assimilated into the landscape but also as to whether it would respond positively to not only the inherent patterns and densities of adjacent development but also the inherent character of the area.
- 5.3.2 The application site is located in a peripheral location on the outskirts of Whalley at the eastern extents of Wiswell Lane with the site being bounded by to the south by Wiswell Lane, the east by the A671 and the A59 to the north. Wiswell Lane itself is entirely typified by clusters of low-density residential development interspaced with large areas of green-space, the majority of which accommodates areas of dense tree/woodland planting.
- 5.3.3 The site area is 5.77 hectares in size with the submitted details proposing that the developable area will be limited to that of approximately 3.47 hectares, taking into account the upper limit of development for which consent is sought (125 dwellings), this would result in a density of approximately 36 dwellings per hectare (dph) within the developable parcels and an overall site density of 21.7 dph when taking into account the areas of open space within the site.
- 5.3.4 However, in assessing whether the pattern and density of the proposed development responds positively to that of adjacent patterns and density of development it is important not only to consider overall site density, but also that of the likely densities of the areas that will accommodate built form and how these will be read in context with the inherent pattern of development in the area. As such, a comparative exercise has been undertaken in relation to adjoining and nearby development along Wiswell lane.
- 5.3.5 In this respect, when transposing the total site area (5.77 hectares) as a site overlay, to take into account adjacent built form (excluding Oakhill College), the comparable total site area, depending on configuration, accommodates existing densities ranging between 8-13 dph to the west and 5 dph immediately to the south. A further exercise has also been undertaken which solely transposes the proposed developable site area (3.47 hectares), adopting the same methodology, which results in the equatable site area accommodating existing densities ranging between 7-8 dph to the west and 5 dph to the south
- 5.3.6 It is clear from the exercise undertaken that the development proposes densities that greatly exceed the densities of nearby development and those that typify the pattern of development in the immediate area.
- 5.3.7 As such, when considering the comparative densities in isolation, the development is in considered to be direct conflict with Policy DMG1 which requires that development *'be sympathetic to existing and proposed land uses in terms of its size, intensity and nature'* and should *'consider the density, layout and relationship between buildings, which is of major importance'*. In this respect it is clear that the proposal is likely to contain built-form of a density and intensity that is uncharacteristic in relation to neighbouring patterns of development.



- 5.3.8 In addition to the disparity between existing and proposed densities, it is imperative to also consider the proposed development and its relationship with the context of the area and associated inherent pattern of development. The site is located at the eastern extents of Wiswell Lane which largely possesses the typical characteristics of a semi-rural lane with very little development possessing a roadside presence. Whilst it is recognised that the proposed development, by virtue of the existing woodland at the southern extents of the site, will be afforded limited visibility upon approach from Wiswell Lane, this in isolation would not mitigate the spatial discordance of the pattern of development that will likely be resultant from the proposal.
- 5.3.9 This discordant pattern of spatial development is considered to be in direct conflict with policy DMG2 which requires that development '*should consolidate, expand or round-off development so that it is closely related to the main built up areas*' In this respect the development is not considered to represent consolidation, expansion nor rounding off as defined within the glossary of the adopted Core Strategy, nor is it considered, by virtue of its peripheral location, that it is well related to the main-built up area of the settlement.
- 5.3.10 Members will note that a recent inspectors decision (APP/T2350/W/19/3221189) provided further clarity in respect of the scope of DMG2 stating that '*development outside the settlement limits*' in respect of a principle settlement '*would not necessarily conflict with the provisions of this policy*' with '*consolidation defined as locating development so that it adjoins the main built up area of a settlement*' '*expansion*' allows for limited growth of a settlement'.
- 5.3.11 It is accepted that to some degree it could be argued that the proposed development therefore meets the definition of 'expansion', however DMG2 also requires that such expansion be well related to the main built up area of the settlement. Furthermore the criterion of DMG2 cannot be considered in isolation and must be read in parallel with partner policies within the development plan. In this respect such 'expansion' must also, as conveyed earlier within this report, 'be sympathetic to existing and proposed land uses in terms of its size, intensity and nature' as required by DMG1.
- 5.4.12 In respect of the above matters and when taking account of the wider site context in general spatial terms, it is clear that the proposed development would not only be discordant and anomalous by virtue of the proposed inherent densities, but also by virtue of its location and the resultant pattern of development that fails to represent appropriate expansion that not only relates to the main built area of the settlement but also fails to respond positively to or take account of adjacent existing patterns and densities of development. As such it is considered that the proposal, by virtue of its location and relationship with adjacent development, will be of significant detriment to the character and appearance of the defined open countryside and its inherent landscape character.

#### 5.4 Highway Safety and Accessibility:

- 5.4.1 The Highway Development Control section have raised a number of concerns in relation to the proposal and as such have raised a formal objection. The nature of the objection and concerns are as follows:

- The site access to the development will involve a localised carriageway widening to accommodate a 3.5 m ghost island. This is considered acceptable however the following amendments would be sought:
  - Drivers occupying the right turn lane into the sight may be vulnerable to overtaking vehicles travelling northbound on the major road. It would therefore be considered necessary to introduce a traffic island within the hatched area to the south of the proposed access to deter overtaking in this area.
  - Similar to the formation of the existing Wiswell Lane junction to the south of the proposed development (westerly side) it would be necessary to introduce a deceleration lane on the northbound approach to proposed site access.
  - The access is detailed as having a carriageway width of 5.5m with 2m footways either side. Having regard to the nature of the major road an initial carriageway width of 7m would be required which would gradually narrow down to 5.5m over a distance of 50m. Entry radii of 6m would be acceptable with a deceleration lane as discussed above.

Notwithstanding the design considerations referred to above there are a number of highway safety concerns associated with the proposed access;

- a) An unobstructed visibility splay will need to be maintained in either direction. Due to the nature of the road link, the grass verges have a restricted cutting regime. It may therefore be necessary to consider the surfacing of the whole of the grass verge falling within the visibility splay. However this would not address the concerns for vehicles turning right onto the A671 whose visibility may be obscured by vehicles queueing back on the A671 approach to the roundabout.
- b) The collision data for the Wiswell Lane junction indicates 4 injury accidents in the preceding 5 years. Of these, 2 involved right turning vehicles travelling west on Wiswell Lane to south on A671 and 1 involving a failure to give way from the side road. Whilst comparison between this and the proposed junction is open to interpretation it does show a trend in the accident causation factors associated with a similar junction. The current accidents occur in open road conditions and doesn't take account of the proximity of the proposed junction to a roundabout and the potential hazard posed by queueing vehicles

5.4.2 The utilisation of the traffic generation and distribution figures derived from the TA do not indicate any junction capacity concerns at the junctions modelled although it should be noted that during the course of am peak observations undertaken as part of the pre-application process traffic queues were seen to occur on the A671 in a southerly direction between the A59 roundabout and Wiswell Lane. Queue length data provided by the applicant indicates a maximum recorded queue length of 26 vehicles in the pm peak (20 in the am peak) This level of queueing is not replicated in the results for the junction analysis for the A671 approach to the A59/A671 roundabout which indicates minimal queues lengths. This disparity would suggest that the model requires validation for the analysis to be representative. Notwithstanding this, the level of queueing observed would impact on the visibility splays for vehicles emerging from the proposed site access.

5.4.3 In relation to the above matter the Highways Development Control Section have concluded that the development should 'be resisted on the grounds that the

formation of the site access onto a high speed locally strategic route and its close proximity to existing junctions would be unsafe’.

- 5.4.4 The applicant was made aware of these concerns and submitted additional information, as of 24<sup>th</sup> August 2019, to seek to overcome the objection. This information has been sent to Lancashire County Council and their comments will be either reported on the Update report or verbally at Committee is received in advance of Committee.
- 5.4.5 The Highways Development Control Section have raised further concerns in relation to the sustainability of the site stating that *‘the proposed development is located away from the essential services considered necessary for a domestic environment and community. Failure to have adequate access to these facilities within a reasonable distance appropriate to a variety of travel modes will ultimately lead to a reliance on the private car as the primary means of transport and travel. This will increase the demand on the local highway network and result in an increase in carbon emissions’*.
- 5.4.6 In relation to pedestrian connectivity with the settlement and walkable access, it is the applicant’s intention to undertake a localised carriageway narrowing, to accommodate footway provision along Wiswell Lane to provide a 2m wide link between the site and existing footway provision located further to the west on Wiswell Lane. In addition the applicant proposes a separate cycle/pedestrian link is shown from A671 to the north of Wiswell Lane involving the creation of a refuge crossing point.
- 5.4.7 In respect of the additional pedestrian/cycle provision the Highways Officer has stated that ‘notwithstanding the measures proposed by the applicant to assist and enhance pedestrian provision and connectivity to the site, it remains a concern that the travel distances pedestrians are expected to undertake are greater in some instances that the Preferred Maximum Distances as recommended in the IHT Guidance for the facilities’.
- 5.4.8 The above concerns in relation to acceptable walkable/cyclable distances are noted however members will note that a comparative exercise has been undertaken by the authority, for the purposes of robustness in relation to walkable distances to nearby services facilities (measured from the centre of the site) compared to distances that were deemed to be considered ‘walkable and accessible’ at a recent public inquiry relating to development located off Henthorn Road, Clitheroe (APP/T2350/W/19/3221189).
- 5.4.9 The exercise undertaken has demonstrated that the majority of services and facilities, save that for Mainstream Primary/Secondary schools and bus-stops are within closer walking distances than those agreed as acceptable as part of the Henthorn Road inquiry. In respect of bus stop access, these remain within the preferred maximum distances as recommended in the IHT *‘Providing for Journeys on Foot and Planning for Public Transport in New Development’* guidance.
- 5.4.10 In respect of walkable access to mainstream Primary and Secondary Schools, both lie within distances which are considered *‘reasonable walking distances for pupils’* within the Education contribution Methodology (April 2018) and Home to Mainstream School Transport Policy 2019/20 adopted by Lancashire County

Council. In addition the distances as reflected within the Department of Education's Home to School Travel and Transport Guidance July 2014. As such the authority does not consider that a refusal reason, based on the proposals failure to provide adequate walkable access to services and facilities, could be reasonably upheld or sustained.

- 5.4.11 Notwithstanding the above, the authority has a number of concerns in relation to the pedestrian user experience of Wiswell Lane itself, particularly as to whether it would represent a realistic and attractive route for pedestrians to frequent when wishing to gain access to services and facilities on foot. In this respect it is important to give due consideration to the character of the lane itself.
- 5.4.12 Wiswell Lane, for the majority, does not benefit from any significant level of passive natural surveillance from dwellings that would normally be associated with a primary pedestrian route within a settlement, nor does the route itself benefit from extensive roadside illumination. As such, the authority considers that the route is unlikely to be attractive for the majority of individuals, particularly in winter evenings/mornings or in the hours where daylight is at a minimum. It is further considered that this lack of natural daylight is likely to be exacerbated pre-dusk by the extensive tree cover that bounds the lane on both sides which only adds to and reinforces a sense of potential 'seclusion' by the user. However, the authority accepts that the issues of illumination could be mitigated through the implementation of a footway lighting scheme, although it is recognised that this may change, to some degree, the character of the lane itself.
- 5.4.13 Taking into account the above matters and all material matters raised it is considered that the proposal would be of detriment to the safe operation of the immediate highways network by virtue of the requirement to construct a new vehicular access, onto a high speed road of strategic importance, which will add an unnecessary delay to through traffic and compromise the safety of existing and future road users.

## 5.6 Landscape/Ecology:

- 5.6.1 The application has been accompanied by an Ecological Appraisal, Landscape Visual Impact Assessment and Arboricultural Impact Assessment. The Ecological Appraisal considers that the site largely consists of poor grassland with broadleaf woodland lining the majority of the site boundaries. The report further concludes that the site is utilised by a significant range of bat species with the woodland that bounds the site providing high potential bat foraging and commuting habitat. The report makes further recommendations in respect of future enhancement potential and that vegetation clearance should be taken outside of the nesting period.
- 5.6.2 The submitted Arboricultural Impact Assessment recognises that a large percentage of trees along the highway verge may require removal to facilitate the primary vehicular access to the site however a number of these trees are considered to have relatively poor future viability on account of Chalara Ash Dieback disease. The report further states that there will be adequate opportunity within the proposal to not only mitigate this loss but also result in an overall net enhancement and that such details could be secured at the relevant reserved matters stage. In respect of the emergency/pedestrian access off Wiswell Lane, the report recommends that 'no-dig' construction methods be

employed within the vicinity of the root protection areas of nearby trees to ensure their protection and retention.

#### 5.7 Flood Risk and Drainage:

5.7.1 The Lead Local Flood Authority have stated that they have no objection to the proposal subject to the imposition of conditions requiring the submission of a surface water drainage scheme and a construction phase surface water management plan. United Utilities have also responded raising no objection subject to the requirement to submit a surface water drainage scheme and the imposition of a condition that ensures surface and foul water is drained on separate systems.

#### 5.8 Developer Contributions:

5.8.1 Should consent be granted the developer will be required to make an educational contribution of £941,034.24 towards primary and secondary school places within Whalley.

5.8.2 In addition to the above, should consent be granted, the applicant will be required to make a contribution towards leisure/play facilities within Whalley. The contribution sought will be based on the following methodology which is calculated based following detailed information being available in relation to occupancy ratios at a rate of £216.90 cost per person:

- 1 bed unit - 1.3 people
- 2 bed unit - 1.8 people
- 3 bed unit - 2.5 people
- 4 bed unit - 3.1 people
- 5 + bed unit - 3.5 people

#### 5.9 Affordable Housing Provision:

5.9.1 The applicant has provided a commitment to meet the requirements of Key Statement H3 with the submitted Heads of Terms outlining that 30% of the proposed dwellings will be for affordable housing provision and that 15% of the overall number of dwellings on site will be for occupation by those over 55 years of age. The Terms further state, in alignment with the requirements of the Key Statement, that half of this 'older persons' accommodation will be affordable with the remainder being provided on an open market basis.

5.9.2 On this basis and subject to further negotiation on matters relating to tenure and housing mix (should consent be granted) the proposal is considered to be in accordance with the adopted development plan in respect of on-site affordable housing provision and housing provision for those over 55 years of age.

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

6.1 Taking account of the above matters and all material considerations, it is considered that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need as required by Policy DMG2 and DMH3 of the Adopted Core Strategy.

- 6.2 It is further considered that the proposal would be of significant detriment to the safe operation of the immediate highways network by virtue of the requirement to construct a new vehicular access, onto a high speed road of strategic importance.
- 6.3 In addition, the authority considers that the development fails to represent the consolidation, expansion or rounding off of development so that it closely relates to the main built up area of the settlement and considers that approval would lead to an anomalous and discordant pattern of development that fails to respond positively to the inherent pattern and density of adjacent built-form and by virtue of its location fails to be well-related to the main built up area of the settlement.
- 6.4 For these reasons and all other reasons outlined above, the development is considered to be in direct conflict with Key Statement DS1 and Policies DMG1, DMG2, DMG3 and DMH3 of the Ribble Valley Core strategy and as such it is recommended that the application be refused.

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

1. The proposal is considered contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.
2. The proposal is considered contrary to Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy insofar that it does not represent the consolidation, expansion or rounding off of development so that it closely relates to the main built up area of the settlement of Whalley.
3. The proposal is considered contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy by virtue of the density of the proposed developable parcels, cumulative overall density, the quantum of development proposed and its location, which would result in an anomalous and discordant pattern of development that fails to respond positively to the inherent pattern and density of adjacent built-form and fails to be well-related to the main built up area of the settlement of Whalley, being of detriment to the character and visual amenities of the area.
4. The proposed vehicular access on to the A671 would be of detriment to the safe operation of the immediate highways network by virtue of the requirement to construct a new vehicular access point onto a high speed road of strategic importance which will add an unnecessary delay to through traffic and compromise the safety of existing and future road users, and as such is considered contrary to Policy DMG3 of the Ribble Valley Core Strategy and Paragraphs 108 and 109 of the National Planning Policy Framework.

## BACKGROUND PAPERS

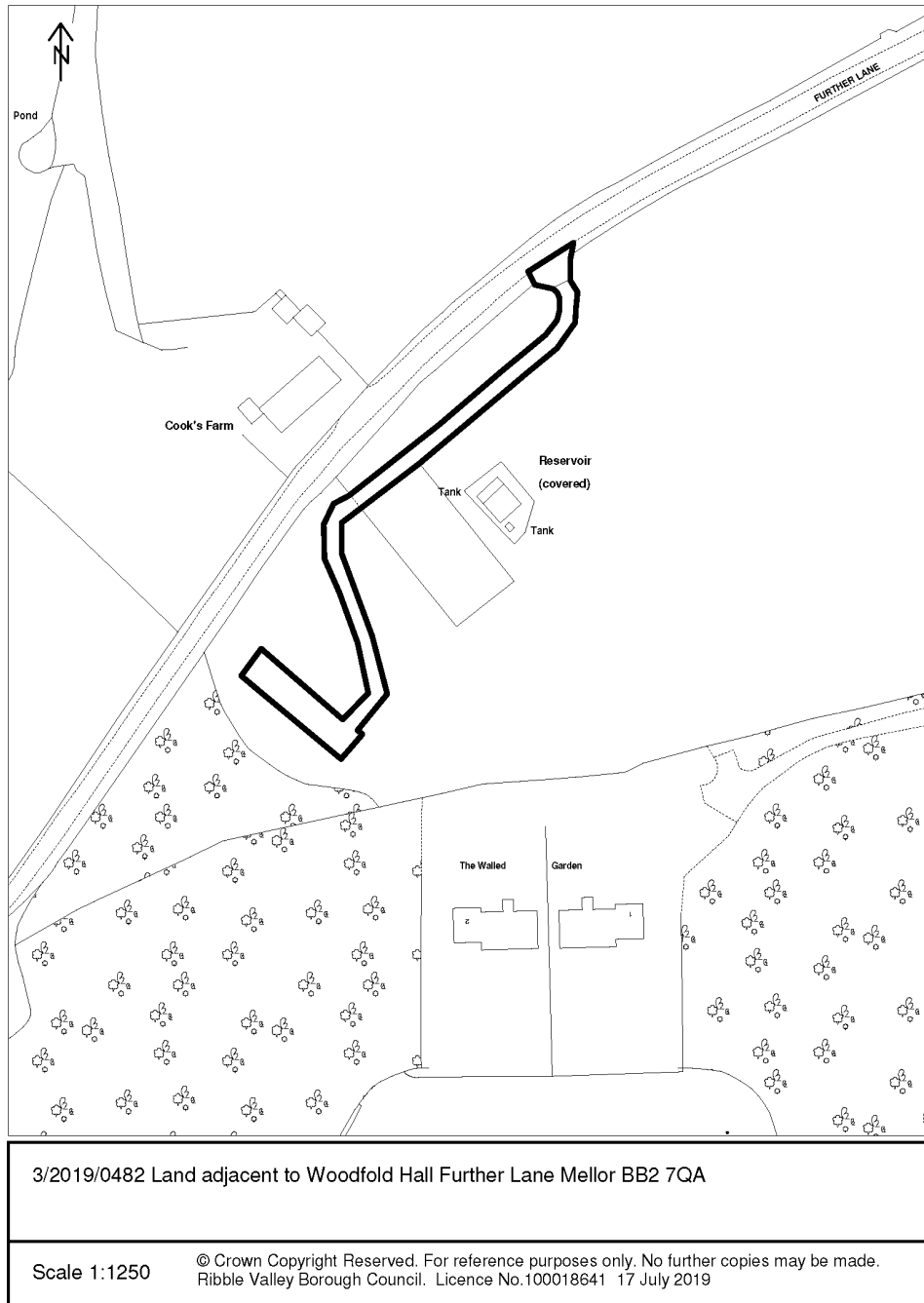
[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0448](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0448)

**APPLICATION REF: 3/2019/0482**

GRID REF: SD 363796 429775

**DEVELOPMENT DESCRIPTION:**

APPLICATION FOR THE EXTENSION TO A STEEL PORTAL FRAMED BUILDING FOR THE STABLING AND WORK AREA FOR THE EXISTING BUSINESS. (RESUBMISSION OF APPLICATION 3/2019/0222) AT WOODFOLD HALL, FURTHER LANE, MELLOR



## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **MELLOR PARISH COUNCIL:**

No representations have been received in respect of the proposed development.

### **HIGHWAYS (LCC):**

No representations have been received in respect of the proposed development.

### **ADDITIONAL REPRESENTATIONS:**

2 letters of objection representing 3 individuals have been received and raise the following concerns:-

- Excessive noise both during construction and after
- Increase in the volume of traffic using Further Lane
- Disruption and disregard for the heritage assets within and including Woodfold Park
- Out of keeping
- Already a higher level of use than was originally granted consent for
- Loss of privacy for nearby residents
- Loss of view
- Breach of planning consent 3/2015/0360 with specific regards to the erection and use of the flood lights on the existing stable. And reinstatement of hedgerow as required by condition.
- Light pollution
- No evidence for the requirement
- Contradictory information within the supporting statement
- Trespassing

#### **1. Site Description and Surrounding Area**

- 1.1 The application relates to an existing stable building and associated ménage located on the south side of Further Lane, Mellor. The site is located within the defined green belt and in a largely rural context. The site is adjoined to the south by the grounds of the historic park and garden, Woodfold Park, Listed Grade II.

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

- 2.1 This application is the resubmission of planning application 3/2019/0222, while the supporting documentation has been amended slightly; no additional information has been submitted in support of the planning application.
- 2.2 The application seeks consent to erect an extension to the existing stable building measuring approximately 6.7m by 30m to create an additional 5 stables and work area. The proposed extension will lead on from the existing buildings eaves height approximately 3.5m falling to approximately 2.3m at the eaves to the west. The proposed work area will extend beyond the existing stable building to the south east by approximately 6m with a width of approximately 6.3m.
- 2.3 The submitted details propose that the stables will solely be used for the purposes of the stabling of horses that are undergoing remedial farrier treatment. The submitted details



further state that there will be no independent livery or commercial stabling of horses independent from those that are undergoing remedial treatment.

- 2.4 No special circumstances details have been submitted with regards to the proposal being located within the designated Green Belt.

3. **Relevant Planning History**

**3/2019/0483-** Temporary equine workers dwelling (Resubmission of application 3/2019/0229). Pending decision (reported elsewhere on this agenda)

**3/2019/0229-** Temporary equine workers dwelling. (Withdrawn)

**3/2019/0222-** Application for a steel portal framed building for the stabling and work area for existing business. (Refused)

**3/2015/0360-** For the retention of the existing stable building, access track and manage to be used as a remedial farrier business (Approved with Conditions)

**3/2012/0359-** Proposed construction of agricultural building for stables and a 40m x 20m ménage. Close off the existing field gate and construct a new field access, gravel track and 6no. Parking spaces. (Approved with Conditions)

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement EN1 – Green Belt  
Key Statement EN2 – Landscape  
Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DME1 - Protecting Trees and Woodlands  
Policy DME2 - Landscape and Townscape Protection  
Policy DME4 – Protecting Heritage Assets  
Policy DMB1 – Supporting Business Growth and the Local Economy

Other Material Considerations:

National Planning Policy Framework (NPPF)  
Technical Guidance to the National Planning Policy Framework  
Planning Practice Guidance (PPG)

5. **Assessment of Proposed Development**

- 5.1 This is a full planning application for a proposed extension to an existing stables to create additional stabling and workshop areas. Matters of visual amenity, residential amenity, heritage considerations, highway safety/traffic issues are discussed below.

## 5.2 Principle of Development:

- 5.2.1 The principal planning policy considerations in this case are based around the Ribble Valley Core Strategy adopted December 2014. The Ribble Valley Core Strategy highlights the requirement for development to protect and enhance protected areas and landscapes.
- 5.2.2 The proposal is located within the Green Belt, Key Statement EN1 'Green Belt' stresses the importance of the protection of the designated green belt and negates any development which may be viewed as contrary or result in a conflict to the areas designation and purposes of the designation.
- 5.2.3. The construction of an extension to a building within the Green Belt will constitute inappropriate development unless one of the exceptions in the National Planning Policy Framework is engaged. To benefit from the relevant exception in the case of this site, the applicant must demonstrate that the development:
- does not result in disproportionate additions over and above the size of the original building;
- 5.2.4 The proposed development represents a 62.8% increase in the volume of the existing building and a 91.6% increase in the floor space of the existing building which is a very large extension and represents a disproportionate addition to the original building. The proposed development therefore constitutes inappropriate development and as such the tests of paragraph 144 of the Framework are engaged. In this case very special circumstances need to be demonstrated which outweigh the harm the development will have to the Green Belt.
- 5.2.5 No very special circumstances have been provided which outweigh the harm the development will have to the Green Belt by reason of inappropriateness.
- 5.2.6 Within the accompanying statement the agent states "The proposed development will allow outdoor sport and recreation to continue for the horses and riders at Woodfold". Provision of appropriate facilities for outdoor sport and recreation is another exception to Green Belt policy. However in this case it is important to note that the original permission (3/2015/0360) granted consent for the existing building to be used only as a remedial farrier business and not in connection with any other commercial enterprise, such as livery stables or riding schools. As such the proposed use of this building is considered to be restricted to commercial remedial farriery and not for any outdoor sports or recreation facilities. As such this exception would not be engaged in this case.
- 5.2.7 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In this case insufficient very special circumstances have been provided and as such the development is contrary to local and national planning policy.

## 5.3 Impact upon Listed Building(s) and Setting:

- 5.3.1 The location of the existing building and proposed extension lies approximately 26m from the boundary of the historic park and garden, Woodfold Park, and approximately 334m north from The Orangery, listed Grade II, and approximately 270m north from Woodfold Hall, listed Grade II.

5.3.2 While there is some natural screening on the south eastern boundary, in the form of a hedge row and some tree planting, the proposed development will be visible from vantage points within Woodfold Park and the surrounding Historic Park and Gardens.

5.3.3 It is considered that the existing stables and ménage along with the associated storage of equestrian vehicles and trailers already has an impact on the setting of Woodfold Park and Gardens. Given the development already present at the site it is not considered that the proposed extension to the stable building, while large, will significantly impact on the heritage assets when compared with the existing arrangement.

#### 5.4 Design and Visual Impact

5.4.1 The proposed development will present a large extension to the rear of the existing stable block; this extension will protrude to the south east of the existing building by approximately 6m, and will have a maximum height of 3.5m.

5.4.2 Policy DMG1 of the Ribble Valley 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 as well as scale and design. The proposed building will be constructed to match the existing stable building namely, concrete block to 1.3m with vertical timber cladding to the eaves; as a result the visually similar materials are considered to be acceptable within this rural location.

#### 5.5 Effects upon Residential Amenity

5.5.1 Policy DMG1 of the Core Strategy states that development must not adversely affect the amenities of the surrounding area. This includes residential properties, the dwellings 1 and 2 The Walled Gardens are located approximately 65m to the south from the application site, and the dwelling Cook's Farm is located approximately 58m to the north east of the application site. Due to the distance between the proposed stable extension and the residential dwellings within the area it is considered that the stable extension will not result in any significant negative impact on the residential amenity of any neighbouring properties.

#### 5.6 Highway Safety

5.6.1 In respect of the proposed development, Lancashire County Highways raised no objections to the development on highways grounds. There are no existing highway concerns in the vicinity of the proposed development, the proposal will be extending an existing commercial facility and providing sufficient off-street parking to accommodate for any increase in demand, due to the extension of the business.

#### 5.7 Other Matters:

5.7.1 Concerns have been raised that the current stables and business is currently operating in breach of previous planning conditions. This has not yet been fully investigated however it is worth noting that the Local Planning Policy considers the livery of horses at this site when ancillary to the remedial farriery enterprise is acceptable. With regards to the conditions which required the previous field access to be permanently closed and the hedge row reinstated. As this has not

yet occurred these works will be further conditioned should any consent be granted.

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

- 6.1 In conclusion, the proposed development would result in the creation of additional built form within the Green belt at odds with the Core Strategy Key Statements EN1 and Policies DMG1 and DME2.
- 6.2 The proposed development is considered to result in a substantial negative impact to the designated green belt. Taking into account the above, it is recommended that the application be refused for the following reason.

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

- 1. The proposal development constitutes inappropriate development in the Green Belt and as such is contrary to paragraphs 143 - 145 of the National Planning Policy Framework. In the absence of any very special circumstances to clearly outweigh the harm, the development is contrary to Key statement EN1 and Policies DMG1 and DME2 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy Framework.

BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0482](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0482)

**APPLICATION REF: 3/2019/0483**

GRID REF: SD 363796 429775

**DEVELOPMENT DESCRIPTION:**

ERECTION OF TEMPORARY EQUINE WORKERS DWELLING (RESUBMISSION OF APPLICATION 3/2019/0229). LAND ADJACENT TO WOODFOLD HALL FURTHER LANE MELLOR BB2 7QA.



3/2019/0483 Land adjacent to Woodfold Hall Further Lane Mellor BB2 7QA

Scale 1:2500

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## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **PARISH COUNCIL:**

No representations received in respect of the application.

### **ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

No representations received in respect of the application.

### **ADAS**

ADAS are of the opinion that of the opinion that the business is trading profitably, is viable and sustainable. However the current scale of operations on site would fail to warrant or justify the functional need for an on-site residential presence.

### **ADDITIONAL REPRESENTATIONS:**

Two letters of representation have been received objecting to the proposal on the following grounds:

- The current use of the site is in breach of planning conditions previously imposed
- A number of conditions relating to the previous consents have yet to be complied with
- No essential need has been demonstrated
- The supporting information contains a number of contradictions
- No evidence that business is currently being lost despite the applicants claims
- Increased traffic
- The applicant chose to relocate away from the stables whereby they previously lived within 1 mile of the business
- Loss of privacy
- Loss of view
- Impact upon the heritage features of Woodfold Park

Members will note that the planning statement submitted by the applicant contains fifteen letters of support predominantly from individuals that utilise the current stables/remedial farrier service.

#### **1. Site Description and Surrounding Area**

- 1.1 The application relates to an existing field which accommodates a stable building and associated manege located on the south side of Further Lane, Mellor. The site is located within the defined Green Belt and in predominantly rural context. The site is bounded to the south by the grounds of the historic park and garden, Woodfold Park, which is Grade II Listed.

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

- 2.1 The application seeks consent for the temporary siting of an equine workers dwelling in association with the existing stables on site. The supporting information states that the stables operate on a remedial farrier basis and are not for commercial stabling with the current building providing provision for the stabling of 8 horses.

- 2.2 The applicant within their supporting statement states that temporary consent is sought for the siting of the static timber lodge at the property for a period of three years with a view to establishing, during this period, the financial viability of the existing equine business so that a planning application for the permanent retention of the structure may be submitted within a period of three years.
- 2.3 The submitted supporting information states that the applicant requires a 24 hour presence on site due to the nature of the remedial farrier service offered and states that the applicant currently lives 40 minutes from the stables.

### 3. **Relevant Planning History**

#### **3/2019/0482:**

Application for the extension to a steel portal framed building for the stabling and work area for existing business. (Resubmission of application 3/2019/0222). (Pending consideration- reported elsewhere on this agenda)

#### **3/2019/0229:**

Temporary equine workers dwelling. (Withdrawn)

#### **3/2019/0222:**

Application for a steel portal framed building for the stabling and work area for existing business. (Refused)

#### **3/2015/0360:**

For the retention of the unauthorised existing stable building, access track and manege to be used as a remedial farrier business. (Approved)

#### **3/2015/0005:**

Variation of condition 7 of planning consent 3/2012/0359 to read 'The stable building and manege hereby permitted shall be for commercial use limited to a remedial farrier (and shall not be used in connection with livery stables or riding school'. (Withdrawn)

#### **3/2012/0359:**

Proposed construction of agricultural building for stables and a 40m x 20m manege. Close off the existing field gate and construct a new field access, gravel track and 6no. parking spaces. (Approved)

### 4. **Relevant Policies**

#### **Ribble Valley Core Strategy**

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Presumption in Favour of Sustainable Development  
Key Statement DMI2 – Transport Considerations  
Key Statement EN1 – Green Belt

Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport and Mobility  
Policy DMH3 – Dwellings in the Open Countryside

National Planning Policy Framework (NPPF)

5. **Assessment of Proposed Development**

5.1 **Principle of Development**

5.1.1 The site is located within the Green Belt. The construction of the new dwellings will constitute inappropriate development unless one of the exceptions in the Framework is engaged. Paragraph 145 of the Framework sets out the exceptions as follows:

*A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- A. buildings for agriculture and forestry;*
- B. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- C. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- D. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- E. limited infilling in villages;*
- F. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- G. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or*
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.**

5.1.2 To benefit from the relevant exception in the case of this site, the applicant must demonstrate that the construction of the new buildings constitute:

- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments;
- which preserves the openness of the Green Belt and
- does not conflict with the purposes of including land within it;

5.1.3 Whilst the test for sites such as this relates to the impact on openness it is important to note that the Framework contains no specific definition of 'openness'.

5.1.4 The erection of a temporary dwelling associated with a remedial farrier business would not be considered to be 'appropriate facilities' for the purposes of the



Framework in connection with an existing land use for outdoor sport or outdoor recreation.

- 5.1.5 In respect of the openness test the erection of a new building will impact on openness simply because a new building will exist where there is no built form currently.
- 5.1.6 In further respect of the matter of openness, Planning Practice Guidance (PPG) offers further clarity by stating that in ‘assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment’ in direct relation to openness the PPG is explicit in that ‘openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume’. The authority considers that it is only reasonable to argue that this not only relates to the volume of the structure to be introduced, but also cumulative volume of built form that will be resultant when taking account of existing development within the site and such considerations should not only be limited to that of volume, but also cumulative visual impact.
- 5.1.7 The National Planning Policy Framework (NPPF) provides clear guidance in respect of ‘rural workers’ with Paragraph 79 stating that ‘Planning policies and decisions should avoid the development of isolated homes in the countryside’ unless a number of criteria are met, one being that ‘there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside’.
- 5.1.8 Whilst it therefore could be argued that Paragraph 79 lends some support to the principle of a dwelling in this location, it is imperative to note that Paragraph 79 would not be engaged by virtue of the dwelling failing to meet the true definition of ‘isolated’. Clarification of the definition of the meaning of isolation has been provided by way of a high court judgement (Braintree DC v SSCLG [2018] EWCA Civ. 610) concluding that ‘isolation’ should be interpreted in its truest sense insofar that it means ‘far away from other places, buildings or people; remote’. In this respect, taking account of the proximity of existing buildings both within the site itself and within the immediate area, it is not considered that Paragraph 79 can be fully engaged nor can it be argued that the proposal would meet the definition of being an ‘isolated home’.
- 5.1.9 The proposed development therefore constitutes inappropriate development and as such the tests of paragraph 144 of the Framework are engaged. In this case very special circumstances need to be demonstrated which outweigh the harm the development will have to the Green Belt. The material considerations forwarded in support of the application are considered further below.
- 5.1.10 The application has been supported by a statement which conveys that then operations undertaken on site are not commensurate with that of a ‘normal livery yard’ but a specialised service providing remedial farriery and care of horses and ponies with laminitis and other conditions of the feet requiring remedial farriery and specialised management in terms of feed and exercise.

- 5.1.11 In this respect the applicant states that this type of horse will have a higher than normal demand for management in terms of feeding, controlled exercise, frequency and duration of turnout and as such are likely to be stabled for extended periods of time and thereby requiring a higher degree of supervision compared to that of a normal livery yard. The applicant states that, in light of the specialist care offered on site, that there is an established functional need to reside in the immediate vicinity of the stable buildings, in order to attend to the welfare requirements of the horses that are stabled whilst undergoing daily treatment which could be over a period of 2 to 12 months.
- 5.1.12 ADAS, the authority's agricultural consultant, has reviewed the development on behalf of the Council and has concluded that, based on the submitted information (including supporting financial information), that the current scale of operations on site for the remedial stabling of 8 horses, fails to meet the functional and financial tests to justify a permanent presence, as such there is no demonstrable need for an equine workers dwelling on site.
- 5.1.13 Members will note that Framework is explicit in that the Green belt is to be afforded the highest level of protection from inappropriate development and new development should only be approved in '*very special circumstances*' and that '*that substantial weight*' should be given to any harm to the Green Belt. Para 144 states that: '*Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*'.
- 5.1.14 In this regard the authority is of the opinion that the applicant has failed to demonstrate 'very special circumstances' that would outweigh the harm to the Green Belt through the introduction of inappropriate development that would not only result in the erosion of the sense of openness of the designated area but also result in the introduction of a form of development that is of an overall form and external appearance fails to respond positively to the character of the area, a matter which is discussed further below.

## 5.2 Visual Amenity

- 5.2.1 The submitted details propose that the equine workers dwelling will benefit from a dual mono-pitch appearance being clad largely in timber with a footprint of approximately 6.85m by 17.5m. The overall external form and design of the dwelling is typical of that of a 'retreat' home or lodge. In this respect consideration must be given to the appearance of the building and its response to the character and visual amenities of the area, giving particular consideration to the Green belt designation within which it lies.
- 5.2.2 The proposed dwelling is of a semi-contemporary language by virtue of its dual mono-pitch roof arrangement and overall language. The surrounding area is largely typified by built-form that is of a natural-stone construction utilising semi-traditional and traditional archetypes. In this respect and when taking account of the external appearance and overall form of the proposed dwelling it is considered that the building would not only appear discordant and anomalous by virtue of its overall form but also in terms of its materiality. As such it is considered that the siting of the proposed equine workers dwelling in this location would prove not only harmful to the character and amenities of the area but also

be of detriment to the Green Belt designation through the introduction of unsympathetic development.

5.3 Impact upon Residential Amenity:

5.3.1 Given the nature of the proposal and its degree of separation from nearby existing dwellings it is not considered that the siting of the temporary equine workers dwelling would have any undue impact upon existing or future residential amenity.

5.4 Highway Safety and Accessibility:

5.4.1 No representations have been received in respect of the proposed development.

5.5 Landscape/Ecology:

5.5.1 No implications.

5.6 Flood Risk and Drainage:

5.6.1 No implications.

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 introduction of additional and unsympathetic built-form in the Green Belt that would undermine and erode the openness of the designated area. It is further considered that the applicant has failed to provide adequate information that would demonstrate 'very special circumstances' that would outweigh the harm to the Green Belt through the introduction of inappropriate development.

6.2 For these reasons and all other reasons outlined above, the development is considered to be in conflict with Policy DMG1 and Key Statement EN1 of the Ribble Valley Core Strategy and is contrary to Paragraphs 143–145 of the National Planning Policy Framework and it is not considered that there are any material overriding reasons that would warrant granting of temporary planning permission for an equine workers dwelling in this location.

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

1. The proposal constitutes inappropriate development in the Green Belt and as such is contrary to paragraphs 143 - 145 of the National Planning Policy Framework. It is further considered that the proposal will result in an unacceptable impact on openness arising from the scale and position of the proposed building. As such, and in the absence of any very special circumstances to clearly outweigh the aforementioned harm, the development is considered contrary to Key Statement EN1 and Policy DMG1 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy Framework.
2. It is considered that the approval of this application would lead to the creation of an anomalous, discordant and incongruous form of development that would fail to protect, enhance or conserve the character, openness and visual amenities of the Green Belt and as such is in direct conflict with Key Statement EN1 and Policies DMG1 and DMG2

of the Ribble Valley Core Strategy. It is further considered that the proposal would result in the introduction built form within the defined Green Belt to a degree and of a scale that cumulatively, when read in context with nearby built-form would have a visual suburbanising effect upon the landscape, resulting in the erosion of the sense of openness that defines the character of the area and being of significant detriment to the character, appearance and visual amenities of the defined Green Belt and immediate context contrary to Paragraphs 143-145 of the NPPF

#### BACKGROUND PAPERS

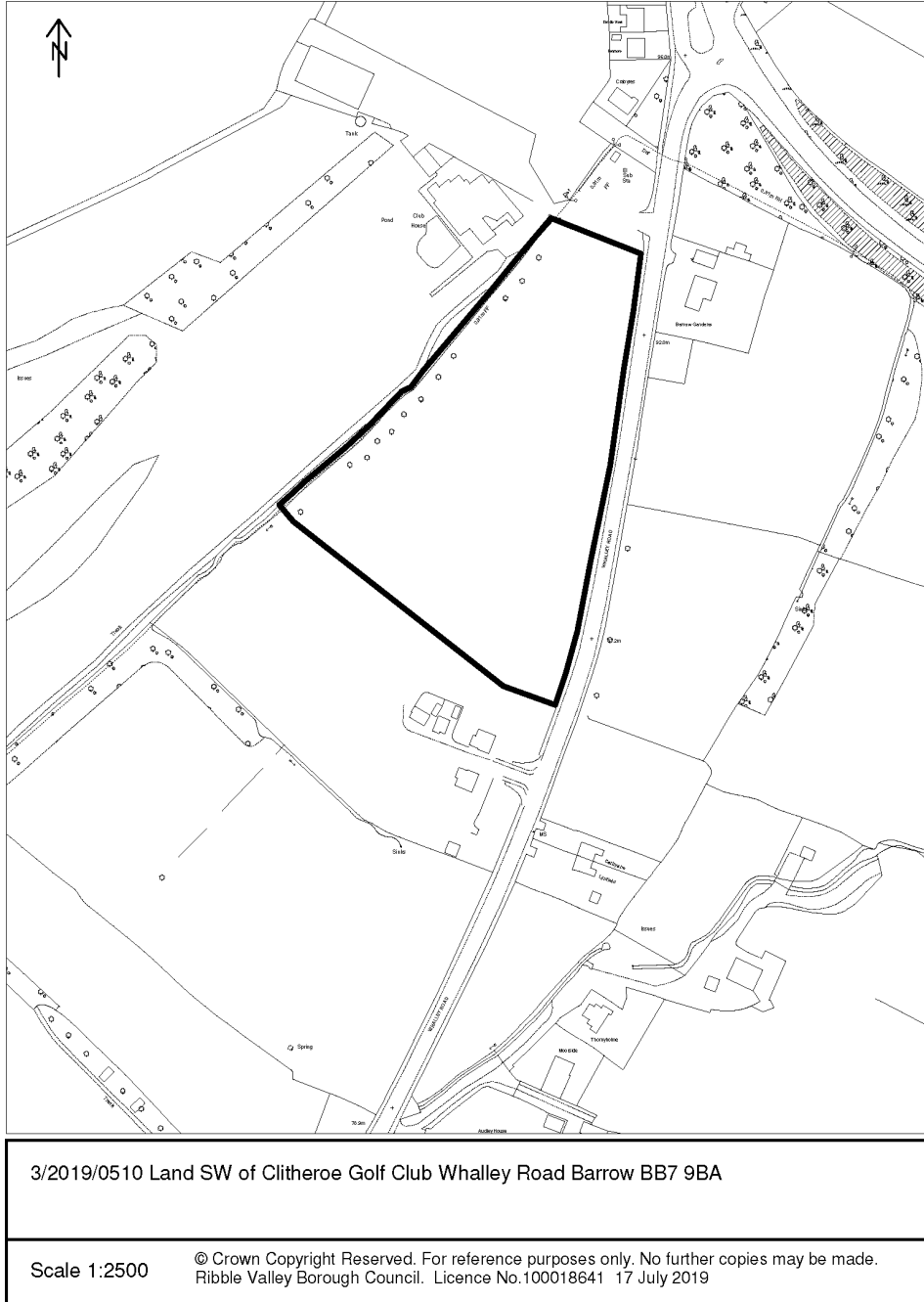
[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0483](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0483)

**APPLICATION REF: 3/2019/0510**

GRID REF: SD 373942 439116

**DEVELOPMENT DESCRIPTION:**

ERECTION OF 14 NEW BUNGALOWS FOR THE OVER-55S AND 10 AFFORDABLE BUNGALOWS. LAND SW OF CLITHEROE GOLF CLUB, WHALLEY ROAD, BARROW BB79BA



## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **BARROW PARISH COUNCIL:**

Barrow Parish Council objects to the proposal and have offered the following observations:

- The proposal is contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.
- Approval would lead to the creation of new residential dwellings in the defined open countryside, located outside of a defined settlement boundary.
- There is zero residual need for additional housing in Barrow.
- Each application should be considered on its merits and the threat of an appeal should be disregarded.
- Planning consent has recently been granted for two separate applications for bungalows in the village so any identified local need has already been met.
- There has been significant house building in Barrow since 2011, and the submitted reports do not take account of this.
- The site does not benefit from walkable access to a full range of services and facilities, particularly for the elderly with mobility problems
- The application form states that the development is not within 20m of a watercourse. This is incorrect as there is a stream / sinks on the western boundary.
- Granting consent to the proposed development would create a harmful precedent
- What protection can the residents of Barrow expect against future developments?
- The previously withdrawn application included a draft Heads of Terms document for an s106 agreement and referred to a contribution for Public Open Spaces. Should the current application be approved, this contribution must be included and the parish council wishes to be consulted and is keen to discuss ways to mitigate the effect of overdevelopment in the parish.
- Would cause extra pressure on the highways through Barrow and in particular, the junction from Whalley Road onto the A671.
- The parish council demands that consideration is given to installing a traffic management scheme (traffic lights / roundabout) at this junction with developers covering the costs.
- A construction management scheme must be agreed whereby construction vehicles are not permitted through Barrow village at any time.

### **ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

LCC Highways have no objection to the proposal following the submission of a speed survey and revised details in respect of visibility splays. The Highways Development Control Section have further requested that number of conditions be imposed should consent be granted.

### **UNITED UTILITIES:**

No objections subject to the imposition of conditions relating to foul and surface water drainage.

### **LLFA:**

The Lead Local Flood Authority has no objection to the proposed development subject to the imposition of conditions requiring that a full surface water drainage scheme and surface water and pollution prevention strategy be submitted prior to the commencement of development.

## **LCC EDUCATION:**

### Primary Places

LCC seek a contribution from the developer in respect of the full pupil yield of this development, i.e. 3 places.

### Secondary Places

LCC seek a contribution from the developer in respect of the full pupil yield of this development, i.e. 2 places.

## **ADDITIONAL REPRESENTATIONS:**

Five letters of representation, including one from Clitheroe Civic Society, have been received objecting to the proposal on the following grounds:

- Insufficient access to a full range of services and facilities within a walkable distance
- Increase in traffic in the area
- Insufficient health/education infrastructure in the area to accommodate further growth
- Increase in pollution
- The proposal will be of detriment to highways safety
- Increase in noise

Members will note that one letter supporting the application has been received from Clitheroe Golf Club.

### **1. Site Description and Surrounding Area**

- 1.1 The application relates to an area of greenfield land which is 2.6 hectares in size located within the defined open countryside sited to the north of and outside the defined settlement boundary for Barrow by approximately 248m
- 1.2 The site is bounded to the south by a committed housing site (DS1 Allocation) however members will note that this committed site also lies outside of the defined settlement boundary and therefore is considered to be within the defined open countryside. The site is bounded to the west by Clitheroe Golf Club with the northern extents of the site being located directly adjacent the vehicular access to the club, with the eastern extents of the site directly fronting Whalley Road.
- 1.3 A large number of well-established and mature trees are located within the site being located towards the western and southern extents of the site boundary. Members will note that these are currently protected by a Tree Preservation Order (TPO 7/19/3/2013) being categorised as a woodland group (W1) and two groupings (G1 and G2). The former consists of a mix of Oak, Ash, Beech Elm and Birch with the latter groupings, in total, consisting of 5 Sycamore, 7 Oak, 1 Chestnut, 6 Ash and 1 Birch.

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

- 2.1 Full consent is sought for the erection of 14 open-market bungalows for those aged over 55 and 10 non age-restricted affordable bungalows with vehicular and pedestrian access being provided off Whalley Road to the east.

2.2 The submitted details propose that the affordable bungalows will be clustered to the northern extents of the site within a small cul-de-sac arrangement with the open-market housing occupying the remainder of the site. The majority of the open-market dwellings are served by the primary access road which once again terminates in a cul-de-sac arrangement, with the remainder fronting Whalley Road being served by a private drive arrangement.

3. **Relevant Planning History**

3/2018/1046:

Erection of 24 new bungalows for the over-55s (10 affordable and 14 open-market dwellings). (Application withdrawn)

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement DMI2 – Transport Considerations

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement H2 – Housing Balance

Key Statement H3 – Affordable Housing

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DMH1 – Affordable Housing Criteria

Policy DME3 – Site and Species Conservation

Policy DMB4 – Open Space Provision

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 site lies within the defined open countryside being located outside of the defined settlement of Barrow, as such and given the application seeks consent for new residential development Policies DMH3 and DMG2 are fully engaged. Both policies seek to restrict residential development within the defined countryside to that which meets a number of criteria, one of which being that which satisfies an identified local need.

5.1.2 In this respect, the application has been accompanied by Local Housing Needs assessment which was undertaken in 2017 with the survey having been issued on the 19th of July 2017 with a return date of the 11th of August 2017. The survey was undertaken in the form of a postal survey to a 52% sample of all households in the parishes of Barrow, Wiswell, Pendleton and Whalley which equates to 1096 surveys having been issued.



- 5.1.3 The survey itself targeted a specific demographic omitting those under the age of 50 from completing the survey. A total of 52 fully completed surveys were received which equates to a response rate of 4.7%. The report makes an assumption that given the survey was issued to 52% of households in the selected parishes it is considered reasonable to assume that if the 100% of the households had been sampled that the response rate would have equated to approximately 100 respondents.
- 5.1.4 The survey sought to identify what type of property the residents would like to buy and gave a choice between house, bungalow, adapted or supported housing or apartment/flat. 50 respondents (96%) stated that they would like a bungalow as a first preference with 8% stating that they would live in a house, 8% would live in a flat and 4% would live in adapted or supported accommodation. 96% of the respondents were currently in owner occupied tenure with 2% living within private rented accommodation and 2% living within the social rented sector. The report concludes that there are currently therefore at least 100 households within the parish and adjacent parishes that are likely to be seeking two and three bedroom bungalows for those aged 55 and over and a specific demand for around 40 units of this nature within Barrow itself.
- 5.1.5 The Local Authority recognises the content and findings of the submitted Local Needs Housing Assessment. However there are a number of issues relating to the survey that raise concerns as follows:
- The survey itself was undertaken in July 2017 with a return date of August 2017, in this respect the survey itself is, at the time of writing, two years out of date;
  - The response rate, 4.7%, is very low- on average there is a 10-15% response rate for external surveys;
  - It is unclear whether the households chosen to complete the survey is a true reflection of the demographics in the area to enable a true housing need to be established;
  - The survey itself does not take full account of housing consents granted prior to the survey having been undertaken or those that may have been subsequently granted in the intervening period between its production and the submission of the application (June 2019).
- 5.1.6 The assessment concludes that there is a need for over 55s bungalows within this part of the Borough. The Core Strategy does include a requirement for the provision of over 55 accommodation as part of new housing development as this need was established when the Core Strategy was adopted in 2014. Since its adoption over 55s accommodation, including bungalows, has been provided on new housing developments, this includes within Barrow and Whalley.
- 5.1.7 Within Barrow and Whalley 131 bungalows have either been granted approval or awaiting completion of a Section 106 Agreement since January 2017 of which 113 are restricted to people over the age of 55.
- 5.1.8 Considering Barrow in isolation, 84 bungalows have been given consent (or are awaiting completion of the S106 Agreement) within/adjacent to the settlement, 66 of which are reserved for those aged 55 and over.
- 5.1.9 The submitted needs assessment concludes that the survey undertaken demonstrates there is a need for bungalows to accommodate 100 households

within the parish and adjacent parishes with a specific demand for around 40 bungalows within Barrow itself. Notwithstanding the concerns with the extent of the survey and the response rate if the need as specified with the assessment was a true reflection of need this has already been provided for.

5.1.10 At this stage it is therefore important to consider the development in respect of the requirements of Policies DMH3 and DMG2. The criterion of policies seeks to restrict residential development within the defined countryside solely to that which meets an identified local need. Whilst the applicant asserts that there is a local need for the type of housing proposed within the development this is contradicted somewhat by the approval of sufficient housing to meet the need within this part of the Borough.

5.1.11 Whilst the authority recognises there is a borough-wide need for affordable housing and the benefits associated with the delivery of such housing, in this case the development of open-market residential development within this location (in the absence of identified need) is contrary to the policies of the Core Strategy. Additionally the lack of affordable 'older persons' accommodation as part of the development is contrary to Key Statement H3 and Policy DMH1.

5.1.12 In this respect and taking account of the above housing needs issue it is considered that the proposal would be in direct conflict with Policies DMG2 and DMH3 insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.

## 5.2 Impact upon Residential Amenity:

5.2.1 As the application is made in full, due consideration must be given to the potential for negative impacts upon nearby existing or future residential amenity that may be resultant from the proposals. The proposal site is largely remote from other residential receptors save that for the adjacent residential development to the south. In this respect plots 16, 17 and 24 of the proposed development have a direct interface with the shared boundary of the aforementioned development with the southern boundary delineating the rear private gardens areas of the plots.

5.2.2 In respect of the existing development, plots 1, 6-10 and plots 27-30 have a direct relationship with the shared boundary by virtue of their proximity and orientation. The relationship of these plots with the proposed development can be summarised as follows:

- Plot 1: Side elevation 7.5m offset from shared boundary – First floor window serving en-suite only window with direct-facing interface with proposed development.
- Plot 6: Side elevation 6m (closest point) offset from shared boundary – Property is a bungalow therefore no direct first-floor overlooking issues present.
- Plots 7-10: Front elevation offset from shared boundary 11m (closest point) – Distance is considered adequate insofar that it will not result in any direct negative impact upon residential amenity.

- Plot 27: Side elevation offset distance from shared boundary approximately 9m – no first floor windows on facing elevation – side to rear elevation interface distance with proposed plot 17 in excess of 26m.
- Plot 28: Rear elevation offset distance of approximately 12.5m from shared boundary –rear to side elevation interface distance with proposed plot 16 approximately 26m.
- Plots 29-30: rear elevation offset distance of 16m (at closest point) with shared boundary.

5.2.3 Taking account of the above interface and offset distances it is not considered that the proposal will be of detriment to existing residential amenity by virtue of direct over-looking nor an overbearing impact.

5.2.4 Consideration must also be given to the proposal layout and the relationships as proposed within the main body of the development itself. In this respect the proposed layout, spatial arrangements and proposed offset distances within the main body of the development are considered adequate as ensure acceptable levels of future residential amenity.

### 5.3 Matters of Design/Visual Amenity:

5.3.1 The application site lies to the northern extents of Whalley Road being located directly adjacent and to the north of the former Hansons Garden centre site which has now been developed for the purposes of housing. As such, the proposal site, whilst being adjacent a parcel of existing built-form, is significantly detached not only from the defined settlement boundary of Barrow (248m north of the boundary) but is also significantly detached and remote from the main built up area of the settlement being within the defined open countryside.

5.3.2 Policy DMG2 requires that proposals should consolidate, expand or round-off development so that it is closely related to the existing main built up area of the settlement.

5.3.3 Members will note that the adjacent site has been developed for housing. This was the former Hansons Garden Centre site which secured outline planning permission in June 2014. This site is also outside the defined settlement of Barrow nor does it represent the consolidation, rounding-off or expansion of the settlement. In fact the site is remote from and detached from the defined settlement boundary.

5.3.4 The adjacent housing site, in spatial terms, represents a discordant form of development by virtue of its lack of direct relationship with any adjacent built-form. It was granted planning permission at a time when the Local Authority could not demonstrate a 5 year housing land supply and it involved the development of previously developed land. In this respect, it is considered that when taking account of the existing level of development, in concert with the quantum of development proposed, that the proposal will result in further exacerbating the already discordant and anomalous pattern of development created by the existing committed housing site.

### 5.4 Highway Safety and Accessibility:

5.4.1 The Highway Development Control section have raised no objection to the proposal following the receipt of a speed survey and details relating to visibility splays. Should the authority be minded to grant consent the Highways Engineer has requested that conditions be imposed relating to the construction of the access point/access road, a condition ensuring that the visibility splays remain unimpeded, the requirement to provide a construction method statement and that vehicle charging points be provided within the development.

## 5.5 Landscape/Ecology:

5.5.1 The application has been accompanied by an extended Phase 1 Habitat Survey which concludes that there is no evidence of any specifically protected or otherwise important species occurring within the development footprint and no important habitats were identified that would be adversely affected by the development.

5.5.2 The report does recognise that there may be an initial but relatively minor loss of breeding habitat for birds. However it is considered that this could be mitigated in the long term through enhancements provided within the development. A number of other recommendations are made within the report which identify the need for further surveys within specified timeframes if development has not commenced within a requisite period or if works are undertaken within 5m of the ditch located to the north and west of the site.

5.5.3 In respect of bats, the submitted report identifies that bats commute alongside the site boundaries adjacent to the stands of trees and sections of hedgerow but whilst there is potential for roosting, none has been identified. The report therefore recommends further survey works be undertaken should it be determined that further tree removal or pruning works are to be undertaken.

5.5.4 The submitted details propose amenity landscaping within the main body of the development with tree-planting proposed to plot frontages, within the public realm and site frontage. The submitted details also propose the replanting of a section of the existing hedgerow fronting Whalley Road, rearward of its current location, to ensure adequate visibility for vehicles leaving the site.

5.5.5 A number of concerns have been expressed by the authority's countryside officer in respect of a number of dwellings being located within close proximity to trees that are protected by preservation order. A number of the dwellings located to the western extents of the site are within extremely close proximity to or have a direct interface with the crown spread of a number of trees which is likely to result in significant tree-resentment issues for residents. Concerns have also been raised in that it may be likely a number of the dwellings may encroach upon the root protection area so the aforementioned trees due to a likely asymmetrical root protection area by virtue of a ditch to the west of the trees which would influence root-growth in a more easterly and asymmetrical direction/pattern than that which is shown in the submitted arboricultural impact assessment.

5.5.6 In light of the above concerns, should consent be granted, it is considered reasonable to therefore impose a condition that will require further investigative works to be undertaken to establish the actual root protection areas of the trees along the western boundary.

5.5.7 Further to the above requirement to undertake additional survey/investigative works, it is also considered reasonable to require that details of mitigation, by employing specialised methods of construction, be provided in the event it is determined that the construction of the dwellings will encroach upon the root protection areas of the trees.

## 5.6 Flood Risk and Drainage:

5.6.1 The Lead Local Flood Authority have stated that they have no objection to the proposal subject to the imposition of a conditions relating to the requirement to submit details of surface water drainage, surface water management/maintenance and details in respect of how surface water and pollution prevention will be managed during the construction phase of the development.

5.6.2 United utilities have also raised no objection to the proposal subject to the imposition of conditions relating to the management and maintenance of sustainable drainage systems and the requirement for a surface water drainage scheme.

## 5.7 Developer Contributions:

5.7.1 Should consent be granted the developer will be required to make an educational contribution of £40,235.70 towards primary and secondary school, places within Clitheroe. The amount payable has been calculated by LCC education as follows:

Primary places:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price (324 / 240) (Q1-2019/Q4-2008)}$   
= £16,050.54 per place

$£16,050.54 \times 3 \text{ places} = £48,151.62$

Secondary places:

$(£18,469 \times 0.97) \times \text{BCIS All-in Tender Price (324 / 240) (Q1-2019/Q4-2008)}$   
= £24,185.16 per place

$£24,185.16 \times 2 \text{ places} = £48,370.32$

5.7.2 In addition to the above educational contribution, should consent be granted, the applicant will be required to make a contribution towards leisure/play facilities within Barrow. The contribution sought will be based on the following methodology which is calculated based following detailed information being available in relation to occupancy ratios at a rate of £216.90 cost per person:

- 1 bed unit - 1.3 people
- 2 bed unit - 1.8 people
- 3 bed unit - 2.5 people
- 4 bed unit - 3.1 people
- 5 + bed unit - 3.5 people

## 5.8 Affordable/Older Persons Housing Provision:

- 5.8.1 The submitted details propose that the development will bring forward 24 bungalows with the housing mix being as follows:
- 10 x 2 bedroom affordable bungalows (non-age restricted)
  - 1 x 4 bedroom open-market bungalow (over 55 occupation only)
  - 13 x 3 bedroom open-market bungalows (over 55 occupation only)
- 5.8.2 Members will note that in respect of affordable and older persons housing provision both Key Statement H3 and Policy DMH1 require that 15% of the units will be sought to provide for older people on sites of 10 units or more. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (i.e. the remaining 50% of the 15% older people's element) will be for market housing for older people.
- 5.8.3 The proposal will bring forward 10 affordable bungalows which equates to 42% on-site affordable housing provision which exceeds the policy requirement to provide 30% on-site provision. However, whilst it is recognised the proposal will result in a level of on-site affordable housing provision that exceeds policy requirements, the proposal fails to be fully policy compliant insofar that it fails to bring forward any affordable housing that is solely for occupation by those considered as 'older persons' and as such is considered to be in direct conflict with Key Statement H3 and Policy DMH1.
- 5.8.4 Whilst the proposals fails to satisfy the requirements of Key Statement H3 and Policy DMH1 in relation to 'older persons' affordable housing it is recognised that the proposal exceeds the 7.5% policy requirement in respect of open-market 'older persons' housing by providing 58% on-site provision.
- 5.8.5 Whilst the authority recognises the benefit of the over-provision of the open-market 'older persons housing' there is a requirement for all housing proposals to be fully policy compliant. There exists no mechanism within the development plan that would advocate the increase in open-market 'older persons' accommodation in-lieu of affordable housing 'older persons' accommodation, particularly where the proposal would result in the complete omission to provide any provision of affordable 'older persons' housing.
- 5.8.6 As such, and notwithstanding the over provision of open-market 'older persons' housing and affordable non-age restricted housing, the proposal remains contrary to and in direct conflict with the requirements of Key Statement H3 and Policy DMH1 by virtue of the failure to provide adequate provision of 'older persons' affordable housing.

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

- 6.1 Taking account of the above matters and all material considerations, it is considered that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need. Furthermore, the proposal fails to provide a policy compliant level of affordable housing provision for those aged 55 and over.
- 6.2 It is further considered that the development fails to represent the consolidation, expansion or rounding off of development so that it closely relates to the main built of

area of the settlement and as such would result in the exacerbation of an already anomalous and discordant pattern of development within the defined open countryside.

- 6.3 For these reasons and all other reasons outlined above, the development is considered to be in direct conflict with Key Statements DS1 and H3 and Policies DMG1, DMG2 and DMH1 of the Ribble Valley Core strategy and as such it is recommended that the application be refused.

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

1. The proposal is considered contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.
2. The proposal is considered contrary to Key Statement DS1 and Policy DMG2 of the Ribble Valley Core Strategy insofar that it does not represent the consolidation, expansion or rounding off of development so that it closely relates to the main built of area of the settlement of Barrow.
3. The proposal, by virtue of its locational aspects and the quantum of development proposed, when considered in concert with adjacent existing housing development, would contribute to and exacerbate an already anomalous and discordant pattern of development which cumulatively would be of significant detriment to the character, appearance and visual amenities of the defined open countryside and immediate context by virtue of the developments degree of visual and physical separation and poor relationship to the main built up area of the settlement of Barrow contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.
4. The proposal is considered contrary to Key Statement H3 and Policy DMH1 of the Ribble Valley Core Strategy insofar that it fails to satisfy the requirement to provide an adequate level of provision of affordable dwellings for those aged 55 and over (Older persons Housing).

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2019%2F0510](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0510)

## APPLICATIONS WITHDRAWN

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2019/0507	Repair works to the roof	Clitheroe Royal Grammar School York Street, Clitheroe
3/2019/0632	Change of trading hours to 24 hour opening	Roundabout Filling Station Chatburn Road, Clitheroe
3/2019/0360	Variation of Condition 5 of planning permission 3/2017/0256 to allow an extension of time to put in place a comprehensive program for carrying out the development	Dilworth Barn Back Lane Slaidburn
3/2019/0465	Erection of sheep shed with access tracks from existing vehicular accesses	Field off Lower Road Dutton
3/2019/0511	Conversion of barn into one new dwelling and creation of new vehicular access	Oaks Barn, Birks Farm Birks Brow, Longridge
3/2019/0512	Conversion of barn into one new dwelling and creation of new vehicular access	Oaks Barn, Birks Farm Birks Brow, Longridge
3/2019/0071	Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Henthorn Road. All matters reserved except for means of access. Resubmission of outline application 3/2018/0688.	Land off Henthorn Road Clitheroe
3/2019/0574	Demolition of existing conservatory and erection of single storey extension to rear with ramped access.	26 Mytton View Clitheroe
3/2019/0150	Application for the removal of condition no 15 of planning consent 3/2000/0071, to allow the holiday accommodation to be used as permanent residential accommodation.	Brownhills Cottages Farlands Hall Farm New Lane Withgill, Clitheroe
3/2019/0615	Sign to be fixed to existing post mounted 'County of North Yorkshire' sign on highway verge to announce arrival into Craven District	Land at A682 Newsholme BB7 4JF (nearest)
3/2019/0587	Proposed new single storey building at the rear of the public house to create an additional guest bedroom	Three Millstones Inn Waddington Road, West Bradford
3/2016/0642	Discharge of conditions 3 (materials), 5 (surface water drainage) and 18 (construction method statement) of planning permission 3/2016/0059	Whalley Industrial Park Clitheroe Road, Whalley
3/2019/0674	Application to establish that there is no breach of planning permission or listed building consent as a result of the hotel bedroom arrangement being built differently from the approved drawings in planning permission 3/2017/0268 and listed building consent 3/2017/0262	Holmes Mill Greenacre Street Clitheroe



<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0476	Re-design and enlargement of two-storey dwelling with rooms in the roof space on Plot A (previous design given permission in 3/2018/1179).	Land off Ribblesdale View Chatburn

#### 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>Costs App received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0474 R of pp	09/07/2019	Great Mitton Hall Mitton Road, Mitton	WR			Awaiting Decision
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road, Mitton	WR			Awaiting Decision
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage Whalley Old Rd Billington	WR (to be confirmed)			
3/2018/0582 R of permission in principle	21/05/2019	Land to the south Chatburn Old Rd Chatburn	Changed to Hearing Procedure		8 October 2019 10.00am Cttee Rm 1	
3/2018/0479 R of pp	03/06/2019	74 Church Street Ribchester	HH			Appeal Dismissed 31/08/2019 Awaiting Decision
3/2018/1076 R of pp	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2018/1006 R of LBC	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2018/1148 R of pp	10/06/2019	Wolfen Lodge Fish House Lane Chipping	HH			Appeal Allowed 24/07/2019
3/2019/0057 R of pp	21/05/2019	Seven Acre Bungalow Forty Acre Lane Longridge	WR			Appeal Dismissed 26/07/2019
3/2019/0117 R to discharge condition	29/07/2019	Susie Cottage Rimington Lane Rimington	WR			Awaiting Decision
3/2019/0241 R of pp	16/07/2019	23 Church Street Clitheroe	WR			Awaiting Decision
3/2019/0242 R of LBC	16/07/2019	23 Church Street Clitheroe	WR			Awaiting Decision
3/2018/1121 R of pp	09/08/2019	The Stables rear of King Street Whalley	WR			Statement due 13/09/19
3/2018/0507 R of outline PP	Awaiting start date from PINS	Land adj John Smith Playing Field Chaigley Road Longridge	Hearing (to be confirmed by PINS)			