

REEDLEY

CHARTERED TOWN PLANNING
&
ARCHITECTURAL CONSULTANCY

3201 10556P
PLANNING STATEMENT

23 SEP 2011

FOR THE
ATTENTION OF

SITE: FORMER WORKSHOP LANESIDE FARM, GRINDLETON

PROPOSAL: REMOVAL OF CONDITION 3 AND AMENDMENT TO CONDITION 2 OF PLANNING PERMISSION 3/03/0209/P TO ALLOW THE USE AS A GRANNY ANNEX TO LANESIDE FARM.

- 1 Laneside Farm is situated to the North of Grindleton village outside the village settlement boundary. Land in the vicinity is predominantly in agricultural use being situated within the forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 2 Laneside Farm comprises the original farm house together with a second adjoining house outside the control of my client which was converted from the original barn. In addition within the grounds of Laneside Farm to the south west of the main farm house is the holiday cottage and attached workshop which is the subject of this application.
- 3 There is significant and extensive planning history attached to the site as a whole but the relevant consent appertaining to the application building is:-

Application 3/03/0209/P - conversion of part of existing workshop to form one holiday cottage and a workshop - approved conditionally.

Of relevance to this proposal are conditions 2 & 3 which read as follows.

- " 1. The unit of accommodation shall not be left to or occupied by any one person or group of persons for a continues period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation.
2. The permission shall be read in conjunction with the section 106 agreement dated the 8th September 2003."

Director - Alan Kinder, Dip.T.P (Leeds).MRTPI.

Company Secretary - Val Kendall

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- 4 This consent has been implemented and it was the intention of my client's partner to establish a business which she would run on a part time basis. Regrettably circumstances changed recently with the untimely death of my client's partner as such his personal circumstances have changed and the intention is that this property rather than being used as a holiday cottage is utilised as a granny annex to the main house.
- 5 The key concern at this time is whether the retention of the condition is justified. The issue centres around the occupancy of the dwelling purely as a holiday let. Saved policy H23 states that proposals to remove a condition restricting occupancy in this way will be refused "... unless the proposal conforms to the normal development control policies ..." saved policy H2 is relevant in this instance. Policy H2 limits residential development in the open countryside, but does allow the conversion of buildings for this purpose provided that a number of criteria are satisfied. The building is within a group of other dwellings, and a scheme of conversion for residential use has previously been approved. Furthermore since the imposition of the conditions in 2003 there has been a significant change in circumstances, with the Council no longer being in a situation of oversupply of housing. Accordingly the retention of the condition and accompanying section 106 agreement limiting the occupancy to holiday let is unjustified.
- 6 This conclusion is supported by a number of planning consents recently granted for the removal of conditions restricting the occupancy of dwellings in the countryside to holiday lets. An example is Pear Tree Cottage on Mitton Road at Whalley where planning permission has been granted (planning reference 3/2010/0573/P) for the modification of a condition allowing a property formerly limited to use as a holiday let to be used as permanent residential accommodation. More recently, a similar application has been granted under reference 3/2011/0062 thereby allowing Arbour Cottage on Longridge Road at Thornley with Wheatley to be used as a permanent residential dwelling.
- 7 In conclusion, whilst it has been demonstrated that it is not appropriate or justified in planning terms to maintain the occupancy condition. The imposition of a revised condition would simply state that the accommodation could only be occupied as an extended family unit to Laneside Farm and shall not be used as a separate unit.

July 2011

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