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

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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:	E.G.	Surname:	Coupland		
Company name:	No.1 Discretionary Trust						
Street address:	C/o Agent				Country Code	National Number	Extension Number
					Telephone number:		
					Mobile number:		
Town/City:					Fax number:		
County:					Email address:		
Country:							
Postcode:							
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas		
Company name:	Janet Dixon Town Planners Ltd						
Street address:	10A Whalley Road				Country Code	National Number	Extension Number
					Telephone number:	01200 425051	
					Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancs				Email address:		
Country:							
Postcode:	BB7 1AW				judith@jdixontownplanners.co.uk		

3. Site Address Details

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

House: Suffix:
House name: LANESIDE FARM
Street address: GRINDLETON ROAD
WEST BRADFORD
Town/City: CLITHEROE
County:
Postcode: BB7 4QH

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 374867
Northing: 444864

Description:

4. Pre-application Advice

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

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Change of use of attached barn to form 1 no. holiday cottage

Application reference number: 3/2007/1109

Date of decision: 21/01/2008

Please state the condition number(s) to which this application relates:

Condition number(s):

11

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started:

01/10/2010

Has the development been completed?

☐ Yes ☒ No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

To allow the property to be occupied as a permanent residential dwelling. See Planning Statement

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

7. 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

8. 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: Mrs

First name: Judith

Surname: Douglas

Person role: Agent

Declaration date: 14/12/2011

☒ Declaration made

8. Certificates (Agricultural Land Declaration)

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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

Notice recipient		Date notice served
Name:	Sole Tenant-not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		
Title: Mrs First Name: Judith Surname: Douglas		
Person role: Agent Declaration date: 14/12/2011		☒ Declaration Made

9. Declaration

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

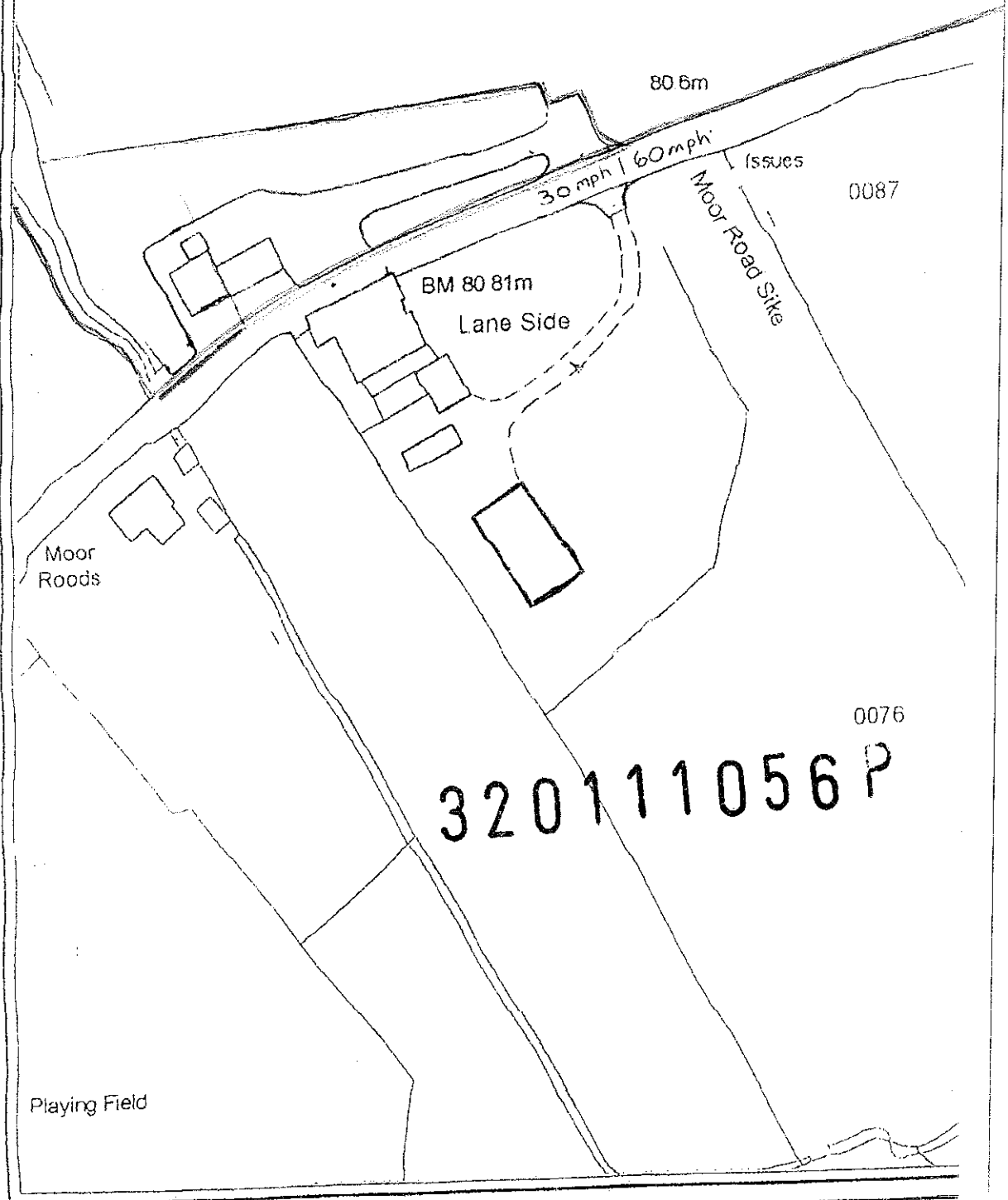


Date 14/12/2011

LANSIDE FARM, WEST BRADFORD

— BOUNDARY OF LAND OWNERSHIP

— BOUNDARY OF PROJECT



Burlington House
10-11 Ribblesdale Place
Preston, Lancashire PR1 3NA
Telephone: 01772 882277
Facsimile: 01772 258200



Scale 1:1250

Ref 1732/1/AW [

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PLANNING STATEMENT

SITE: LANESIDE FARM GRINDLETON ROAD WEST BRADFORD

PROPOSAL: REMOVAL OF CONDITION 11 OF PLANNING PERMISSION 3/2007/1109

1. INTRODUCTION

- 1.1 This planning statement is in support of an application to remove Condition 11 of planning permission 3/2007/1109 to allow the use of the holiday cottages at Laneside Farm permanent residential accommodation.

2. PLANNING HISTORY

- 2.1 Planning permission 3/2007/1109 was granted on the 21 January 2008 for the conversion of the attached barn to the farmhouse at Laneside Farm Grindleton Road West Bradford to form one holiday cottage (see Appendix 1). The permission was subject to a number of conditions, including Condition 11 to which this application relates. Condition 11 reads as follows:

"The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1, EMP12, RT1 AND RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the local planning authority would not normally be minded to grant the use of building for a permanent residential accommodation."

- 3.1 Planning permission had previously been granted to convert the barn into two holiday cottages under permission 3/2005/0637. That was superseded by the above approval.

3. SITE AND SURROUNDINGS

- 3.1 The barn at Laneside Farm is situated adjacent to the north side of Grindleton Road approximately 350m from the village of West Bradford. It is within an Area of Outstanding Natural Beauty as defined in the adopted Ribble Valley Local Plan. The property is attached to the former farmhouse and stands within its own curtilage and has its own vehicle access for Grindleton Road. The building has been undergoing conversion to a holiday cottage and this is nearing completion. The property has not yet been occupied.

4. PROPOSAL

- 4.1 The proposal is to remove Condition 11 so that there would be no restriction on occupancy of the barn conversion at Laneside Farm.
- 4.2 No physical alterations to the property or its curtilage/access are proposed.

5. BACKGROUND

- 5.1 The planning applications to convert this barn into two and then one holiday cottage were submitted during a time when there was an over-supply in housing in the Ribble Valley. At that time the conversion of the barn to one dwelling would have contributed to the oversupply of housing in the Borough. However today if an application was made to convert the barn to one dwelling the proposal would comply with current planning policy because we are now in a position where there is an under supply of housing in the Ribble Valley.
- 5.2 The barn is attached to the former farmhouse and these buildings form a group with the large stone barn on the southern side of Grindleton Road. In contrast to many barn conversions the site is only 350m outside the village of West Bradford.
- 5.3 The barn conversion was designed as a holiday cottage but no alterations are necessary in order for it to be occupied as dwelling. It has been provided with all the necessary facilities for day to day living. In terms of the impact on the landscape there is unlikely to be any appreciable difference between the building being occupied as a permanent dwelling or as a holiday cottage.

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6. PLANNING POLICY

- 6.1 The main component of the Development Plan (against which all planning applications have to be considered) is the Ribble Valley Local Plan (adopted in June 1998).

Ribble Valley Local Plan

- 6.2 The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal:

- Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy, including the development being sympathetic to existing and proposed land uses;
- Policy G5: Settlement Strategy - outside the main settlement and village boundaries, planning consent will only be granted for small scale developments;
- Policy ENV1: Area of Outstanding Natural Beauty – the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced.
- Policy H2: Dwellings in the Open Countryside – provides for the appropriate conversion of buildings to dwellings subject to various criteria;
- Policy H15: The Location of the Building to be Converted – planning permission will be granted for the conversion of buildings to dwellings subject to various criteria;
- Policy H16: The Building to be Converted – conversion of buildings to dwellings will be granted provided various criteria are met;

- Policy H17: Design Matters – conversion of buildings to dwellings will be granted provided various criteria are met; and
- Policy H23: Removal of Holiday Let Conditions – proposals will be refused unless it conforms to the normal development control policies of the Local Plan. Policies G5, H2, H15, H16 and H17 are cited as being particularly relevant.
- Planning Policy Statement 3 – Housing June 2010. Council's are required to demonstrate a 5 year housing supply.
- Planning Policy Statement 5 _ Planning and the Historic Environment requires Councils to considered the significane of heritage assets in determining planning applications.

7. PLANNING ASSESSMENT

7.1 Having regard to relevant policy, the main issues for consideration in this case are:

- the principle;
- location;
- building character;
- conversion scheme;
- landscape impact;
- highways and access;
- neighbour amenity; and
- implications on housing under-supply.

7.2 Each of these issues is addressed in turn below.

Principle

7.3 The residential use (Use Class C3) of the property has already been established through the grant of planning permission 3/2007/1109, albeit restricted by the terms of Condition 11. The proposal requires no physical alterations to the property or its

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environs. Indeed, the property has all the facilities and space required for day to day living, whether it is used as a holiday cottage or as a permanent dwelling.

- 7.4 The provisions of Local Plan Policy H23 allows for the removal of holiday let conditions where the proposal conforms to the normal development control policies of the Plan. Policies G5, H2, H15, H16 and H17 are, in particular, cited. Criteria derived from each of these policies are considered in the following sub-sections.
- 7.5 It should be noted that the Council has recently given consent for holiday let conditions to be removed from a number of other properties. The analysis by Planning Officers in several Committee Reports for application to removed holiday cottage occupancy conditions on barn conversion is:

"Now that the Council is in a situation where a five years supply of housing land supply cannot be identified, residential development should be favourably considered taken into account the requirements of PPS3: Housing and the relevant saved policies of the Local Plan. In practice, what we presently have, is an established built development with a restricted class of residential use. In many ways, there is little difference between this being a form of conversion, and the proposal can be treated as tantamount to a conversion.

Saved policy H2 of the Local Plan allows for the conversion of buildings to dwellings in the open countryside subject to certain criteria. Policies H15, H16 and H17 provide more detailed criteria. The explanatory text to Policy H17 says that 'the conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable'.

Location

- 7.6 The building is located in a rural area. However, neither Local Plan policy nor the precedent of other cases indicates this to be a bar for the conversion of an existing building to permanent residential accommodation. Rather, policy allows for such conversion, subject to consideration of various criteria. The building is within a group of buildings. The proposed use of the property would result in no additional expenditure

by public authorities or utility undertakes on the provision of infrastructure or other services.

Building Character

- 7.7 The building is of traditional character and appearance and is worthy of retention as a heritage asset. No physical alterations are proposed to the building and, thus, it would retain its present character and appearance.

Conversion Scheme

- 7.8 The building has already been converted to a residential use without harm to its traditional character and appearance. No further physical alterations are proposed.

Landscape Impact

- 7.9 The proposal involves no physical alterations to the building, its curtilage, or its environs. Its use for permanent accommodation would result in no change to or damaging affects on the landscape qualities of the area and the natural beauty of the AONB.

Highways and Access

- 7.10 The property would continue to use the existing access to Grindleton Road. The proposal would not generate a significant change in the nature of the use of the building as already approved for holiday cottage use and, as such, there are not considered to be any highway safety or access concerns.

Neighbour Amenity

- 7.11 The proposal would not result in any significant change in the nature of the usage of the property, both the current and proposed uses falling within Use Class C3.

Implications of Housing Under-Supply

- 7.12 There is a national policy requirement for local authorities to maintain a continuing five year supply of housing. As at 1st October 2011 Ribble Valley can only demonstrate a

3.3 year supply of housing. In these circumstances of severe under-supply of housing land within the Borough, there is an added presumption in favour of the application.

- 7.13 The Local Plan policies have been assessed above. With regard to the considerations set out in PPS3, the suitability of the site's location has already been considered; the proposal would result in the provision of high-quality housing; and the proposal makes effective use of an existing building, thus utilising brownfield land. In short, the proposal would add to the supply of housing without having an impact on the environment, as the building already exists and its conversion is nearing completion. It also provides a dwelling on a site that is previously developed, thereby offsetting the need to develop a greenfield site.

8. CONCLUSION

- 8.1 The removal of the condition, as proposed, would allow for the use of a holiday cottage for permanent residential accommodation. This proposal has been shown to be in full compliance with criteria set out in Local Plan policies relating to the conversion of rural buildings to dwellings. The permanent residential accommodation would assist in the delivery of housing to meet the Borough's housing provision levels and in a manner compliant with all relevant planning policies.

- 8.2 For the reasons set out in this statement, the Council is respectfully invited to approve the application for removal of Condition 11 of planning permission 3/2007/1109.

APPENDICES

Appendix 1 – Planning permission notice 3/2007/1109

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2007/1109

DECISION DATE: 21 January 2008

DATE RECEIVED: 26/11/2007

APPLICANT:

Edward Gothard Coupland
No 1 Discretionary Trust
c/o Agent

AGENT:

Alan Kinder Associates Ltd
Town Planning Consultants
79/81 Manchester Road
Burnley
BB11 1JY

DEVELOPMENT Change of use of attached barn to form 1 no. holiday cottage.

PROPOSED:

AT: Laneside Grindleton Road West Bradford Lancashire BB7 4QH

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by plan received on the 21 January 2008 which detail revisions to the window openings

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

7. All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

8. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

9. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

10. No works shall take place on site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building as required by Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

11. The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1, RI1 and RI3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

P.T.O.

APPLICATION NO. 3/2007/1109

DECISION DATE: 21 January 2008

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV1 - Area of Outstanding Natural Beauty
Policy RT1 - General Recreation and Tourism Policy
Policy RT3 - Conversion of Buildings to Tourism Related Uses

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES