

Take that on refusal - ACONB

**Graeme Thorpe**

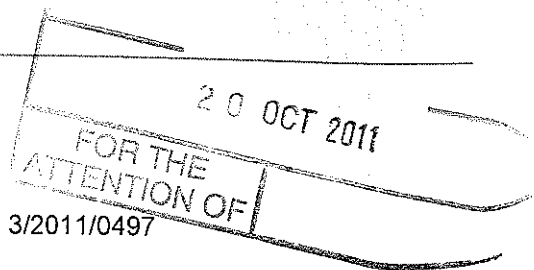
**From:** Brereton, Steven [Steven.Brereton@lancashire.gov.uk]

**Sent:** 19 October 2011 17:47

**To:** Graeme Thorpe

**Subject:** Proposed cottage and stables at Kitchens Farm, Application 3/2011/0497

Hi Graeme



The proposed erection of a holiday cottage and stable at Kitchens Farm has, in landscape terms, a fundamental flaw; location of the new buildings away from the existing farm complex. This approach would inevitably result in localised landscape character impacts, a loss of open space, landscape fabric losses and a greater degree of visual intrusion in the AONB landscape than if the proposed buildings were located within the Kitchen Farm complex. It is worth noting that since the applicant has no proposals for compensating for landscape fabric losses an overall net loss of landscape resources would occur which is contrary to RSS policy.

Set against these issues however are some positive aspects to the proposed development which include a building scale that would be appropriate for the landscape, appropriate vernacular building style and a good choice of exterior materials. Field boundary trees and hedgerows would also likely mitigate some of the proposed buildings visual impacts.

An analysis of the landscape's sensitivity suggests that there is some capacity for additional built development of the type proposed. However successful mitigation of landscape and visual impacts would depend upon good design and a strong functional/visual relation being established between existing and new development. As outlined above, the proposed scheme does not satisfy this latter requirement.

For the reasons outlined above, I recommend that the applicant explores other development options which involve relocating the proposed buildings within the Kitchen Farm complex.

Regards

Steve

Steven Brereton  
Senior Landscape Architect  
Landscape Unit  
Lancashire County Council  
T: 01772 534135  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

**From:** Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]

**Sent:** 08 September 2011 15:08

**To:** Brereton, Steven

**Subject:**

Please can we have your comments on the above planning application? It is for the proposed erection of a holiday cottage including stabling, to be used solely for holiday use. There are too many large plans to attach to an email, so I have attached the formal consultation letter and here is a link to view the

20/10/2011

application on our website [http://www.ribblevalley.gov.uk/site/scripts/planx\\_search.php](http://www.ribblevalley.gov.uk/site/scripts/planx_search.php)

<<11 0497 consult aonb pdf>>

**Jane Tucker| Planning Reception|  
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7  
2RA**

**T: 01200 414499| F: 01200 414487| E: [jane.tucker@ribblevalley.gov.uk](mailto:jane.tucker@ribblevalley.gov.uk)| W:  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)**

\*\*\*\*\*

This e-mail contains information intended for the addressee only

It may be confidential and may be the subject of legal and/or professional privilege

If you are not the addressee you are not authorised to disseminate distribute, copy or use this e-mail or any attachment to it

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position

Lancashire County Council reserves the right to monitor all incoming and outgoing email

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments

\*\*\*\*\*

Lancashire a place where everyone matters

\*\*\*\*\*