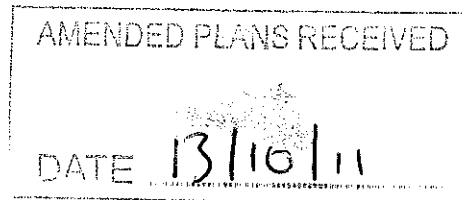


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DESIGN AND ACCESS STATEMENT

SITE

Clerk Laithe Barn,
Newton In Bowland
Clitheroe.
BB7 3DY



PROPOSALS

Erection of an annex building providing bed and breakfast facilities with ancillary space.

RB 11/05/11

PROPOSALS

Construction of a 2 storey building with annex to the existing dwelling providing 5 bed and breakfast rooms, ancillary space in the form of open plan reception – lounge area.

PLANNING HISTORY

The existing building was converted under application No 3/97/0058/P, decision date 9/12/1998 for the reuse and adaption of redundant agricultural building to form one dwelling with ancillary works space, subject to a 106 agreement in accordance with the Town and Country Act 1990. A further application was submitted and approved for a detached garage application No 3/01/0729/P decision date 22/10/2001. The works were not implemented.

LOCATION

Clerk Laithe Barn was converted in 2000 and is situated on the west side of Slaidburn Road – approximately 300m outside the north end of the village boundary Policy G4 and the conservation area policy ENV16 and within policy area EnV1 and G5 as defined in the Ribble Valley District Wide Local Plan. The site lies within the Forest of Bowland an area of Outstanding Natural Beauty.

RELEVANT POLICIES

Policy G1	Development Control
Policy G5	Settlement Strategy
Policy ENV1	Area of Outstanding Natural Beauty
Policy H18	Extensions to converted buildings
Policy R. I. 1	Tourism
Policy R. I. 2	Small hotels and guest houses

8/3

13/10/11

ASSESSMENT

Clerk Laithe is a detached 2 storey dwelling set back from the highway approximately 1.50m , with garden area north, south and west of the property/

The dwelling is located within a domestic curtilage area approximately 40.0 x 30.m. The land slopes longitudinal with the highway gradient 3.70m north – south over its length.

There are mature stone walls along the east (highway) boundary, north and part of the west boundary. The southern boundary has a beech hedge. The remainder west boundary has a post and rail fence.

Vehicular access is from the south end of the property .

Garden areas are in bare strata condition and have yet to be landscaped.

The application site is within the west section of garden in line with the north west gable of the dwelling, also being the location of the detached garage not to be developed.

At this stage it is important to dwell on the visible impact of the application site which may well be a key issue in the decision making of the application.

When leaving Newton from the south approaching Clerk Laithe , the application site is disguised from the highway by the separating wall running in line with the highway.

Likewise when approaching Clerk Laithe from the north the application site is disguised from the highway by the stone wall along the north boundary which is approximately 2.0m higher

ENVIRONMENTAL A.N.O.B. HUMAN RIGHTS AND OTHER ISSUES

The application has been submitted for "Full Planning" with approval being sought for the scale of the development . The principle of the development of the site to be for tourism in the form of a bed and breakfast business. The visible impact of the development will be an important consideration and much appreciated. Given the distance and obscurity between the application site and the nearest neighbouring property some 250.0m south and lower ground level, we firmly believe to be no impact on their residential amenity .



12/05/11

DESIGN – LOCATION AND VISIBLE IMPACT

The proposal is for a building with a footprint measuring 13.80m x 5.80m. The building shall be at right angles to the existing dwelling with a separating distance of 3.00m at the shortest point. The building shall have 4.00m and 6.00m gutter and ridge heights respectively.

Proposed ground floor levels shall be 400mm (2 steps) lower than those of existing.

Effectively the building shall be one and a half storeys designed to allow a first floor with sloping ceilings within the roof void.

The building shall house five letting bedrooms with en-suites, two at ground level and three at first floor level. The ground floor shall also accommodate an open plan reception and lounge area.

Access to bedrooms 1,3,& 4 shall be via the entrance foyer 3 & 4 at first floor. Access to bedroom 2 via the lounge area, access to bedroom 5 at first floor via an external staircase.

The principle building follows design lines which are typical and common for this area in the form of a small barn. This shape of building is also accepted as new build for example Laneside Barn,Grindleton.

materials will follow traditional lines for buildings in the countryside using random sandstone elevations, dressed sandstone masonry openings surrounds, under a natural stone flag roof. Masonry openings are kept to a minimum typical for the area. The external sandstone staircase like wise is common and typical for the area.

12/10/11

Relating to visible impact, when approaching Clerk Laithe from the north the proposed extension is substantially disguised by the boundary wall and the significant difference in ground levels. Refer to attached photograph 1 showing the extension super imposed in the back ground.

Likewise when leaving Newton from the south approaching Clerk Laithe the extension is substantially disguised from the highway by the separating wall running in line with the highway , further bolstered by the varying ground levels. Refer to photograph 2 showing imposed extension.

We emphasise the proposed extension is located in a pocket of land with minimum restriction of skyline due to the incline of the highway.

ACCESS AND PARKING

The existing access was approved under application No 3/97/0058/P and has good site lines to allow additional car movement in and out of the site.

Plan No 5006 shows a site layout providing 7 No car spaces. One for each bedroom and two relating to the existing dwelling.

Car spaces and turning apron shall have a compacted gravel stone surface.

PRINCIPLE OF DEVELOPMENT

The principle of the development is considered against the relevant Planning Policies as previously outlined.

Relating to D W L P. Policy G1 we have assured the development is sympathetic to proposed land use in terms of size, intensity and nature.

The existing access is safe and suitable to accommodate the scale and type of traffic likely to be generated.

The materials to be used will be sympathetic to the character of the area

The development shall not result in the loss of important open spaces.

 11/05/11

In interpreting the issues of environmental sustainability Policy G5 is relevant to this site goes on to say planning consent for sites lying outside village boundaries will only be granted for small scale development which are :-

Essential to the local economy or social wellbeing of the area

Small scale tourism development and small scale recreational development appropriate to a rural area and subject to D.W.L.P Policy RT1 & RT2.

In essence development invites guests for bed and breakfast as part of their holiday and would be categorised as small scale tourism and recreational development with particular reference to Policy RT1 criteria which would allow appropriate development outside the main settlement boundaries .

The applicant and his partner would seek to manage the development full time in the spirit of not harming the basic character of the area they wish to protect.

In recent years the applicant is aware there has been a marked increase in leisure activities, with tourism becoming a major growth in the economy of the Ribble Valley.

The growth is predicted to be significantly increased because of the current economic climate in particular current exchange rates. Experts are predicting local tourism to significantly increase in lieu of package holidays for long term future.

This issue is further bolstered by our research and understanding from the Council Tourism Officer for the lack of 'Bed and Breakfasts ' accommodation for the Newton and Slaidburn area. The nearest letting establishments being The Parkers Arms at Newton and Hark to Bounty at Slaidburn. Refer to attached statement provided by the Council Tourism Officer.

The applicant is aware of the opportunities this area of Outstanding Natural Beauty has to offer and with the combined skills, expertise and experience with his partner have to offer and wish to extend it to tourism who wish to visit the locality.

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Additional to accommodation the applicant will offer and promote

- a) Fishing :- stocks reservoir , River Hodder , the provision of appropriate equipment and organisation of permits etc
- b) Mountain Biking :- The Forest of Bowland has specific tracks for this purpose within the immediate vicinity which is safe and very popular for all age groups. Bikes and safety helmets would be provided.
- c) Mapping :- mapping and hiking is very popular for all age groups with the forest and surrounding area providing many public footpaths for this purpose. Specific maps and routes would be provided to suit age groups accordingly.

PROMOTION

The applicants wish to provide "Sustainable Quality Credited Accommodation" to people who desire a holiday for a few days or passing tourist for one night only in the country side which would be hassle free.

The applicant will also promote the business through the internet , take advise and seek support through the Local Tourist Board, to assure Quality Credited Accommodation

EVALUATION

In accordance with Policy RT1 the proposed building would be physically well related to an existing building We appreciate the policy mentions existing group of buildings never the less we are not requesting a new building in an isolated case. It would be positioned in a pocket of land substantially disguised by trees capes, The existing house and boundary walls, which would not undermine the character and quality of the plan area.

The application site is within the domestic curtilage avoiding land use changes and is large enough to accommodate the necessary parking with landscaped areas.

SB 2/05/11

Considering the scheme is 'Low Key' the additional traffic movement generated is of a type and scale not to cause undue problems or disturbance

The site is approximately 250m from the centre of Newton and well related to the public transport network.

The site offers access and public transport to the Yorkshire Dales National Park and the Ribble Valley.

Policy ENV1 seeks to protect the character of the A.O.N.B. . The proposed building is typical of Agricultural Buildings for the area. Simple in form of proportionate size for its intended use not over dominant within the surrounding landscape using natural materials compatible with the area.

The building will be screened by existing stone walls and future treescape planting as shown on drawing No 5006

The building has been designed to reflect the existing barn conversion and most of all the local vernacular without being over dominant ,

The proposed building preserve the character of the A.O.N.B. and conform to Policy E.N.V.1

Relating to Policy RT2 , we consider our proposals are a relatively small scale development and would not cause harm to the amenities of the area, and are acceptable on parking and highway grounds.

Additionally, our proposals would be an important contribution to the area providing another range of accommodation type that should be available if tourism is to continue to develop and grow in the borough. Under the circumstances there should normally be no reason to withhold consent

INCIDENTAL ISSUES

1 Relating to United Utilities the existing sewage system shall be upgraded by installing a treatment plant appropriate to existing and proposed accommodation . See attached details and drawing No 5006

Existing surface water drains shall be adjusted – extended to suit new site layout and comply with Building Control Legislation.

EB 11/05/11

2 Relating to original conversion works of the barn, decision notice application No 3/97/0058/P in particular condition No 13 refers to the agreement under Section 106 Town and Country Planning Act 1990.

Having carried out the conversion work the area designated as a separate use under the 106 agreement was never implemented due to a change in circumstances by the applicant.

3 Relating to the application for a detached garage decision notice application No 3/01/0727/P like wise due to change in the applicants circumstances, those works were not implemented.

4 "Refuse", shall be disposed through a recognised disposal company implementing waste management methods, in accordance with the Council Public Health Policy.

LAND OWNERSHIP BY THE CLIENT

The agricultural land area is 90 00 acres 37.00 hectares.

During the applicants 50 year ownership the land use has diversified from dairy farming and beef production to sheep and lamb rearing and is currently moving towards organic and green farming with schemes now in operations.

The land has benefited with stewarding schemes including the rebuilding of stone walls and relaying of hedgerows to their original state. These works are on going under a management scheme.

Extensive tree planting has taken place over the last few years with assistance from Defra and the Forestry Commissions up to date over 7000 trees have been planted including Ash, Oak, Birch, Holly, Willow etc.,

During the land upgrading schemes , the land now benefits its own resident deer herd with many other wild animals now resident in particular , hares and birds of prey

Since the land has been upgraded as described, nesting birds have returned in particular curlews and lapwings.

The land has a 'No Shooting Policy' and is regarded as a wild animal sanctuary

Some parts of the land have wild flowers that are of specific interest and are protected.

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FUTURE DEVELOPMENT

Subject to securing Planning Permission with this scheme in hand.

- 1 To have a rare breed small animals farm on a section of land to be determined for educational purposes.
- 2 Consideration for 'Hard Standing' , 6 touring caravans
- 3 Construct a wildlife pond educational
- 4 Planting of a further 3/4000 trees
- 5 To diversify approximately 2/3 acres of land for growing vegetables (not a garden centre)

The above schemes would be subject to research and advise from appropriate departments of the council.

SUMMARY

As previously mentioned , whilst relevant policies note that outside the settlement boundaries the impact of proposals on the country side will be an important consideration and in this case may well be the principle consideration in determining this application

It further mentions the development should be appropriately sited and landscaped. We do appreciate the important issue in assessing the visual impact the proposal on the A.O.N.B. will be a key consideration

We consider the application is not intrinsic to the significance of A.O.N.B. because it is neither in a 'Conservation Area' or has an identified view which is considered important to the open country side , which may have add weight to its retention.

We are of the opinion there should not be a presumption in favour of the A.O.N.B. because there is no heritage asset to be lost . The proposal is an environmental economical and social gain

The justification provided in this application if the provision of a "Guest House" type of accommodation on the periphery of the "Settlement Area" to be right against the visual harm the scheme may have on the A.O.N.B. . In this case we feel the contents of this statement have demonstrated the substantial public benefit out weigh any harm or loss that may occur to the A.O.N.B.

RB "as"

SUMMARY CONTINUED

As previously mentioned the original planning decision notice application No 3/97/0058/P was conditioned to an agreement under Section 106 Town and Country Planning Act 1990. The agreement was signed as a deed and delivered by Jane Lewis the applicants mother of Salsbury Hall Farm, Newton – in – Bowland.

The development was subject to restrictions of the Rural Craft type.

The commercial part of the development related to 60.00m² of the ground floor area forming a workspace and office.

The intension was for the applicant to live in the dwelling section of the barn and run the business with his mother as a family venture from the commercial part of the barn.

As previously mentioned due to unforeseen circumstances the commercial aspect could not deliver.

The applicant and owner of the said property appreciates by covenant with the council the property is permanently subject to the commercial restrictions regulating the development.

It is our proposal to abide and continue the restriction by varying the use in the form of a kitchen and dining room for the use of guests in support of the bedroom annex building proposal.

Relating to vehicular movement of the restrictions any delivery vehicles going to and from the said property in association with running the business shall be no larger than light goods vehicles as stipulated.

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