

<u>INDEX OF APPLICATIONS BEING CONSIDERED</u>						
<u>MEETING DATE: 31 OCTOBER 2019</u>						
	<u>Application No:</u>	<u>Page:</u>		<u>Officer:</u>	<u>Recommendation:</u>	<u>Site:</u>
A	APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:					
					NONE	
B	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:					
	3/2019/0661	1		SK	AC	Land at Petre Wood Close Langho
	3/2019/0671	16		AB	AC	Dewhurst Farm Longsight Road, Langho
C	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL:					
	3/2019/0588	29		AD	R	Holden Clough Nursery Bolton by Bowland
D	APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED					
					NONE	
E	APPLICATIONS IN 'OTHER' CATEGORIES:					
					NONE	

LEGEND

AC Approved Conditionally
R Refused
M/A Minded to Approve

AB Adam Birkett
AD Adrian Dowd
HM Harriet McCartney

JM John Macholc
RB Rebecca Bowers
SK Stephen Kilmartin

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No 5

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

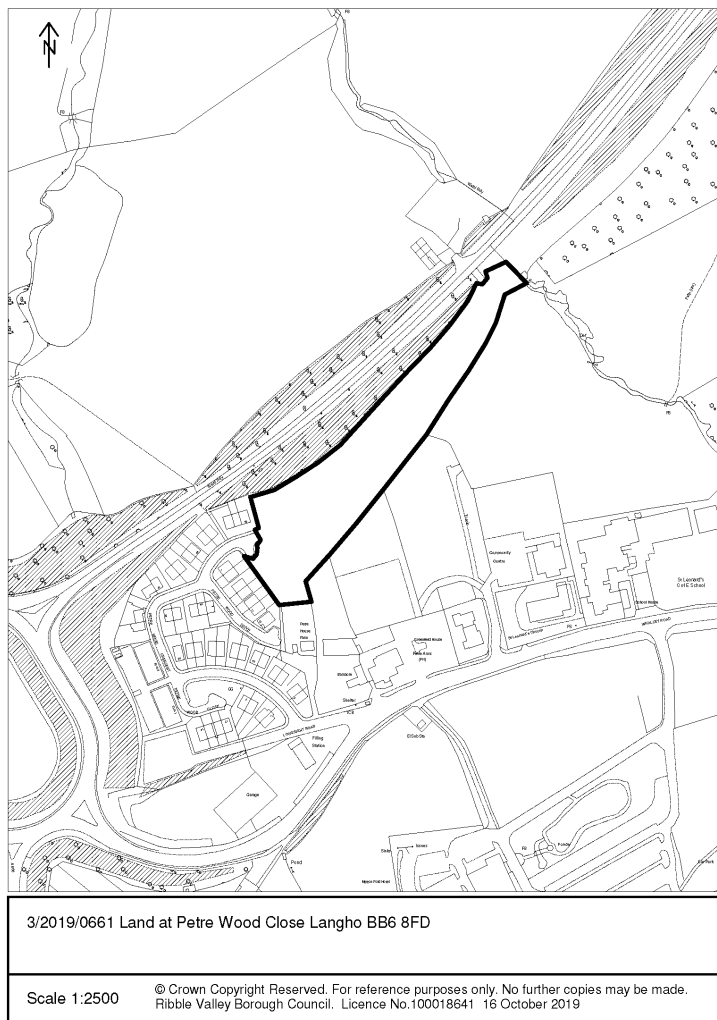
PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION REF: 3/2019/0661

GRID REF: SD 370965 435021

DEVELOPMENT DESCRIPTION:

ERECTION OF 31 AFFORDABLE TWO AND THREE-BEDROOM HOUSES AND TWO-BEDROOM BUNGALOWS (FOR RENT AND FOR SHARED OWNERSHIP). LAND AT PETRE WOOD CLOSE LANGHO BB6 8FD



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

BILLINGTON AND LANGHO PARISH COUNCIL:

Billington and Langho Parish Council objects to the proposal on the following grounds:

- The site this area falls outside the defined settlement areas.
- The site is in a green field area where there is no housing growth allocated
- The development is overtly linear and intrusive
- Langho has surge tanks being installed in two locations as the current waste water/sewage systems are running at or above capacity
- Residents of Langho already have to travel outside the immediate area for health care.
- The local primary schools are being extended due to being oversubscribed
- The local secondary school is also oversubscribed
- There is no bus shelter at the Petre Arms
- The additional 31 houses will generate increased traffic flowing via the single exit route which emerges onto Whalley Road.
- In the renting of the new builds, RVBC should consider applicants with strong links to Langho as priority for the rentals over non-residents
- The current Core Strategy identified the number of new houses to be built in each area. This development of 31 dwellings needs to be taken off the build figures for Langho – this would put Langho in a negative balance.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The Highways Development Control Officer originally raised a number of concerns which have been addressed through the submission of revised information. As such no objection is being raised in respect of the proposed development subject to the imposition of conditions.

UNITED UTILITIES

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

LLFA

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

LCC EDUCATION:

No contributions required.

ADDITIONAL REPRESENTATIONS:

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

- Loss of much needed greenfield land
- Development is outside the settlement boundary
- Noise disturbance
- Land levels have been altered without planning permission having been gained
- Loss of habitat and impact upon wildlife

- Insufficient drainage
- Increased flood risk
- Increase in traffic
- No provision of usable play areas in the vicinity

1. **Site Description and Surrounding Area**

- 1.1 The application relates to an area of greenfield land located 600m outside of and to the north-east of the defined settlement boundary of Langho also being located approximately 1000m to the west of and outside of the defined settlement boundary of Billington. As such, the site lies out with a defined settlement being located within the defined open countryside
- 1.2 The site is 1.036ha in size and is bounded to the north by the A59, to the east by areas of greenfield and brownfield land. The site has a direct interface with a number of existing properties, particularly with dwellings fronting Petre Wood Drive which back directly onto the site at its western extents with Petre House Farm also being located directly adjacent the development site. The site additionally has a direct interface with the eastern boundary of number 59 Petre Wood Crescent and the associated highway.
- 1.3 The site forms an integral part of a small cluster of dense built-form that lies between the defined settlement boundaries for both Langho and Billington. The majority of adjacent development is residential in nature with community, educational and religious facilities also forming a cumulative part of the overall built-form within the area.

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

- 2.1 Full consent is sought for the erection of 31 affordable dwellings located off Petre Wood Crescent, Langho. It is proposed that the accommodation will comprise of 11 x 2 bedroom bungalows, 12 x 3 bedroom two-storey dwellings, and 8 x 2 bedroom two-storey dwellings.
- 2.2 The submitted details propose that the development will adopt a linear arrangement largely informed by the layout of the adjacent existing housing development and the nature of the site. It is proposed that the majority of the bungalows will be located towards the western extents of the site with an attenuation pond being located at the north-eastern extents of the site where the proposed housing terminates.

3. **Relevant Planning History**

The site to which the application relates has no planning history directly relevant to the determination of the application. Members will however note that the application acts as an extension to the existing housing development at Petre Wood as consented by applications 3/2007/0555, 3/2009/1011 and 3/2013/0113.

4. **Relevant Policies**

Ribble Valley Core Strategy
 Key Statement DS1 – Development Strategy
 Key Statement DS2 – Presumption in Favour of Sustainable Development
 Key Statement DMI1 – Planning Obligations
 Key Statement DMI2 – Transport Considerations
 Key Statement EN4 – Biodiversity and Geodiversity

Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing

Policy DMB4 – Open Space Provision
Policy DME3 – Site and Species Conservation
Policy DME6 – Water Management
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DMH1 – Affordable Housing Criteria
Policy DMH3 – Dwellings in the Open Countryside

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 any defined settlement boundary, as such and given the application seeks consent for new residential development Policies DMH3 and DMG2 of the Adopted Core Strategy 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 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’.
- 5.1.3 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. In this respect the SHMA identifies an on-going need for the authority to deliver 114 affordable dwellings on an annualised basis.
- 5.1.4 Whilst it is accepted that the proposal is for that of affordable housing, due to Homes England funding restrictions, a matter which is discussed in detail later within this report, the occupancy of the 15 shared ownership units cannot be restricted to solely those who would normally meet the authority’s local connection eligibility criteria. As such, the shared ownership element fails to meet the definition of ‘local needs housing’ by virtue of the failure of the inability to put in place any mechanisms that would secure it as such or that it be retained as such in perpetuity.

- 5.1.5 In this respect, despite these units being affordable, they would be considered to be in direct conflict with Policies DMH3 and DMG2 given they would fail to meet the 'local need' criterion embodied within these policies that would normally allow for the development to be considered as an 'exception' that normally precludes the development of housing in the defined open countryside. However, at this stage it must be emphasised that the social rented element is considered to be fully compliant with these criteria given mechanisms to ensure local occupancy can be imposed and as such no policy conflict exists.
- 5.1.6 Notwithstanding the above identified policy conflict, it is recognised that the development delivers affordable housing provision, in numerical terms, that exceeds the normal 30% requirement imposed by policy. One of the main aims of the Core Strategy, when considered as a whole, is to significantly boost the supply of affordable housing in the Borough. In this respect the principle of the development fully aligns with and supports these ambitions. So whilst there is policy conflict in terms of the failure to be able to control the occupancy of a number of the units within the proposal, there is overall broad compliance with the core aims and ambitions of the authority in respect of the delivery of affordable housing.
- 5.1.7 Taking into account the above matters it is considered that the proposal will assist in boosting the supply of affordable housing in the Borough, an element of which will meet that of identified local need. As such the principle of the development, notwithstanding other development management considerations, is considered to be in broad compliance with the overall aims and objectives of the adopted development plan.

5.2 Impact upon Residential Amenity:

- 5.2.1 The proposed development has a direct interface and relationship with a number of existing residential dwellings, as such due consideration must be given in respect of the potential for the development to have a negative or detrimental impact upon the standard of residential amenity currently experienced by the occupiers of the aforementioned dwellings.
- 5.2.2 In this respect the proposed development directly abuts the rear garden areas associated with numbers 1 to 15 Petre Wood Drive and the side garden area associated with 59 Petre Wood Crescent. The site also directly backs on to the rear garden area associated with Petre House Farm. Following officer concerns in respect of the initially presented layout, increased offset and interface distances have been secured to ensure that any originally perceived detrimental impacts upon future or existing amenity have been suitably mitigated.
- 5.2.3 Of particular concern was the proposed relationship between plots 8, 10 and 11 with that of numbers 1 to 15 Petre Wood Drive, in particular numbers 5 to 15. The development site occupies an elevated position in relation to the aforementioned properties, as such additional offset distances have been secured to minimise the potential for an unsympathetic and overbearing relationship that would undermine the sense of amenity enjoyed by the existing residents.
- 5.2.4 Following officer negotiation revised details have been provided that result in a side to rear elevational offset between plot 9 and number 5 Petre Wood Drive

that is in excess of 15m. Plots 10 and 11 have been amended insofar that a single bungalow has now been introduced in-lieu of the previous arrangement of a pair of semi-detached two-storey dwellings. This has fully negated the concerns in respect of direct overlooking from an elevated position and the potential resultant impact upon numbers 11 and 15 Petre Wood Drive. The reduction in scale of the proposed building intended to occupy this plot in concert with the reorientation of the footprint within the plot results in interface distances ranging between 21.7m and 23.5m with the aforementioned existing properties to the west.

- 5.2.5 The relationship of the development with that of number 59 Petre Wood Crescent is not considered to result in any harm to the occupiers of the aforementioned dwelling insofar that the proposed layout follows the linear arrangement, orientation and building line established by the existing properties. A number of amendments have also been secured to ensure that the internal layout of the proposed development provides a suitable level of privacy and residential amenity for future occupiers in accordance with Policy DMG1.
- 5.2.6 Given the proximity of the proposal site to the A59, consideration must be given in respect of the potential for passing traffic to be of detriment to the residential amenities of future occupiers of the development. The application has been accompanied by an Environmental Noise Report which identifies that development within close proximity to the A59 perimeter would present a medium to high risk of adverse effect upon residential amenity by virtue of traffic noise levels and frequency. As such the report makes a number of recommendations including the installation of acoustic double glazing to all elevations exposed to traffic noise and the installation of a 1.8m high acoustic screening fence along the northern extents of the site. The requirement to implement these measures will be secured via the imposition of conditions.
- 5.2.7 Taking into account the above matters, including the proposed noise mitigation measures, it is not considered that the proposed layout will have any undue detrimental or negative impact upon existing or future residential amenity by virtue of an over-bearing impact, loss of light or loss of privacy by virtue of direct-overlooking.

5.3 Matters of Design/Visual Amenity:

- 5.3.1 The overall layout of the proposed development perpetuates the linear arrangement and building line of those properties fronting Petre Wood Crescent before sweeping round in a north-easterly direction whereby the development terminates at the north eastern extents of the site at the head of a cul-de-sac which provides pedestrian access to an area of usable open space and attenuation pond. As such the development is predominantly defined by a singular spine road save that for a small courtyard/cul-de-sac at the south western extents of the site that accommodates plots 11 to 15. Therefore taking into account the pattern of the proposed development and the inherit pattern of development established by the existing housing it is not considered that the overall arrangement will result in the introduction of an anomalous or discordant pattern of development.
- 5.3.2 The proposed house types adopt a level of consistency within their elevational language through a simplified materials palette restricted to that of brick and

render as primary facing materials, similar to that of the existing Petre Wood development. The two-storey dwellings employ singular and double-gable features with the bungalows either benefitting from a singular gabled feature porch or intermediate gabled roof. The elevational language of the proposed development is somewhat similar to that of the existing adjacent housing save that for the omission of the dropped eaves arrangement and ground floor art-stone bay windows. As such it is not considered that the proposed dwellings will appear unsympathetic or discordant when viewed in context with the existing development.

5.3.3 Taking account of the above matters it is not considered that the proposed development will result in any undue impact upon the character or visual amenities of the area or the character or visual amenities of the defined open countryside.

5.4 Highway Safety and Accessibility:

5.4.1 Lancashire County Council, as the Highway Authority, have raised no objection to the proposal subject to a number of conditions requiring the submission of a construction methodology and the precise details of which roads/footways within the development will be put up for adoption by the Highway Authority.

5.5 Landscape/Ecology:

5.5.1 The application has been accompanied by a Phase 1 Habitat Survey and an Arboricultural Impact Assessment. The Phase 1 Habitat Survey concludes that there is no evidence of badger activity on site or within the immediate boundaries of the site. No evidence was found of bat roosting features within the trees on-site however it is accepted that bats may utilise existing linear landscape features for foraging and commuting, in particular the existing hedgerows on site. The report further identifies the presence of a small ephemeral pool on site however it is considered that this forms sub-optimal breeding habitat for Great Crested Newt.

5.5.2 As such the report concludes that the development is unlikely to have any detrimental impact upon protected species. The report makes recommendations in that any works to hedgerow and scattered trees within the site should be undertaken outside of the bird nesting season unless a nesting bird survey has been undertaken immediately prior to such works commencing. The report makes further recommendations in respect of enhancement suggesting that the development include the provision of bat and bird boxes and that all tree planting should be of a native species with native and non-native flowering perennial species also being recommended to provide pollen and nectar sources for invertebrates.

5.5.3 The submitted Arboricultural Impact Assessment identifies a number of trees on site the majority of which are category 'C' (Low quality) or category 'U' (Dead/Dying/In decline). The report recommends the removal one Sycamore and one Elder that are considered to be category 'U', with three small groupings of Willow, Alder, Hazel and Ash also being removed that are considered to be category 'C'.

- 5.5.4 The submitted landscaping details proposes the planting of 77 trees within the site, both within the public realm and within the private garden areas of the proposed dwellings. It is further proposed that native hedgerow, shrub and climber planting will be undertaken within the site, once again both within the public realm and plot curtilages.
- 5.5.5 Given the recommendations within the submitted Habitat Survey, conditions will be imposed that require details to be submitted in respect of building dependant species nesting/roosting provision and that any hedgerow/tree clearance to be undertaken must be undertaken outside of the nesting period (unless an adequate survey is carried out immediately prior to such works being commenced).
- 5.5.6 Taking account of the above matters, and subject to the inclusion of adequate provisions for building dependant species, it is considered that the proposal will result in an overall net enhancement in biodiversity. It is further considered that the proposed landscaping details and area of informal usable open space are considered acceptable and adequate.

5.6 Flood Risk and Drainage:

- 5.6.1 The Lead Local Flood Authority has no objection to the proposed development subject to the imposition of conditions requiring the submission of details of the design and implementation of an appropriate surface water drainage scheme the submission of a construction phase surface water management plan that details how surface water and pollution prevention will be managed during the construction phase of the development.

5.7 Developer Contributions:

- 5.7.1 LCC Education are not requesting a contribution towards educational provision as a result of the development. Members will note that a reassessment has been undertaken following the granting of further consents within the relevant catchment area as follows:

Primary Places

Based on current approvals a primary education contribution is not required.

Secondary Places

Latest projections for the local secondary schools show there to be 274 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 12 school places. There are also pending applications expected to generate demand for a further 28 school places.

With an expected pupil yield of 2 pupils from this development, LCC Education will not be seeking a contribution from the developer in respect of secondary places.

5.8 Affordable Housing Provision:

- 5.8.1 It is proposed that the development will be 100% affordable with 16 of the units being for affordable rent and the remaining 15 being for that of shared ownership. As such it is recognised that the proposal significantly exceeds the criterion of

Key Statement H3 of the adopted Core Strategy that requires a minimum of 30% affordable housing provision be provided on such developments.

- 5.8.2 The applicant has provided a further commitment to satisfy the requirement of Key Statement H3 which requires 7.5% of the dwellings on site (given the proposal is 100% affordable) to be restricted for occupation by those aged 55 and over. Members will note that the 7.5% affordable requirement of the policy remains engaged by virtue of the proposed development being solely for that of affordable housing, with the remaining requirement for an additional 7.5% to be age restricted open-market housing being disengaged, once again as a result of the 100% affordable nature of the development. This will equate to 2 dwellings on site being restricted to that for occupation by those age aged 55 and over, the applicant has indicated that these will be provided on a social rented basis.
- 5.8.3 As conveyed earlier in this report, the applicant, Great Places Housing Group, is seeking to obtain Homes England Funding to deliver the development. The Shared Ownership and Affordable Homes Programme (2016 to 2021) broadened access to Help to Buy: Shared Ownership for potential purchasers. Outside London, anyone with a household income of less than £80,000 is now eligible, and there are no nationally or locally defined prioritisation criteria (excepting a prioritisation for current and former members of the British Armed Forces). This change precludes the ability for the Local Authority to impose a restriction that would require the dwellings to be occupied solely by those that would normally meet local eligibility criteria. Members should note that this would only relate to the shared ownership properties as the rented accommodation would still have a local connection requirement.
- 5.8.4 Without a local connection occupancy restriction the shared ownership element of the development would not be considered to meet with the authority's definition of local needs housing as there would be no mechanism to secure that the occupants had a connection to the Borough. As such the shared ownership element of the development would be contrary to Policies DMH3 and DMG2.
- 5.8.5 However the applicant has however agreed to work with the authority to develop a strategy for the marketing the shared ownership properties on completion and subsequent sales. Within this strategy a period of local marketing prior to wider marketing outside of the Borough will be developed which hopefully will ensure that a number of the units are occupied by those that would normally meet the local eligibility criteria in any case.
- 5.8.6 Due to the aforementioned funding mechanisms, the affordable housing provision of the social rented element will be secured and protected by way of a planning condition in-lieu of a binding legal agreement. The affordable rented accommodation will have a local connection criteria. There be a requirement, imposed via condition, to submit an affordable housing scheme that will covers the matters typically contained within a legal agreement.
- 5.8.7 Whilst the development as a whole is contrary to the Adopted Core Strategy policies, on balance, taking into account the fact that the proposed development will result in a significant contribution towards affordable housing provision within the borough (that will exceed the normal policy requirements) and the applicant has agreed to develop an appropriate marketing strategy, it is considered that these considerations outweigh the conflict with planning policy in this case.

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 represents a suitable form of development that responds positively to the inherent character of the area and adjacent built form.
- 6.2 It is further considered, taking account of the separation distances between existing and proposed dwellings that the proposal would not result in any significant detrimental impact upon existing or future residential amenity.
- 6.3 For these reasons and all other reasons outlined above, the application is considered to be in broad alignment with the Development Strategy for the Borough and will assist in the delivery of affordable housing within the Borough. As such the application is recommended for approval.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

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

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

- L001 Location Plan
- L002 Existing site plan
- L003F Proposed site plan
- L004C Site Sections
- L005A Block Type 1
- L006A Block Type 2
- L007A Block Type 3
- L008A Block Type 4
- L009A Proposed Boundary Types
- 227-01-Rev: B Detailed Planting Plan 1 of 2
- 227-02-Rev: B Detailed Planting Plan 2 of 2

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

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

Protection of Amenity

4. The recommendations within the submitted Environmental Noise Report (AA0173B) shall be implemented in full and thereafter retained.

For the avoidance of doubt the acoustic barrier fence shall be installed in its entirety prior to first occupation of any of the dwellings hereby approved. In the case of the acoustic glazing, this shall be installed on a dwelling by dwelling basis prior to the first occupation of that dwelling.

REASON: In the interests of protecting future residential amenity by mitigating potential harm from adjacent/nearby sources of noise and disturbance.

Affordable Housing Provision

5. The residential units hereby approved shall only be used for the purposes of providing affordable housing accommodation as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance to be occupied by households or individuals in housing need. This condition shall not be binding upon any of the following:

- a) A charge or mortgagee of the Registered Provider or any receiver appointed by them in the event of default of the Registered Provider under the terms of the charge or mortgage;
- b) A tenant of a residential unit who exercise any statutory right to buy or right to acquire such residential unit or any person deriving title through that tenant or any mortgagee or charge;
- c) A lessee of a residential unit held under a shared ownership lease who acquire 100% of the interest under that lease or any successor or any successor mortgagee or charge of that lessee.

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance).

6. All the dwellings hereby permitted shall be provided as affordable dwellings (as defined as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) to be managed by a Registered Provider.

Prior to occupation of any of the dwellings hereby approved an affordable housing scheme shall have first been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be provided in accordance with the approved scheme.

The affordable housing scheme shall include:

- i. The tenure of each dwelling unit, which shall consist of 50% of the dwellings for affordable rent and 50% of the dwellings for shared ownership; and
- ii. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.

In respect of the affordable rented dwellinghouses the affordable housing scheme shall detail:

- i. The occupancy criteria to be used for determining the identity of the tenants; and
- ii. The means by which the occupancy criteria shall be enforced in line with the Local Planning Authority local need criteria; and
- iii. How such occupancy criteria, and compliance with such will be managed.

In respect of the older persons accommodation the affordable housing scheme shall detail:

- i. The 2 affordable rented dwellings that will be reserved solely for occupation by those that meet the Local Planning Authority definition of 'older persons housing'; and
- ii. The means by which the occupancy criteria shall be enforced in line with the Local Planning Authority local need criteria; and
- iii. How such occupancy criteria, and compliance with such will be managed

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) and to ensure that the social rented affordable housing meets the Local Authority definition of 'local needs' housing.

7. Prior to the occupation of any of the shared ownership dwellings hereby approved full details and timings of a marketing strategy shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the marketing arrangements for the initial and future sales of the shared ownership properties. The shared ownership properties shall thereafter be marketed in accordance with the approved details.

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) and to work with the registered provider in respect of securing future occupiers for the shared ownership properties.

Landscape and Ecology

8. Prior to the construction of any of the dwellings(s) hereby approved details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall be submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird and 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 minimise/mitigate the potential impacts upon protected species resultant from the development

9. The landscaping proposals hereby approved shall be implemented in the first planting season following the first occupation of the development, 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. All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

10. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March – 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.

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.

11. During the construction period, all trees as shown to be retained within the submitted Arboricultural Impact Assessment (19/AIA/ Ribble V/06) shall be protected in accordance with British Standard BS 5837 (2012) or any subsequent amendment to the British Standard.

All protective fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction' and be erected in its entirety prior to any other operations taking place on the site. The agreed tree protection shall remain in place and be maintained for the duration of the construction phase of the development. For the avoidance of doubt no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified.

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

Drainage and Flooding

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (ref: PET-AJP-ZZ-00-DR-C-1000 (rev P02, dated 27/06/2019)).

Prior to the commencement of the development final details of the design and implementation of an appropriate surface water drainage scheme shall have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- A. A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD);
- B. A full set of flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus a 40% allowance for climate change and a 10% allowance for urban creep. The calculations must also demonstrate that the post development surface water run-off rate shall not exceed 6l/s.
- C. A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network;
- D. Confirmation of how surface water is to be managed within the non-drained areas of the site, i.e. gardens and public open space.
- E. A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;
- F. Details of any measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses; and
- G. Details of an appropriate management and maintenance plan for the surface water drainage network over the lifetime of the development.

For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer.

The 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. To ensure that water quality is not detrimentally impacted by the development proposal and to ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

- 13. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be undertaken and managed in accordance with the approved details.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

Highways Matters

- 14. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption 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 the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

15. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted information shall provide precise details of:
- A. The siting and location of parking for vehicles of site operatives and visitors
 - B. The siting and location for the loading and unloading of plant and materials
 - C. The siting and locations of all site cabins
 - D. The siting and location of storage of plant and materials used in constructing the development
 - E. The siting and locations of security hoarding
 - F. The siting location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development).
 - G. The timings/frequencies of mechanical sweeping of the adjacent roads/highway
 - H. 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)
 - I. The highway routes of plant and material deliveries to and from the site.
 - J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
 - K. Days and hours of operation for all construction works.
 - L. Contact details for the site manager(s)

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

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.

BACKGROUND PAPERS

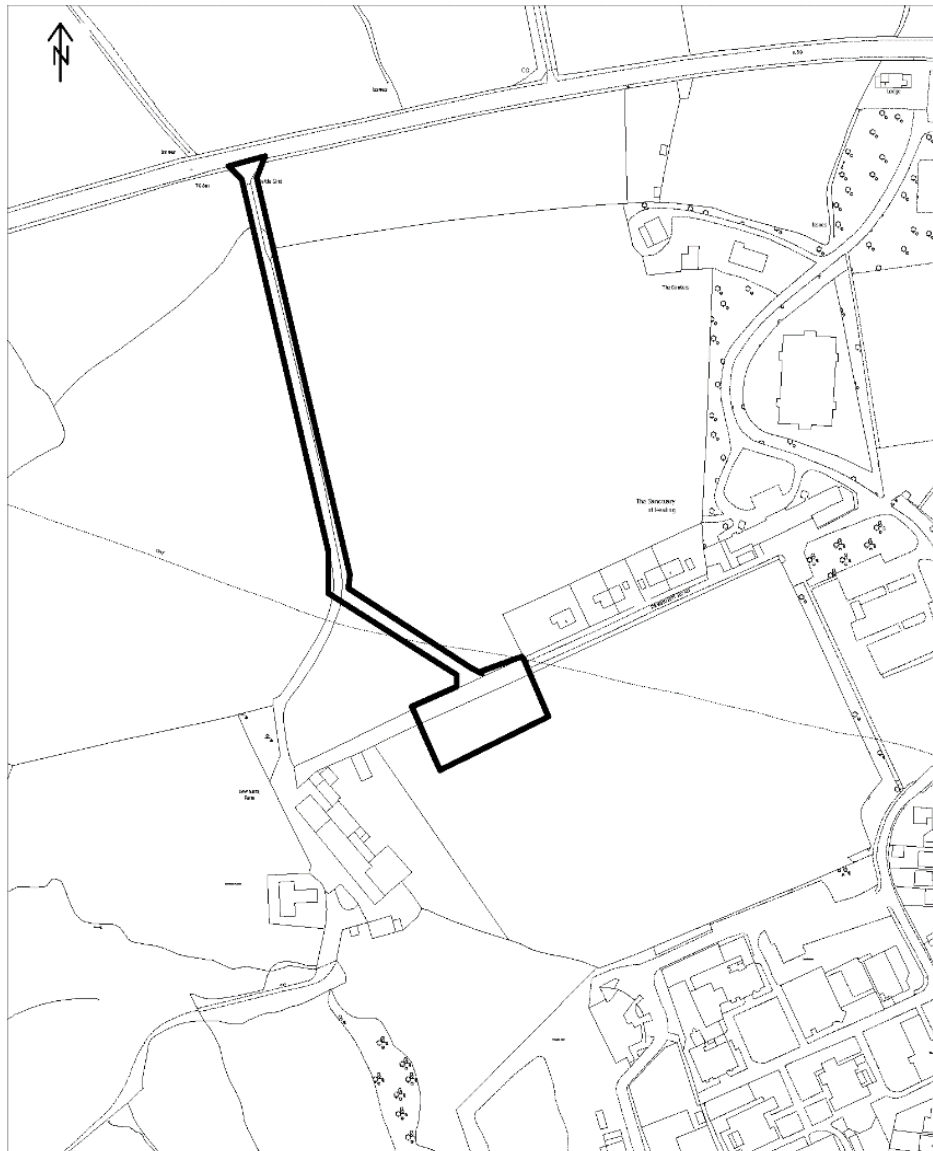
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0661

APPLICATION REF: 3/2019/0671

GRID REF: SD 368832 434044

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF FOUR TWO-STOREY HOLIDAY COTTAGES AND FORMATION OF A SHORT LENGTH OF ACCESS ROAD AT DEWHURST FARM, LONGSIGHT ROAD, LANGHO BB6 8AD



3/2019/0611 Dewhurst Farm Longsight Road Langho BB6 8AD

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Wilpshire Parish Council (WPC) objects on the grounds that the site is greenfield land and is not identified for development in the Ribble Valley Core Strategy. WPC does not believe there is demand for so many large holiday lets on this site and questions whether a good business case has been submitted in support of this application.

Billington and Langho Parish Council object on the following grounds:

- 1) The development is creating a community in the countryside, and was felt to be creep development.
- 2) The development looks to be for residential homes not holiday homes.
- 3) The application is on a greenfield site.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No objections.

ADDITIONAL REPRESENTATIONS:

Ten objection letters have been received and raise the following concerns:

- The single track lane is not sufficient for the present number of vehicles and farm vehicles which use it on a daily basis.
- There was supposed to be a passing place installed which hasn't been completed to date resulting in cars having to reverse.
- The existing access from the A59 is unsafe.
- How strangers arriving at the 'holiday lets' will cope is cause for concern.
- Refuse trucks have struggled to turn in the yard and have since refused to do so.
- Loophole which allows holiday lets to be granted is widely used as the easy route to creating residential properties.
- Is Mr Turner planning to sell these to four holiday let buyers or sell them as a business to one purchaser?
- Section 10 of the application form is incorrect as there are hedgerows on the site.
- The development would decimate the local wildlife.
- The large holiday lets would be clearly visible from the road and would not be in-keeping with the surrounding landscape.
- How will the development connect to main sewage?
- This is creep development and feel that the long-term view is to apply for more housing.
- The properties are large 4-5 bed properties for use by large groups such as stag and hen parties. This would be of huge concern with groups drinking and playing music.
- No aware there was such high demand for large holiday lets within the area. Does Mr Turner have a business plan in place?
- Kemple View should be contacted and made aware of this development.
- Plot 4 appears to sit directly over a section of Dewhurst Road.
- The application site is with the countryside remote from services and facilities of villages and towns in the area resulting in a high dependency on a private motor vehicle.
- Harmful to the open, undeveloped character of the application site, which provides an important physical and visual buffer with residential development nearby.

- Policies in the Core Strategy make it clear that the provision of tourism accommodation should not be at the expense of harm being caused to the natural environment.
- Examples of other holiday accommodation at Dewhurst Farm and within the area as quoted in the applicant's statement are materially different to the proposed development in that the accommodation replaced existing buildings.
- A business plan should have been submitted with this application.
- The use of the buildings for holiday accommodation only should be secured by legal agreement.

1. **Site Description and Surrounding Area**

- 1.1 This is a full planning application for the erection of four two-storey holiday homes at Dewhurst Farm, Longsight Road, Langho. Dewhurst Farm is a complex of former agricultural buildings that have over recent years been converted to residential use. The group of buildings now comprises the farmhouse, three detached residential barn conversions and an under construction new build two-storey holiday home following demolition of a Dutch barn.
- 1.2 Dewhurst Farm is located at the end of an approximately 320m access track off the south side of the A59 Longsight Road within the Parish of Billington and Langho and in the open countryside between Copster Green and Langho. The group of buildings is immediately adjoined on all sides by agricultural land. Further east of Dewhurst Farm is The Rydings residential development and Langho FC and to the south east Kemple View hospital. Dewhurst Road, a short row of semi-detached properties, extends from the western edge of this cluster of development towards Dewhurst Farm

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

- 2.1 The proposed holiday homes would infill the existing gap between the closest dwelling, 5 Dewhurst Road, and the new build two-storey holiday home which was approved in early 2019.
- 2.2 The four two-storey holiday homes proposed would have a linear arrangement and would have north facing principal elevations looking towards the A59 and beyond. Each unit of accommodation would have a different design but all would be two storeys with heights ranging from 6.6 metres to 8.2 metres and would provide 4-6 bedrooms. The buildings would be constructed with natural stone walls and blue roof slate with aluminium window frames and doors. It is proposed to create a length of new track extending from the existing access track. The proposed new track would cut across agricultural land. The proposed holiday homes would rely on the main access into Dewhurst Farm from the A59.
- 2.3 Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 includes 3 sub-categories for dwellinghouses as follows:
- C3(a) Use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

- C3(b): Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- 2.4 In respect of holiday let accommodation, for entire properties rented to a single group of up to 6 guests, serviced accommodation will usually fall under the C3 use class, as above.
- 2.5 In this case it is noted that the units proposed (up to six bedrooms) are very large and anything over and above 6 guests would fall to be considered as *sui generis*. This would be applicable when the holiday homes are occupied by more than six people not forming a single household (defined in s258 of the Housing Act 2004) and as such would not fall in the C3 (dwellinghouses) use category.
- 2.6 Members will recall that this planning application was presented at the Planning and Development Committee Meeting on 3rd October 2019 with an Officer recommendation for approval. At the Committee meeting Members were advised that following publication of the report further discussions had occurred between officers which had brought into question the acceptability of the proposal in respect of the relevant planning policies. Members were advised by officers that deferral of the determination of the application would be appropriate to seek the submission of additional information to ensure that the development accords with the provisions of policy DMG2 in respect of tourism.
- 2.7 The decision at Committee was to defer the application in line with the officers advice and the agent for the application has been contacted and asked to provide additional information in this respect. The agent's response to the Council's request is considered below.

3. **Relevant Planning History**

3/2019/0076 - Proposed erection of a two-storey holiday cottage following the demolition of the existing Dutch barn. Approved with conditions.

3/2018/0704 - Variation of conditions 2 (approved plans), 8 (sight lines) and 9 (implementation of access road improvements) from planning permission 3/2018/0082 to allow an amended design relating to alterations to the access road. Approved with conditions.

3/2018/0082 - Proposed erection of a two storey holiday cottage following demolition of an existing Dutch barn (Resubmission of application 3/2017/0644). Approved with conditions.

3/2017/0644 - Proposed erection of a two storey holiday cottage following demolition of an existing Dutch barn. Refused.

3/2016/0023 - Prior approval of proposed change of use of agricultural building to a dwellinghouse (Class Q(b) only). Refused.

3/2015/0632 - Prior approval of proposed change of use of agricultural building to a dwellinghouse (Class Q(a) only). Approved.

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EC1 – Business and Employment Development

Key Statement EC3 – Visitor Economy

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

Policy DMB1 – Supporting Business Growth and the Local Economy

Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework

5. **Assessment of Proposed Development:**

- 5.1 The main matters to be considered in the determination of this application relate to the principle of the development, the impact of the proposed development upon surrounding landscape, its effect on residential amenity, ecology and highway safety.

5.2 **Principle of Development**

5.2.1 Core Strategy Key Statement EC3 relates specifically to the visitor economy and supports proposals that contribute to and strengthen the visitor economy of Ribble Valley.

5.2.2 The application site is located in the Open Countryside. Core Strategy Policy DMG2 requires development outside of defined settlement areas to meet at least one of six considerations one of which is the following:

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

5.2.3 There is no definition of “small scale” in the Core Strategy. In assessing the scale of development, it is considered that the current proposals and the single unit of holiday accommodation (that has already been consented) must be considered cumulatively. Whilst the erection of five holiday homes could be considered as ‘small-scale’ Members should note that the five holiday homes at this site (1 x 4-bed, 3 x 5-bed and 1 x 6-bed) could accommodate up to approximately 40 people when fully occupied.

5.2.4 Whilst Policy DMG2 does not explicitly require the submission of economic justification for such proposals in this case such justification has been requested due to the scale of development proposed and the fact that the operation of the tourism business is unclear within the submission information. In this regard the planning agent has been asked to clarify how the development would operate, whether there was any evidence of demand in the locality for units of this quantity and size and whether the applicant would be agreeable to a 28 day per calendar year occupancy restriction (by the same person or group) or legal agreement.

This information is considered necessary to enable a full assessment as to whether the development can fall to be considered small scale tourism development in accordance with Policy DMG2.

5.2.5 The planning agent has responded to contact but has not provided the information requested for the following reasons:

- The agent considers the previous recommendation to be consistent with recent decisions.
- In relation to the already approved single unit of holiday accommodation at Dewhurst Farm the agent confirms that the single unit has been sold by the applicant and is now being implemented by the new owner who does not live at Dewhurst Farm.
- The agent does not consider it necessary for the new owner to live at the site and considers that the Council would have the appropriate enforcement powers to address the matter if the unit of holiday accommodation was not occupied in accordance with the planning conditions.

5.2.6 The agent has also commented on whether the following conditions (attached to the previous recommendation) would meet condition tests as the use of 'short-term' is open to interpretation:

- 9) Notwithstanding the provisions of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the holiday units hereby approved shall only be used as short-term holiday accommodation and for no other purpose.
- 10) The proposed holiday units shall be restricted to short-term holiday purposes only. No unit on the site shall be occupied at any time as permanent residential accommodation or as a person's main place of residence.

The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the units, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.

5.2.7 The imposition of a restrictive condition varies dependent on the nature of the development. In some circumstances an occupancy restriction to 90 days per calendar year for holiday let developments has been imposed however this typically relates to development which is located in close proximity to the applicants (and site operator's) main residence.

5.2.8 In this case whilst the agent has refused to provide any additional information, which is unfortunate, the response from the agent does indicate that the likely intention is for the applicant to dispose of the land should consent be granted. In this case the properties could potentially be sold to purchasers who utilise the accommodation for their own personal use (at weekends and holidays) and not as a commercial enterprise. As such in this situation a more stringent condition would need to be imposed to ensure that the proposals promote sustainable tourism and contribute to the area's economy to ensure that the proposals accord

with planning policy. This is secured by the following condition which is considered to be a suitable mechanism to ensure that the development accords with Policy DMG2:

Each holiday unit hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

A register of all guests of each unit of accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request.

For the avoidance of doubt the register shall contain the name and address of the main guest who made the booking together with dates of occupation.

- 5.2.9 As the agent has indicated that the likely intention is for the applicant to dispose of the land should consent be granted it is therefore unlikely for the applicant to be able to provide any details regarding the operation or management of the site. As such a management plan condition has been suggested which fits the nature of the proposed development.
- 5.2.10 Members will be aware that there have been numerous planning approvals for holiday accommodation across the Borough and as such it is becoming increasingly relevant for Planning Officers to request evidence to demonstrate that there remains sufficient demand within the borough for new tourism accommodation particularly where development proposals would result in buildings of permanent and substantial construction within the countryside (within an area where non-restricted dwellinghouses would not be considered acceptable).
- 5.2.11 Whilst the information is lacking in this case the suggested conditions ensure that the development truly provides tourism accommodation in accordance with Policy DMG2.

5.3 Effects Upon the Landscape/Visual Amenity

- 5.3.1 As required by Policy DMG2 of the Core Strategy, within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
- 5.3.2 Policy DMB3 relates specifically to recreation and tourism development. Tourism and visitor attractions are generally supported subject to the following criteria being met:
1. The proposal must not conflict with other policies of this plan;
 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;

3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and
 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.
- 5.3.3 Key Statement EN2 provides additional guidance on development in the open countryside stating that “*developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness*”. As such great care must be given to ensure that new buildings do not harm the character and visual appearance of the area.
- 5.3.4 The application site is located within the open countryside. Dewhurst Farm lies to the west of a cluster of development including a residential estate “The Rydings”, Langho Sports and Social Club, Longsight Nursery garden centre, a children’s day nursery and Kemple View hospital. Dewhurst Farm is somewhat physically detached from this development cluster although the degree of separation is 100 metres from the closest residential property, 5 Dewhurst Road. The proposed development would fill this gap and would be seen in the context of surrounding development. The proposed new tourist accommodation, when viewed from the A59 and the public footpath which passes through Dewhurst Farm, would be seen alongside existing two storey residential properties of red-brick construction.
- 5.3.5 Taking into account the site’s location including its proximity to existing built form and character of the local landscape, the proposed development would not appear unduly harmful to the visual appearance of the area. The A59 corridor is a well-settled area and the main transport route through the borough and Key Statement EC1 of the Core Strategy seeks to direct employment development to locations well-related to the A59 corridor. Whilst not a traditional employment use, the creation of four units of tourist accommodation would have associated visitor expenditure, and tourism is a key part of the borough’s economic strategy.
- 5.3.6 The proposals would also include parking to the front to accommodation (four cars per unit of accommodation). Whilst there would generally be a requirement to minimise the visual prominence of vehicular parking in the open countryside, there is an existing hedgerow along the northern site boundary which would screen the proposed parking area. There are also south facing gardens associated with each unit. The rear garden boundary would form a sensible extension from the garden of Fell View Barn, a single storey barn conversion, and would round-off the corner of the field. Whilst the rear garden would be generous they would be commensurate with the size of the units proposed.
- 5.3.7 Taking all of the above into account, whilst the erection of new buildings within the countryside will inevitably have an impact, particularly on the openness of the

area, in this case the development will be 'read' as part of the existing built form and will not create a visually discordant form of development significant enough to warrant a refusal. The development is considered to be acceptable from a visual perspective subject to appropriate conditions including, but not limited to, those to control the appearance of the development including materials, landscaping, boundary treatment and external lighting.

5.4 Amenity of Neighbouring Residents

5.4.1 Objections have been received from nearby residents relating to noise and disturbance that could arise from the provision of tourism accommodation in this location. It is acknowledged that some short-term guests, particular if in larger groups, may have a tendency to create more noise than they would do in their own homes.

5.4.2 However, it is considered that the proposed use in itself would not result in unacceptable noise or disturbance. There would be a requirement to ensure that the proposed holiday accommodation is appropriately managed so those nearby residents are not unduly impacted. The procedure for dealing with noise if any arises would be to report it to the Council's Environmental Health section for investigation. Should consent be granted, as a condition there would be a requirement for a 'Management Plan' to be submitted to the Council prior to the first rental period of each unit of holiday accommodation which sets out measures to ensure that the behaviour of guests at the site is reasonable and not detrimental to the amenities of nearby residents.

5.4.3 Given that the units are for short-term holiday accommodation only there is no requirement to consider whether future short-term guests would be afforded light, outlook and privacy levels that would be normally expected of a permanent residence. However taking account of the submitted plans, there are no facing habitable room windows and the accommodation would provide short-term guests with adequate privacy, light and outlook. There would be no unacceptable adverse impact on occupants of any of the existing residential properties at Dewhurst Farm or Dewhurst Road arising from the proposals.

5.5 Observations/Consideration of Matters Raised/Conclusion

5.5.1 Policy DMB3 requires recreation and leisure developments to be well related to the existing highway network. The application site is accessed off the A59, the main strategic route in the borough. The scale and type of development would not result in a significant increase in traffic movement to produce any undue problems or disturbance.

5.5.2 The four proposed units of holiday accommodation would be accessed from Longsight Road via the existing farm entrance and as such would be well-related to the existing highway network. Recent planning applications for the conversion a large two-storey barn to dwelling (planning application 3/2018/1130) and the erection of a two-storey unit of holiday accommodation (planning application 3/2019/0076) at Dewhurst Farm were approved on the proviso that the existing entrance and track would be suitably upgraded prior to first use so that it would be safe to accommodate the increase in traffic. At the time of writing both these developments are incomplete and have not yet been occupied and as such, the

trigger point for completion of the improvements to the entrance and track has not been activated.

5.5.3 The County Surveyor has raised no objections to this application. There would be a requirement to ensure that the previously agreed improvements to the entrance and track, which include widening and surfacing works at the site entrance and the provision of passing places, are completed prior to the first use of the development.

5.5.4 The application site forms part of an agricultural field and such grassland is generally considered to be of low ecological value. The only feature of ecological importance is the existing boundary hedge, part of which would need to be removed to facilitate the proposed development. Should consent be granted, the removal of the hedgerow would have to be undertaken outside the bird nesting season. Furthermore, in accordance with Core Strategy Policy DME3 there would be a requirement to provide appropriate compensatory and enhancement measures to improve biodiversity in the surrounding area in the form of artificial bird and bat nesting/roosting features.

6 **Conclusion**

6.1 Having regard to the above, it is considered that, subject to appropriate conditions, the proposed development will contribute to the provision of tourist accommodation within the Borough in accordance with the Core Strategy. Accordingly it is recommended that the application be approved.

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

Timings and Commencement

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

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

Units 1 & 2 Proposed Floor Plans, Roof Plan & Elevations, Proposed Cross Section (Tur/155/2672/01 A (received 10.09.19)

Units 3 & 4 Proposed Floor Plans, Roof Plan & Elevations, Proposed Cross Section (Tur/155/2672/02 A (received 10.09.19)

Existing and Proposed Site Plans (Tur/155/2672/03 A received 10.09.19)

Location Plan (Tur/155/2672/04)

Proposed Bin Storage Areas. Plan and Elevations of Bin Store. Swept Path Analysis for Refuse Wagon (Tur/155/2672/05 (received 11.09.19)

Highway Plan (Tur/155/2672/06 (received 18.09.19)

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

Matters of Design

3. For the avoidance of doubt this planning approval does not incorporate the erection of external lighting on any structure 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.

4. No unit of holiday accommodation hereby approved shall be brought into use until 1.2 metre high natural stone walls to bound its plot, have been erected.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality.

5. External refuse recycling/bin stores shall be made available for use in accordance with drawing no. Tur/155/2672/05 before the development hereby approved is first brought into use and retained thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity.

6. The proposed new length of track between the application site and the existing access from the A59 to Dewhurst Farm shall be constructed from two strips of dark coloured gravel, with a central grass strip (as per the email from Colin Sharpe (GHA) dated 16.09.2019).

REASON: To ensure that the materials used are visually appropriate to the locality.

7. Notwithstanding the submitted details, precise specifications or samples of external facing and roofing materials shall have been approved in writing before their use in the proposed development. The materials shall be implemented within the development in strict accordance with the approved details submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

8. A dedicated electric vehicle charging point shall be provided for each unit of holiday accommodation prior to first use of the development hereby approved. Thereafter, the electric vehicle charging points shall be permanently maintained.

REASON: To promote sustainable modes of transport.

Further Control over Development

9. Notwithstanding the provisions of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the holiday units hereby approved shall only be used as short-term holiday accommodation and for no other purpose.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved.

10. Each holiday unit hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

A register of all guests of each unit of accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request.

For the avoidance of doubt the register shall contain the name and address of the main guest who made the booking together with dates of occupation.

REASON: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

Highways

11. Prior to the first use of the development hereby permitted, sight lines of 200m in both directions from a point 2.4m south of the edge of the carriageway of the A59 shall be provided as shown on drawing no. Tur/155/2672/06.

The land within these splays 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 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

12. The access road improvements shown on submitted Drawing Number Tur/155/2672/06 shall have been fully completed prior to the holiday units hereby permitted being brought into use.

REASON: In the interests of highway safety.

13. The car parking and manoeuvring areas shall be laid out in accordance with the approved plans before the holiday accommodation hereby approved is first brought into use and shall be permanently maintained as such thereafter.

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

Landscape and Ecology

14. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive] unless preceded by a pre-clearance check by a licensed ecologist on the day of removal which confirms the absence of nesting birds.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds.

15. No above ground development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a building dependent bird and bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be incorporated into the building during the construction works before the development is first brought into use and shall be retained and maintained thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species.

Residential Amenity

16. Prior to first rental period of each holiday unit hereby approved a Management Plan shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall provide details of the following:
- i) Measures to ensure that the behaviour of the guests is reasonable and not detrimental to the amenities of nearby residents.
 - ii) Details of the person or persons who would be responsible for assisting the guests of the cottage(s) with any queries/problems; and would also be responsible for ensuring that the behaviour of guests is reasonable and not detrimental to the amenities of nearby residents.
 - iii) The addresses of the person or persons responsible for the operation of the holiday unit(s).

Thereafter, the development shall be operated in strict accordance with the approved details.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area, to safeguard where appropriate neighbouring residential amenity.

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

REASON: In order to protect the amenities of existing residents.

Drainage and Flooding

18. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0671

CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Concern that work has commenced. Request AONB officers are consulted given its location. Recognise parking issues but consider proposal excessive and would have an adverse visual impact and lead to amenity disturbance.

LCC HIGHWAYS:

No objections, recognise benefits of removing roadside parking.

ENVIRONMENT AGENCY:

No objection.

LCC AONB:

Object on grounds of visual impact and harmful to AONB.

LLFA:

No comment.

ADDITIONAL REPRESENTATIONS:

16 letters of objection have been received (15 properties; 1 planning agent) which make the following points:

- Detrimental visual impact on Holden hamlet/agricultural land in AONB (does not protect, conserve or enhance its landscape and character). Landscape mitigation of incongruous species. Revised deciduous planting – leaves lost in winter. Mitigation not effective for views from higher levels;
- Previous proposals (3/2018/0396) considered to be small scale and appropriate to rural area because did not expand site boundaries into open countryside;
- Capacity of access roads (dangerous);
- Car park spaces excessive. Internal floorspace calculations used for parking provision changed without explanation (justification for large increase in spaces above that acceptable in previous application?);
- Scale and winter lighting of polytunnels;
- No opening hours restriction;
- Rural business too large. Proposals will be followed by retail/events;
- (Springfield; Browfoot) – noise, air pollution, light pollution, 2.03m from Springfield and overbearing (including mitigation), loss of privacy;
- LVIA photos biased and don't show recent transport containers;
- Inadequate plans/information (neighbouring properties, need scaled drawings, polytunnel
- Internal floorspace different at Q17 to plan, drainage strategy/flood risk, water quality,
- wildlife/ecology;
- Car park management, most access from Copy Nook is supposition);
- Works commenced (hard surfaces for growing beds – not in development description);
- Potential for compromise in re-design/siting.

2 letters of support has been received which make the following points:

- Creating a destination garden centre/food/retail that Ribble Valley doesn't have. Rural employment/diversification supporting local services;
- Remove cars from road;
- Polytunnels will focus on locally grown plants (reduction in air pollution);
- Landscaping and screening will harmonise. Stunning car park design.

1. **Site Description and Surrounding Area**

- 1.1 The application relates to agricultural land to the north of Holden Clough Nursery. The nursery is partly within the linear roadside hamlet of Holden (near Bolton-by-Bowland) which is within the Forest of Bowland Area of Outstanding Natural Beauty. Part of the existing nursery and all of the proposed site extension is outside of the settlement boundary.
- 1.2 The nursery encompasses a café/restaurant with terrace known as the Garden Kitchen, a glasshouse and linking access to the Kitchen Garden, a number of nursery buildings and poly tunnels used in conjunction with the plant sales and a residential bungalow known as the Croft. A proposed two storey demonstration unit with offices and toilets is under construction. The existing car parking area is to the front (south) and side (west) of the buildings.
- 1.3 To the east of the site is Holden Beck (a County Biological Heritage Site). To the immediate west are the dwellings known as Springfield and Browfoot.
- 1.4 The site is within the setting of two listed buildings. 'Holden Chapel and house adjoining to north' is a Grade II listed "*Independent chapel. Probably early C19th*" (list description) 60m to the north west of the site on elevated ground alongside Barrett Hill Brow. A burial ground is located directly opposite. Broxup House and Cottage (Grade II listed) is to the south of the nursery.

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

- 2.1 Planning permission is sought for the change of use of agricultural land to a car park with two polytunnels and a stone service area.
- 2.2 The proposed car park is to the west of the site extension and originally proposed 79 spaces. Following re-consideration, the applicant has proposed (14/10/19) a reduction of 12 spaces by removing 3 spaces from each of the four rows (eastern end). Lighting is proposed by low posts with a baffled light downward directional light source.
- 2.3 The polytunnels are in the north-west corner of the site extension. A plan indicates a floorspace of 156 square metres each (and 3.8m height).
- 2.4 Site landscaping/screening has evolved during application consideration following comments from the AONB officer. A 7m deep c. 2m high strip of Portuguese Laurel is proposed along the rear (north boundary) of Springfield. Mixed native species trees are proposed along the site north and west boundaries. There are repeat rows of pleached fruit trees across the car park.

- 2.5 The development would generate two new employees (equivalent full-time) are proposed as a result of the development.
- 2.6 A Landscape and Visual Impact Assessment (15/8/19) identifies the 'Sensitivity of receptor' to be High, the 'Magnitude of change' to be High and the 'Significance of change' to be Substantial for Springfield, Brow Foot and Holden Chapel. Proposed mitigation is referred to.

3. **Relevant Planning History**

3/2019/0016 - Variation of condition 2 from planning permission 3/2018/0396. PP granted 25/2/19.

3/2018/1069 - Application for a non-material amendment to planning permission 3/2018/0396 consisting of change of roof materials and rooflight arrangement on the demonstration barn, change of glasshouse roof to single ridge system, and addition of two rooflights on each ridge of the roof of the connecting building – approved

3/2018/0396 - Demolition of an existing potting shed and covered sales area, to be replaced with a glasshouse and linking access to the existing Garden Kitchen. Construction of a two storey demonstration unit with offices and toilets. The construction of a covered terrace area adjacent to the Kitchen Garden. Construction of a training/classroom. Covered walkways – approved.

3/2017/0517 - Proposed two storey extension to existing cafe kitchen – approved

3/2016/0078 - Application to vary condition (s) 3 (cafe opening hours) and 4 (lecture room opening hours) of planning permission 3/2011/0838 to allow the business to operate until 23:00 hours on one occasion per week – withdrawn

3/2014/0257 – Proposed single storey extension to the kitchen with additional ancillary accommodation in the roof space, and relocation of "means of escape" steps – approved

3/2013/0733 - Proposed single storey extension to the kitchen with additional accommodation in the roof space and relocation of 'means of escape' step – withdrawn

3/2013/0091 – Proposed extended car park area – approved

3/2011/0838 - Proposed creation of a new cafe, training room and nursery shop at the existing Holden Clough Nursery. The building will be constructed of traditional materials including stone walls and slate roof. The South facing roof will incorporate six solar panels. The aim is to produce a sustainable building with minimal visual impact - approved

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EC1 – Business and Employment Development

Key Statement EN5 – Heritage Assets

Key Statement EC3 – Visitor Economy

Key Statement DMI2 – Transport Considerations
Key Statement EN2 – Landscape
Policy DMB1 – Supporting Business Growth and the Local Economy
Policy DMG1 – General Considerations
Policy DMG2 - Strategic Considerations
Policy DME4 – Protecting Heritage Assets
Policy DME2 – Landscape and Townscape Protection
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility
Policy DME3 – Site and Species Protection and Conservation
Policy DMB3 – Recreation and Tourism Development
Policy DMR3 – Retail Outside the Main Settlements

Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duties at section 66 (setting) of the Act means “doing no harm to” (*South Lakeland DC v. Secretary of State for the Environment* [1992]).

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **The landscape character of the AONB:**

5.1.1 The application site is located within the Forest of Bowland Area of Outstanding Natural Beauty and therefore the impact of the proposal on the AONB’s landscape character and scenic beauty must be considered. Key Statement EN2 (Landscape) seeks to ensure that the landscape and character of the Forest of Bowland AONB is protected, conserved and enhanced, and any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, features and building materials. This is reiterated in paragraph 172 of the NPPF which states “*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues*”.

5.1.2 Policy DMG1 also 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. Policy DMG1 refers to the 8 Building in Context Principles (from the CABE/Historic England Building in Context Toolkit) for a successful development. Principles 1, 2, 3, 4 and 5 are most relevant to the proposed development in respect to the need for consideration to: the value of retaining what is there and the geography and history of the place and lie of the land; whether development character and identity will be appropriate to its context and whether the development will sit happily in the pattern of existing development and will respect important views. Consideration has also been made to the National Design Guide (MHCLG, 2019).

5.1.3 The proposal is sited within the Forest of Bowland AONB Landscape Character Area Appraisal character type, *Undulating Lowland Farmland with Wooded Brooks, F2 Bolton by Bowland to Waddington*. This character type has an overall moderate sensitivity and guidelines for managing landscape change identify the

need to: conserve the distinctive settings to rural settlements; ensure development on the edges of villages reflects the characteristic clustered form and ensure development is sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages. Mindful of the concerns retained by the AONB officer following the applicant's offer to enhance mitigation (the magnitude of impact to be mitigated is recognised in the submitted LVIA), the proposed development is a large, prominent and incongruous intrusion into the open countryside beyond the established settlement boundary and does not conserve the landscape character and natural beauty of the AONB.

5.2 Impact upon the setting of the listed building and the cultural heritage of the AONB:

5.2.1 The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting".

Core Strategy Policy DME4 identifies that development proposals on sites within the setting of listed buildings which cause harm to their significance will not be supported.

NPPF paragraph 194 identifies "*any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*". NPPF paragraph 193 identifies "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation*".

5.2.2 'New Uses for Former Places of Worship', (Historic England, 2010) identifies: *'historic church buildings... are frequently the finest buildings in their surroundings, central to the settlements they serve and of major townscape or landscape importance ... They tell us how previous generations lived, thought and worshipped. They are integral to our sense of place and belonging'* (page 2). Holden Chapel is prominently sited above the hamlet and is inter-visual with the application site.

5.2.3 The submitted (15/8/19) Heritage Asset Statement and Landscape and Visual Impact Assessment both identify that the visual impact of the development is significant due to the elevated location of the listed building. The LVIA identifies 'Sensitivity of receptor' to be High, the 'Magnitude of change' to be High and the 'Significance of change' to be Substantial. This does not appear to account for the non-visual elements of setting (e.g. tranquility) identified in NPPG 'Historic Environment' paragraph 13:

5.2.4 "*Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each*".

- 5.2.5 The submitted Heritage Statement suggests that “noise from the proposed development is not an issue”. However, the proposed car park will result in additional noise and a visually dynamic intrusion into the open fields between the elevated chapel and Holden. This impacts on the tranquility of the countryside and compounds the modern incremental visual disconnection of the chapel from the historic hamlet and community it served.
- 5.2.6 NPPF paragraph 172 identifies of AONBs that “the conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas”. The Forest of Bowland AONB Management Plan; April 2014 - March 2019 identifies “*The Forest of Bowland was formally designated an AONB in 1964 due to a variety of factors, including... The landscape’s historic and cultural associations ... The distinctive pattern of settlements*” and “*There is evident contrast in the villages in Bowland ... Collectively these historic and cultural elements of the environment serve to enrich the landscape’s scenic quality, meaning and value*”.
- 5.2.7 NPPG states that “*In general terms, substantial harm is a high test, so it may not arise in many cases*” and the harm to the setting of Holden Chapel and House is considered to be ‘less than substantial’.
- 5.2.8 NPPF paragraph 196 requires that harm to a designated heritage asset should be weighed against the public benefits of the proposal. Unfortunately, the application provides little information in respect to the importance of proposed development to the survival and/or growth of the business and it is difficult to attribute a weighting to this potential public benefit in the ‘planning balance’.
- 5.3 Residential Amenity:
- 5.3.1 There are no objections from Environmental Health but it is likely that amenity of local residents will be affected.
- 5.4 Economic development:
- 5.4.1 RVBC Policy advises, subject to caveat, that the land use principle of development complies with the Core Strategy and development would contribute to the local economy and towards a small scale tourism use.
- 5.4.2 However, the above suggests that the plan read as a whole does not support the proposed development. It is also noted that potentially supportive policies relate largely to exceptional circumstances (which are not proven in the submitted information – see 5.2.8). Key Statement DS1 ensures development (for economic, social and environmental well-being) is focussed towards the more sustainable settlements. Because the site is outside of the settlement boundary of Holden it will need to meet *proven local needs* or deliver *regeneration benefits*. Policy DMG2 also requires that outside of defined settlement areas this development type must meet one of the following: be *essential* to the local economy or social wellbeing; is for *small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated* or is for *small scale tourism appropriate to a rural area*. Policy DMB3 ‘recreation and tourism development’ is relevant in respect to the expectation that development within the AONB will be of a high standard of design and will not introduce built development into an area largely devoid of

structures (RVBC Policy advice on this matter assumes that a need has been established for proposed car parking). Policy DMB1 of the Core Strategy, 'supporting business growth and the local economy' states that the expansion of established firms on land outside settlements will be allowed provided it is *essential to maintain the existing source of employment and can be assimilated within the local landscape*. It is also noted that Policy DMR3 'retail outside the main settlements' suggests of farm diversification proposals that "the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas" and "the proposed use will not cause unacceptable disturbance to neighbours in any way".

5.5 Highway Safety and Accessibility:

5.5.1 LCC Highways has no objection to the proposals but its latest comments (11 October 2019) suggest that it is not clear whether all proposed parking is necessary to remove the parking on the public highway and provide for the present customer base.

5.5.2 The applicant's recalculation of parking provision and offer to remove 12 spaces does not alter the overall landscape impact of the car park.

5.6 Ecology:

5.6.1 RVBC Countryside advises that there is potential for some impact on the adjacent Clough Wood/Holden Beck Biological Heritage Site from run off from the carpark and chemical spray drift from horticultural chemicals. However whether or not the impact would seriously undermine the ecological value of the Beck and or woodland is debatable and would require an ecological/biosecurity assessment (not submitted).

5.6.2 Policy DMG2 'strategic considerations' relates to the AONB and '*avoiding where possible habitat fragmentation*'.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 Therefore, in giving considerable importance and weight to the duty at section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in giving 'great weight' to the conservation of the designated heritage asset (NPPF paragraph 193) and the landscape and scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty (NPPF paragraph 172) and with particular consideration to Key Statements DS1, EN2 and EN5 and Policies DMG2, DME4 and DMG1 of the Ribble Valley Core Strategy, it is recommended that planning permission be refused.

RECOMMENDATION: That planning permission be refused for the following reasons:

1. The proposed development has a harmful impact upon the landscape character (including cultural heritage) and scenic beauty of the Forest of Bowland Area of Outstanding Beauty and the Borough's development strategy because the car park is a large, prominent and incongruous intrusion into the open countryside beyond the established settlement boundary which does not conserve the distinctive setting of Holden and ensure the characteristic clustered form of settlement. This is contrary to Key Statements DS1, EN2 and EN5 and Policies DMG2, DME4 and DMG1 of the Ribble Valley Core Strategy.

2. The proposed development has a harmful impact upon the setting of Holden Chapel and House because the car park will result in noise and visual intrusion into the open fields between the elevated listed building and Holden. This impacts on the tranquility of the countryside and compounds the modern incremental visual disconnection of the chapel from the historic hamlet and community it served. This is contrary to Policies DME4 and DMG1 of the Ribble Valley Core Strategy.
3. The proposed development will be of significant detriment to the residential amenities of Springfield and Browfoot because of the unmitigated noise, lighting and overlooking impacts of the proposed car park. This is contrary to Policy DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0588

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0642	Change of use of agricultural land to D2 (assembly and leisure) and installation of up to six camping pods/holiday cabin accommodation and associated site works.	Croasdale Farm 1 Whinney Lane Langho BB6 8DQ
3/2019/0652	Demolition of existing single-storey side extension and detached garage and construction of new two-storey extension to side.	1 Laneside Cottages Whalley Road Sabden BB7 9DU
3/2018/1079	Erection of one new, single-storey, two-bedroom dwelling for agricultural worker on land adj Rileys Farm.	Rileys Farm Chapel Lane Langho BB6 8AQ

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 BB7 9PQ	WR			Awaiting Decision
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Awaiting Decision
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage, Whalley Old Rd Billington BB7 9JE	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		8/10/2019 10.00am Cttee Rm 1	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
3/2019/0117 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 King Street Whalley	WR			Appeal Dismissed 14/10/2019

<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>
3/2018/0507 R of outline PP	24/09/2019	Land adj John Smith Playing Field Chaigley Road Longridge	Hearing		10/12/2019 Cttee Rm 1	Statement due 29/10/2019 plus SoCG Suggested Conditions Statement due 22/10/2019
3/2018/0685 R of pp	17/09/2019	Land off Whalley Road Hurst Green (Adj Reed Deep)	WR			
3/2019/0497 R of pp	Awaiting start date from PINS	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	WR (to be confirmed by PINS)			
3/2019/0040 R of PIP	26/09/2019	Land at Kingsmill Avenue Whalley	WR			Statement due 31/10/2019
3/2019/0390 R of Prior Approval	26/09/2019	Dutton Manor Mill Clitheroe Road Dutton	WR			Statement due 31/10/2019
3/2019/0479 R	Awaiting start date from PINS	1 Willow Avenue Whalley	WR (to be confirmed by PINS)			
3/2019/0554	Awaiting start date from PINS	Three Millstones Waddington Rd West Bradford	WR (to be confirmed by PINS)			