



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No. 320110838 P

Date received 11/10/11

Fee paid £1340.00 Receipt No: 1913

Application for Planning Permission Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	John	Surname:	Foley
Company name:	Holden Clough Nursery Ltd				
Street address:	Holden Clough Nursery				
	Holden				
Town/City:	Clitheroe				
County:	Lancs.				
Country:	UK				
Postcode:	BB7 4PF				
Telephone number:	Country Code		National Number		Extension Number
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Welbank
Company name:	Rural Futures (North West) Ltd				
Street address:	1 The Creamery Kenlis Rd Barnacre				
Town/City:	Preston				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR3 1GD				
Telephone number:	Country Code		National Number		Extension Number
	01995		600724		
Mobile number:					
Fax number:					
Email address:	johnw@ruralfutures.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Creation of 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 produce a sustainable building with minimal environmental impact.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	HOLDEN CLOUGH NURSERY		
Street address:	HOLDEN		
	BOLTON BY BOWLAND		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4PF		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	377325		
Northing:	449544		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to a public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Waste will be collected from existing bins located in the car park

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Glass, paper and cardboard will be separated out from general waste

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Locally sourced stone matching existing car park

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Traditional slate to match surrounding properties

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber framed

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber framed

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement
Holden Clough Nursery Proposed Site
Holden Clough Nursery Proposed Elevations

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	21	21	0
Light goods vehicles/public carrier vehicles	1	1	0
Motorcycles	0	0	0
Disability spaces	3	3	0
Cycle spaces	0	4	4
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Holden Clough Proposed Plan

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☐ Soakaway ☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Commercial Plant Nursery

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	268.0	268.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light Industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	268.0	268.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	3	4
Proposed employees	6	9	9

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A3	9.00	5.00	9.00	5.00	9.00	5.00	☐

21. Site Area

What is the site area?

268

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: Mr First name: John Surname: Foley

Person role: Applicant

Declaration date:

15/09/2011

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

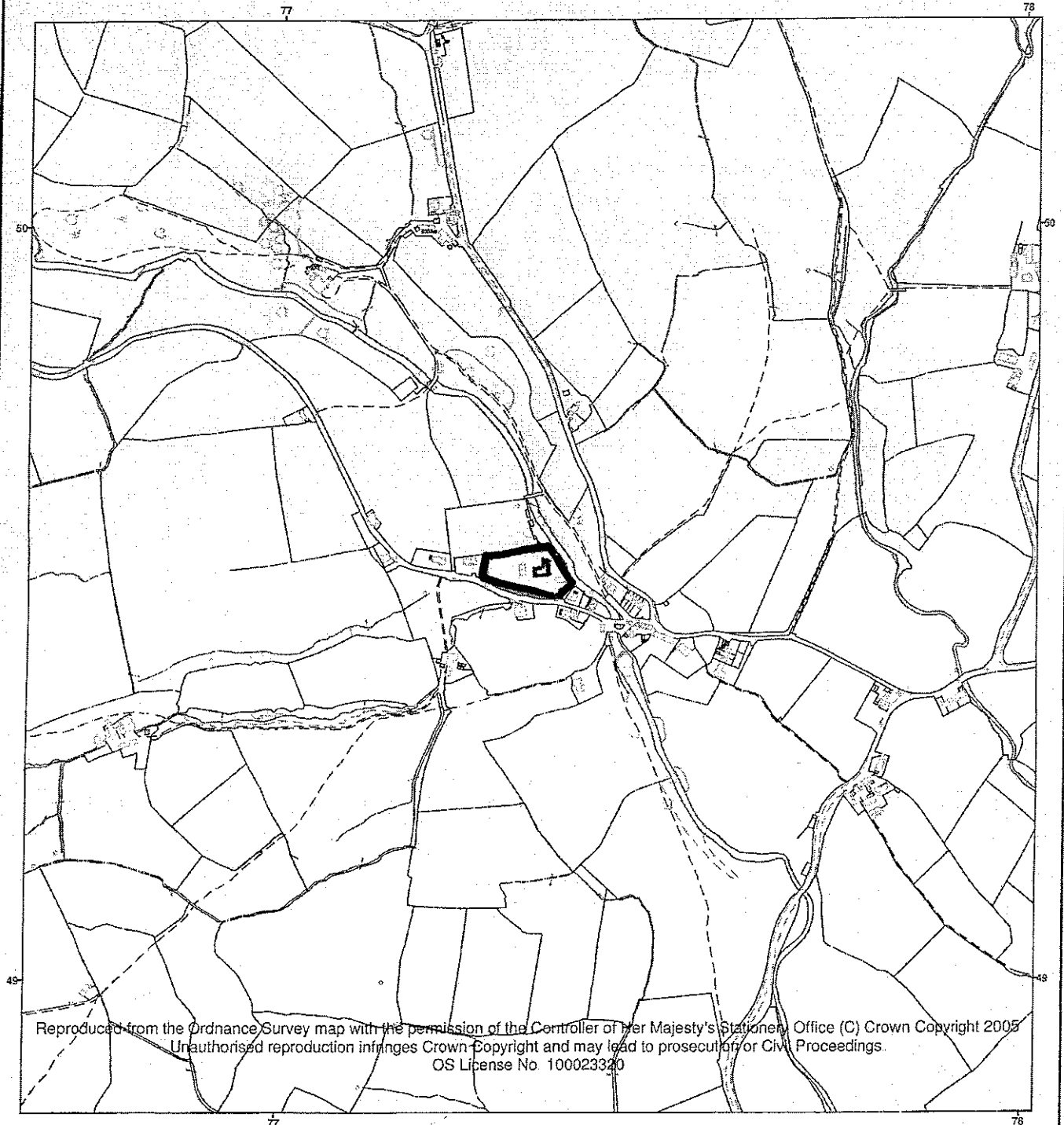
M

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LOCATION MAP

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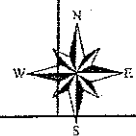


LANCASHIRE
Rural Futures



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Data Map produced:

Holden Clough Nursery Location Plan

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Design & Access/Planning Statement

Holden Clough Nursery Cafe and training Centre



Mr John Foley
Holden Clough Nursery
Holden
Clitheroe
BB7 4PF

John Welbank MRICS
Rural Futures
1 The Creamery Estate
Kenlis Road
Preston
PR3 1GD
01995 600724
johnw@ruralfutures.co.uk



This statement has been structured with reference to CABI best practice guidance; **Design & Access Statements – how to write read and use them. CABI 2006.** The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

2.0 Context of Site

- Assessment
- Involvement
- Evaluation
- Design

3.0 Design Principles and Concepts:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

4.0 Access:

- An Accessible Environment
- Vehicular and Transport Links
- Access and Movement Patterns
- Emergency Services Access

5.0 Planning Context

- Planning History
- Planning Policy Framework
- Planning Appraisal

6.0 Conclusion

Plans & Drawings

SECTION 1 BACKGROUND

- 1.1** Rural Futures have been commissioned by Mr John Foley to submit a planning application for the creation of a new building within the existing

retail nursery business for use as a cafe and training facility associated with the existing nursery enterprise. This statement should be read in conjunction with the attached planning application forms and supporting business plan.

- 1.2 Holden Clough is located in the village of Holden within the Forest of Bowland AONB. The site is 4Km from the main A59. A number of villages are within a short distance of the site including Bolton-by-Bowland 1.5km to the East. The nearest town is Clitheroe 7km to the south west.
- 1.3 The existing site extends to 0.73ha (1.79 acres) with the land used for plant production and sales. There is an existing building on site which is used as a potting shed and sales area. There a number of smaller buildings and poly tunnels used within plant production.
- 1.4 The site was first developed as a nursery by in 1927. John's father, Peter Foley took over the business in 1979 and developed Holden Clough as a specialist alpine centre. Customers travelled from around the country to visit the site. John grew up working on site and took over the day to day running of the business in 2007. Since then he has developed the business including the creation of a separate landscaping business, Holden Clough Landscapes Ltd. In 2009 Peter retired. John and Kate then established the business as a new limited company. In 2011 they made their first major investment on site with the creation of a new car parking area.



- 1.5 The business specialises in high quality, specialist plants. The focus is on perennials, shrubs and alpines. The majority are grown on site allowing them to produce the quality product Holden Clough is recognised for. John and Kate have marketed the business through a number of national events. In

2011 they won a Gold award from the Royal Horticultural Society event at Tatton Park and a Premier award at their Harrogate Flower Show. These high profile awards have reinforced the businesses reputation for high quality product within the specialist nursery sector.

- 1.6 Despite his relatively young age John has also been in demand as a lecturer through his specialist knowledge of *Crocasmia*. *Crocasmia* is a small perennial genus in the iris family Iridaceae, native to the grasslands of Cape Floristic Region, South Africa. These species have become increasingly popular in the UK making John one of the UK's leading experts on cultivation and use in landscape design. He has undertaken lecture visits to plant groups across the UK. This has allowed him to develop his public speaking skills. This is another area that the business wishes to develop
- 1.7 At present the customer base straddles the North West with regular clients travelling from Cheshire, Manchester and West Yorkshire. There is also a strong local customer base. The problem the business has at present is the extent of the onsite offer. Firstly the site has only a very small shop. Although plants are the main draw the business has little ability to increase additional customer sales through other products such as gardening items. Secondly customers increasingly demand other facilities on site including a cafe. As will be shown in the market survey (See Business Plan) almost all the garden centres in the Ribble Valley have a cafe on site. A proportion of Holden's customer base tends to travel significant distances. As a result there is an increased demand for food and beverages as part of the overall offer.
- 1.8 John and Kate also wish to develop their reputation within the specialist horticulture sector through the development of a training facility on site. Gardening is growing in popularity as is the demand for leisure training. Through John's lecturing skills combined with his landscaping knowledge they wish to develop an onsite lecture facility that can target both local leisure gardeners as well as specialist groups from outside the area. The aim is to keep course cost at a low level and increase on site spend through cafe sales and additional plant sales.
- 1.9 In addition Bolton By Bowland High School would be keen to utilise the facility as part of their horticulture course. The school wishes to develop links with local businesses as part of the GCSE curriculum. The intention is for students to attend the site for both hands on horticultural experience and more formal horticulture training within the lecture room.
- 1.9 Based on both customer demand and market opportunities the business wishes to invest in a new building that will include a 40 cover cafe, small plant shop, lecture room, improved toilets and commercial kitchen area. The new building will include solar heating systems on the south facing elevation. The new building will free up space in the existing building allowing for the expansion of the potting shed. Through this development the existing

business will seek to employ an additional five ftes staff as the business develops.

- 1.10** The primary business opportunity will be to increase spend from the existing customer base rather than to increase the overall number of customers visiting the site. This will be partly achieved through the creation of a less seasonal business model. The intension is to spread demand more evenly across the year. Overall customer numbers will increase but the peak vehicle movements to and from the site will remain relatively static.

In summary the project is to create and equip:

- A high quality cafe, training centre and nursery shop within the existing site.
- The facility will bring leisure tourists into the Forest of Bowland AONB
- Include a micro renewable heating system
- Increase staffing by 5 ftes.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Holden Clough lies on the edge of Holden village within the Forest of Bowland AONB. The location of the building is within the defined settlement boundary of Holden. The site is 4Km from the main A59. A number of villages are within a short distance of the site including Bolton-by-Bowland 1.5km to the East. The nearest town is Clitheroe 7km to the south west. The existing site extends to 0.73ha (1.79 acres) with the land used for plant production and sales. There is an existing building on site which is used as a potting shed and sales area. The property has a number of neighbouring residential properties. There is ample parking since the creation of the new parking area in 2011.
- 2.2** No public footpaths are present within the site.

Involvement

- 2.4** No contact has been made with the Local Planning Authority in respect of pre-application advice.

Evaluation

- 2.6** The site has an established retail area for the nursery along with a number of sales and plant potting sheds. The new building will be located alongside the existing main building and next to the car park.
- 2.7** The new building will create a reception area, 40 cover cafe, kitchen, toilets including a disabled toilet, lecture room and small shop.
- 2.8** The functional operations of the business will have no impact in terms of noise and traffic movements will be limited.
- 2.9** The site has an adequate parking area to the front new building. The new parking area can accommodate up to 21 cars including 3 disabled spaces. A new bike store will also be included in the development.

Design

- 2.10** The design will utilise the vernacular features of the surrounding buildings and include natural materials wherever possible. Roof materials will be slate and all window and door openings will be high quality wooden fittings. All walls will be constructed of local stone to match the walls surrounding the new car park and adjacent buildings.
- 2.11** New internal footpaths will link the car park to the new building.
- 2.12** The general design principles have been to create a building in sympathy with the vernacular style. The development will create a facility for a rural business which will bring economic benefits to the rural area.

SECTION 3**DESIGN PRINCIPLES & CONCEPTS****Use**

- 3.1 The conversion will create a high quality commercial unit for use as a cafe, lecture room and small retail area. The business will be operated by John and Kate Foley as part of the existing speciality plant nursery.

- 3.2 The unit will be used for business use only

Amount

- 3.3 The total ground floor area of the proposed building is 268m². The main cafe and retail area will extend to approximately 105m²

Layout

- 3.4 The footprint of the building has been kept to the minimum area that meets the functional requirements of the development. The internal layout has been designed to allow customers to pass through the small retail area to gain access to the cafe and lecture room.

Scale

- 3.5 The proposal represents a modest scale of development within the existing curtilage and site boundary. As will be described within the planning policy report the scale has been kept to the minimum required for the proposed use. The sites location within the AONB requires minimum impact. The supporting business plan demonstrates that the proposed scale of the facility is financially viable.

Landscaping

- 3.6 The site is already landscaped so no additional planting will be necessary. The nursery is located in the bottom of a valley so there are no open views of the site from the surrounding open landscape. The only view is from Barrow Hill Brow Lane to the south.

Appearance

- 3.7 The external appearance of the building will maintain the existing stone appearance of the surrounding properties. The roof will be constructed of slate with the roof line being kept to a minimum height. All walls will be constructed of local stone that matches the surrounding car park and neighbouring houses. Doors and windows will be constructed of wood.

- 3.8 The openness of the countryside and character of the area will not be compromised. There will be no greater visual impact on the area.

SECTION 4 ACCESS

An Accessible Environment

- 4.1** The proposed development maintains an accessible environment.
- 4.2** There is existing parking for 21 vehicles and access to the new building will be provided via new internal pathways. Door widths will meet full accessibility standards. This will include the provision of disabled access ramps to the entrances and from the car park to the entrances.

Vehicular and Transport Links

- 4.3** The access the property provides excellent access to the highway network. The site is accessed off Barrow Hill Brow. The site lies only 3km northwest of the A59 via Sawley Rd.
- 4.4** Many of the regular customers are local residents from the villages of Holden, Bolton By Bowland, Sawley and Grindleton. The closest public transport connections are by bus. The nearest is the C2 Sawley route linking Grindleton and Clitheroe.

Access and Movement Patterns

- 4.5** Vehicles will be restricted to the designated parking area. The recommended parking standard is for one parking space per 5m² of public area. The total public area is 105m² requiring 21 parking spaces. At present the peak number of cars visiting the site in one day has been recorded at 104. As customers only tend to stay for a few hours the existing capacity is sufficient to meet this peak demand.
- 4.6** Annex A of the business plan includes a sales analysis of the existing and proposed business. This includes monthly predicted vehicle movements and associated customer numbers. Predicted vehicle movements for 2012 are based on the customer survey data generated in 2011. At present there are approximately 9,300 vehicle movements at the site annually. The majority of these are during the spring months of April, May and June (54%). The peak daily movement averages at 67 movements a day.

Over the first four years of the development the following annual and peak daily movements have been estimated.

	Present	Year 2	Year 3	Year 4
Annual Movements	9,300	11,400	12,200	12,900
Peak Daily Movement	67	67	73	73

- 4.7** Overall total vehicle movements are predicted to increase by 38% however the peak vehicle movements will only increase by 9%. This is due to the

extension of the trading season away from the peak months. Over the three years it is predicted that the proportion of vehicle movements during this peak period will fall from 54% to 39%.

- 4.8 Due to the retail nature of the business the timing of vehicle movements will vary however most movements will take place during the day and at weekends; not during normal commuting hours

Emergency Services Access

- 4.8 Access for emergency services is good and will not be affected by the development.

Commitment to Design & Access Process

- 4.9 The Design and Access Statement will be seen as a working document and will be maintained through the planning and development stages.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

- 5.1 The Ribble Valley Council's website shows the site to have the following recent planning history:

- 2009/464 – creation of a 21 space on-site car park and entrance improvement Permitted October 2009;
- 2009/0431 – erection of advertising signboard Permitted October 2009.

Previous applications relate to the erection of the house and associated extensions

Planning Policy Framework

- 5.2 Relevant planning policy and guidance in the determination of this application can be identified as being contained within Planning Policy Guidance Notes & Statements (PPGs & PPS's), Government circulars, North West of England Plan - Regional Spatial Strategy to 2021, (RSS) and the Ribble Valley Local Plan.

Planning Policy Statement 1 (PPS1)

- 5.3 This deals with general policy and principles that apply to the planning system and states that applications should be determined having regard to the provisions of the development plan. Applications that accord with the provisions of the development plan carry with them a presumption in their favour. Conversely those that do not accord with the development plan must be determined accordingly. The key principle is that of sustainable development.

Planning Policy Statement 7 (PPS7)

- 5.4 The guidance relevant to the application and contained within PPS7 is highlighted below

Objectives:

The Government's objectives for rural areas that are relevant to this Planning Policy Statement (PPS) are:

Key Principles:

1. Sustainable development is the core principle underpinning land use planning. The following key principles should be applied in combination with all the policies set out in this PPS:

(i) Decisions on development proposals should be based on sustainable development principles, ensuring an integrated approach to the consideration of:

- social inclusion, recognising the needs of everyone;*
- effective protection and enhancement of the environment;*
- prudent use of natural resources; and*
- maintaining high and stable levels of economic growth and employment*

(vi) All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

The proposed development will allow an existing rural business to expand its sales and staff numbers within the existing site. The development has been designed around the minimum amount of space required and employs traditional materials in keeping with the rest of the site. The use of solar heating will ensure it minimises the environmental impact of the new building.

Planning Policy Statement 4 (PPS4)

5.5 POLICY EC6: Planning for economic development in rural areas

EC6.1 Local planning authorities should ensure that the countryside is protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all

EC6.2 c. Support the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside (particularly those adjacent or closely related to towns or villages) for economic development.

Although the proposal is for a new building the site is already established as a commercial plant nursery. The new building is located within the village of Holden and has been designed to utilise traditional materials that are in keeping with its setting.

North West of England Plan – Regional Spatial Strategy to 2021

5.6 Policy RDF 2 which deals with the general development issues recognises the need for diversification of the rural economy.

Policy RU2 – Diversification of the Rural Economy recognises the continuing need for diversification and further development of the rural economy that:

‘maintains viable and sustainable local communities’

‘respects particular environmental sensitivity and distinctiveness’

The proposal for the cafe area is a requirement for most nursery businesses. In addition the training centre will provide a new, unique niche business to the area that will bring new leisure tourism visitors into the AONB.

Ribble Valley District wide Local Plan.

5.7 General policies.

Policy G1– All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

In determining planning applications the following criteria will be applied:

(a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature

(b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.

(c) Developments should make adequate arrangements for car parking (see Policy T7).

- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated*
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities*
- (f) Developments should provide adequate arrangements for servicing and public utilities*
- (g) Developments should provide adequate day lighting and privacy*
- (h) Materials used should be sympathetic to the character of the area*
- (i) Developments should not result in the loss of important open space including public and private playing fields*
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation*

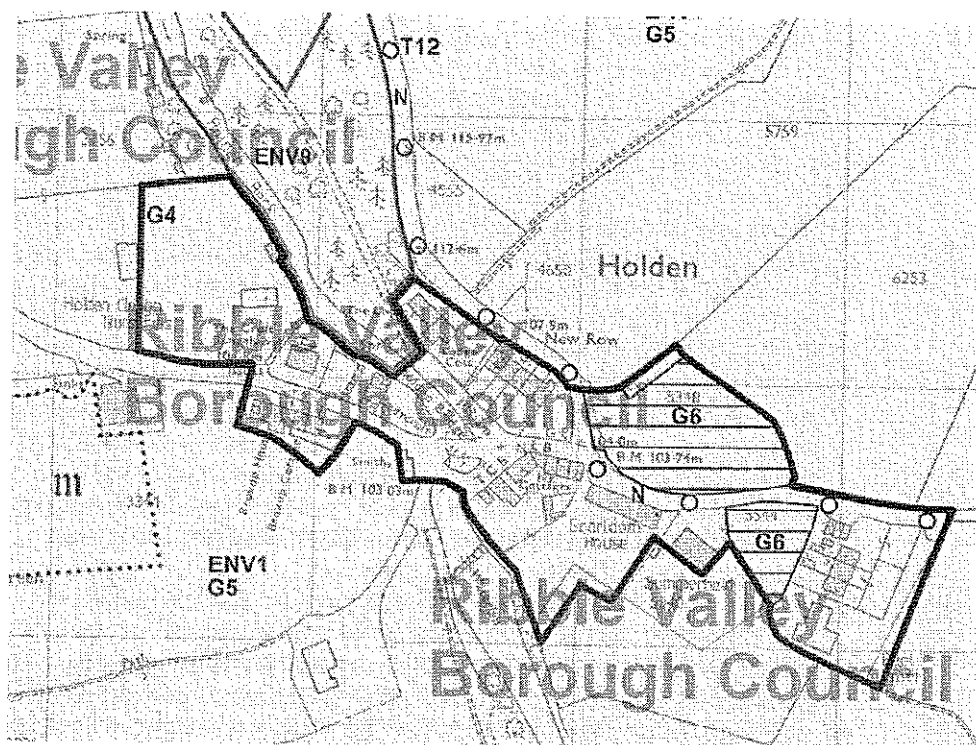
This proposal will incorporate a high standard of build in keeping with its location and will not have any adverse effect on the character of the area or any negative environmental impact. The proposal is small scale development. Access is good and car parking is accommodated without additional areas needing to be created.

5.8 Policy G4: Village settlement of which Holden is listed

as defined on the proposals map, planning permission will be granted for proposals falling within the following categories:

- a) The development of sites allocated in this plan.*
- b) The use of infill sites not defined as essential open spaces.*
- C) The rehabilitation and re-use of rural buildings (subject to Policies H15, H16, H17, EMP9 and RT3)*
- d) Proposals which contribute to the solution of a particular local housing, social, community or employment problem. In the case of housing development proposals will be expected to conform to Policy H20.*

The development lies within the boundary of Holden village (See below). Although the proposal is for a new structure the building will be within the existing curtilage of the commercial nursery, alongside the new car park and can therefore be classed as infill. The new development will also expand the availability of local full and part time jobs within the village.



*Extract from Ribble Valley Local Plan

- 5.9 **POLICY G5** Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:
- i) essential to the local economy or the social well being of the area; or
 - ii) needed for the purposes of agriculture or forestry; or
 - iii) sites developed for local needs housing (subject to Policy H20 of this plan); or
 - iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or
 - v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.

The policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley resident's livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.

This proposal is a small scale business which is appropriate to this rural setting and will provide economic benefits to the applicant and his family. Through the new training facilities the business will add a new niche tourism product to the District.

ENVIRONMENT

- 5.10 **Policy EN1 Forest of Bowland AONB**

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design,

materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.

The proposal is located within the AONB on the edge of Holden Village. Due to the sites location in the bottom of the valley it does not form part of the 'open landscape' so any visual impact is limited to the immediate locality only. The building will utilise traditional materials in keeping with the village setting and incorporate a micro renewable heating system to minimise its CO2 impact. Through the development the expansion of the nursery will create local employment opportunities, create a new niche tourism development to the AONB and utilise the local food within the cafe. This will create wider benefits to other tourism accommodation providers and local food producers. The training facility will also be utilised by the local High School as part of their horticulture course. This will create social and educational benefits for the local community.

5.9 Policy ENV7

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species

The proposal will have no adverse effect on protected species.

5.10 Policy ENV 13 Landscape Protection

The Borough Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management.

The site is already developed as a commercial nursery. There will be no impact on any of the specified features.

5.11 Policy RT1 Tourism and Recreation

*The Borough Council will approve development proposals which extend the range of tourism and visitor facilities in the Borough
This is subject to the following criteria being met:*

- i) the proposal must not conflict with other policies of this plan;*
- ii) the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings;*
- iii) the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- iv) the proposal 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;

v) the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

In the Forest of Bowland Area of Outstanding Natural Beauty the following provisos will also apply:

- a) the proposal should display a high standard of design appropriate to the area;
- b) the site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).

The proposal forms part of the existing tourism offer within the AONB. Through the new training facility a new niche tourism product will be created. In relation to the specified policy:

- the site is within Holden village boundary
- the materials design and siting have are in keeping with surrounding properties
- As will be shown within the business plan and access assessment the new development is primarily based around the existing customer base. It is predicted that total movements will increase by 38% over four years but most of this growth will be outside the peak spring months. The peak daily movement will only increase by 9% over the same period. As a result traffic movement increase will be minimal.
- Sufficient existing car parking already exists.
- Specific to the AONB the site already has a number of structures including the existing potting shed and shop, store buildings and house.

5.12 Policy T1 Transport and Mobility

In making decisions on development proposals the local planning authority will attach considerable weight to:

- the availability and adequacy of public transport to serve those moving to and from the development;
- the relationship of the site to the primary route network;
- the provision made for access to the development by pedestrian, cyclists and those with reduced mobility
- proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car;
- proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their viability and vitality;
- proposals which locate developments in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly;

In relation to Policy T1 the following factors are relevant:

- Public transport is very limited throughout the AONB however the site lies only 3km from the A59 so traffic movements within the District's rural roads are minimal.
- Within the development provision will be made for cycle storage and full disabled access to all areas.

- The proposal will strengthen Holden village in terms employment provision and services. Holden village has no shop at this time. The cafe will include a small 'farm shop' area for local meats and vegetables.

5.13 Policy T7 Parking

All development proposals will be required to provide adequate car parking and servicing space

The regional standard for a cafe development is one parking space per 5sq meters of public space. The total area of public space is 105m². This equates to a requirement for 21 parking spaces. Policy T1 requires the minimum number of parking spaces to be provided. As has been demonstrated within the business plan the majority of customers using the new facilities are existing customers already visiting the site. Based on the existing provision plus the new development it is suggested that no new parking spaces will be required.

- 5.14** Ribble Valley Council is at an early stage in the replacement of their Local Plan with a new folder of documents known as a Local Development Framework. It produced a six page 'Issues and Options' leaflet for public consultation some years ago and has carried out a range of evidence gathering work. More recently, in July 2010, the Council approved a draft document for a further consultation stage. The key element of the document was the presentation of the strategic options for the location of development in the Borough. Given the early stage that this work has reached, no regard can currently be given to the Local Development Framework as a source of policy guidance

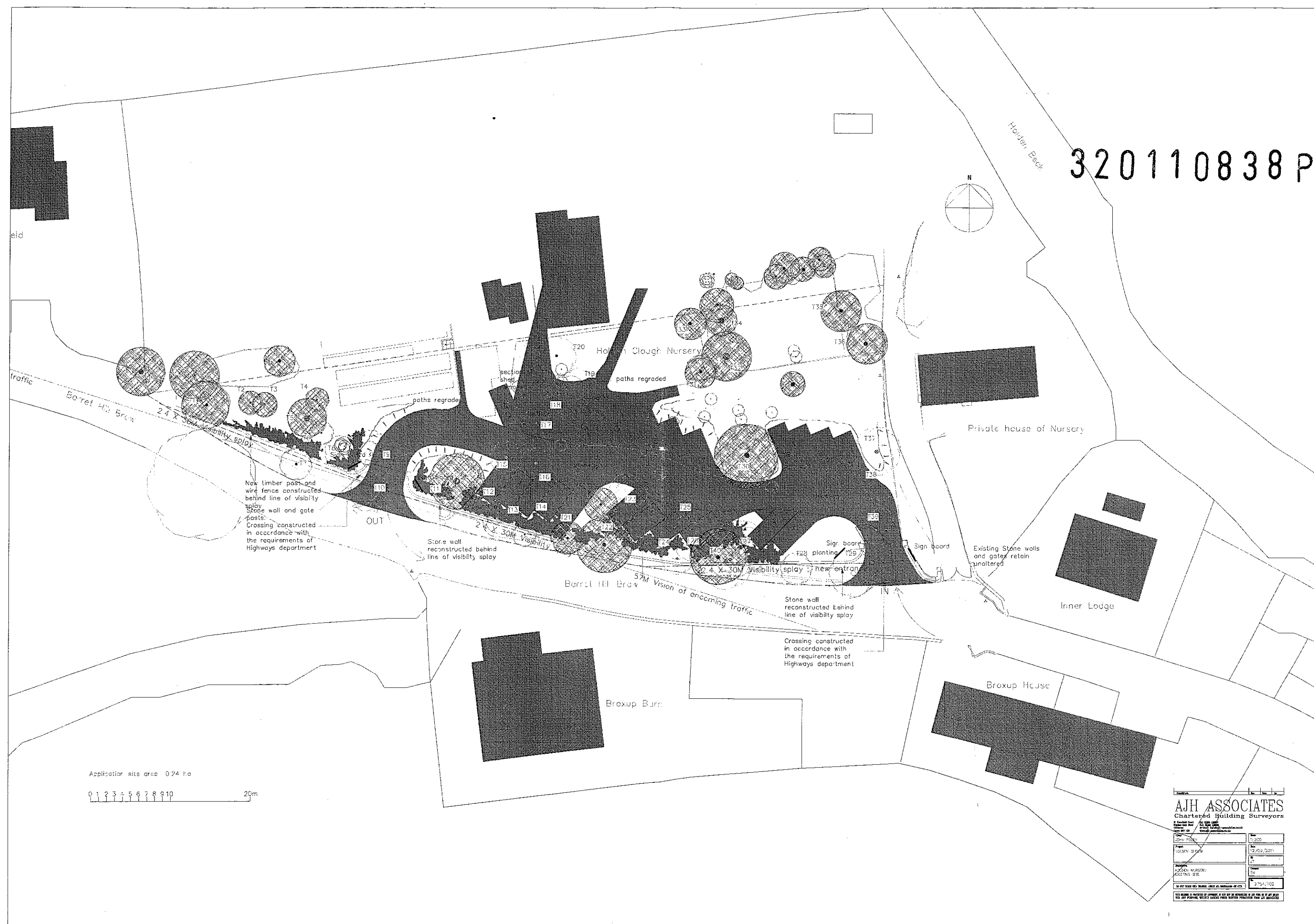
5.15 Summary of Planning Policy Issues

- The proposal is ancillary to the existing use and will primarily serve the existing customers base.
- The design is in keeping with the location and will take place within the existing commercial nursery
- The development lies within the village of Holden and will service the local need for employment opportunities.
- The building has been designed to the highest environmental standards including the provision of low carbon heating systems.
- Traffic impact will be minimal and sufficient car parking already exists
- The new development will create a unique tourism offer within the AONB that will benefit other local businesses.
- Other community benefits will be generated through links with Bolton By Bowland High School.

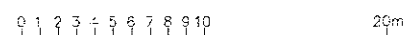
SECTION 6 CONCLUSION

- 6.1 The proposed development represents a small scale project which will add value to a rural business within an already developed site. The scale, design and materials are appropriate to the location and sympathetic to the historic surroundings. Although there will be a small increase in total vehicle movements the peak flows will be minimal as the intention is to create a less seasonal attraction.
- 6.2 The proposal will provide an investment in the area's visitor economy, create five new full time posts and be delivered in a sustainable manner that includes the incorporation of micro renewables heating system.
- 6.2 The proposals have been fully assessed in regard of all relevant planning policies and issues. The development conforms to these policies and will be an asset to the District in achieving its social and economic goals. In light of these factors we consider that there should be no obstacles to the granting of planning permission for the development applied for.

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Application site area 0.24 ha

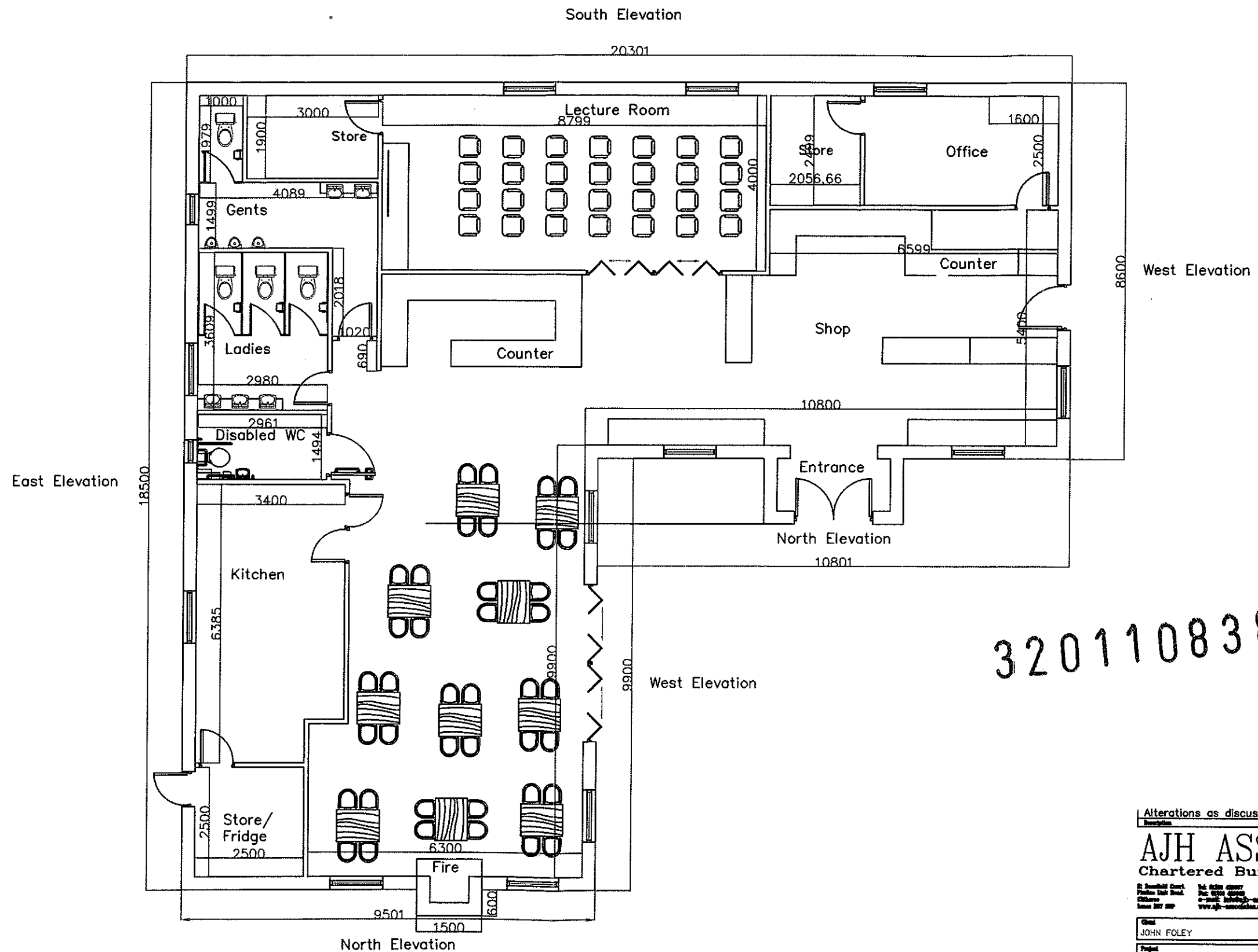


AJH ASSOCIATES Chartered Building Surveyors	
Project: HOLLY CLOUGH NURSERY	Date: 12/02/2001
Client: HOLLY CLOUGH NURSERY	Drawn: JH
Scale: 1:200	Check: JH
This drawing is prepared by computer. It is not to be used as a basis for any other drawing. It is not to be used for any purpose other than that for which it was prepared.	

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AJH ASSOCIATES Chartered Building Surveyors	
Client: JOHN POLEY	Date: 12/09/2011
Project: Holden Clough Nursery	Drawn: ...
Location: ...	Scale: ...
By: ...	Check: ...
No liability for errors unless advised by client.	



Alterations as discussed		D 19/08 JT	
AJH ASSOCIATES Chartered Building Surveyors			
St Dunstons Court 100, 101, 102, 103 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 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