



RIBBLE VALLEY
BOROUGH COUNCIL

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

06 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120043P

Date received

Fee paid £

Receipt No:

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

CONVERSION OF BARN TO ONE HOUSE AND TWO HOLIDAY COTTAGES,
FORMATION OF CAR PARKING AND TURNING AREA.

Reference number: Date of decision (DD/MM/YYYY): (date must be pre-application submission)

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

1	3.	6	
2		7	
3		8	
4		9	
5		10	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☒ Yes ☐ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Condition(s) - Removal

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

CONDITION NO 3 OF PLANNING APPLICATION 3/2000/0783 TO BE DELETED TO ALLOW UNRESTRICTED RESIDENTIAL USE FOR THE TWO HOLIDAY COTTAGES.

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

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

J. Middle

30/12/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

7. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

8. 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

Signed - Applicant:

Or signed - Agent:

J. Middle

Date (DD/MM/YYYY):

30/12/2011

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



The correct fee:



320120043P

10. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

11. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

13. 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)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

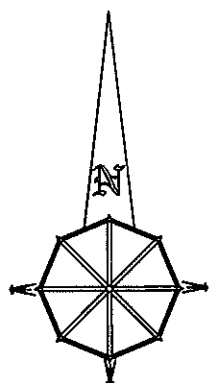
Contact name:

Telephone number:

Email address:

Edisford Bridge Farm, Edisford
Bridge, Clitheroe, BB7 3LJ~

320120043P



Existing
farm house

Edisford Bridge
Cottage

Barn
Conversion

Holiday
Cottages

Edisford Bridge
Bungalow

Edisford
Bridge Inn

GP

60.7m

Site Plan 1:500



Gary Hoerly Associates

Chartered Surveyors
6 - 8 Church Street
Clitheroe
Lancashire BB7 2DG

T: 01200 442301
F: 01200 442976
Email: info@ghaonline.co.uk

Drawing No: Kno/321/1374/01

Project:
Edisford Bridge Farm
Edisford Bridge
Clitheroe
BB7 3LJ

Title: Site Plan

Notes:

All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies. Do not scale off the drawings, if in doubt ask.

Client: Mr & Mrs Knowles

Drawn: A JM

Date: 1 12 11

Scale: 1:500

Amendments:



Gary Hoerty Associates

6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

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www.ruralproperty4sale.com
email: info@ghaonline.co.uk

320120043P

PLANNING STATEMENT

IN RESPECT OF A PLANNING APPLICATION FOR
THE DELETION OF CONDITION NO 3 OF
PLANNING APPLICATION NUMBER 3/2000/0783P
WHICH RESTRICTS THE USE OF TWO BARN
CONVERSION DWELLINGS TO HOLIDAY USE.

AT

EDISFORD BRIDGE FARM, EDISFORD ROAD,
CLITHEROE, BB7 3LJ

FOR AND ON BEHALF OF MR & MRS A
KNOWLES

Prepared by: Jennifer Hindle
Our Ref: Kno/321/1374/GH
Date: December 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

- 1.1 Gary Hoerty Associates has been instructed by Mr and Mrs A Knowles of Edisford Bridge Farm, Edisford Road, Clitheroe, BB7 3LJ to submit a planning application for the deletion of Condition 3 of planning consent 3/2000/0783P. The condition states *"The holiday cottage accommodation shall not be let or occupied by any one person or groups of persons for a continuous period of longer than three months in any one year and in any event shall not be used as a permanent accommodation."*
- 1.2 The application proposes deleting this condition in order to enable the holiday cottages to be capable of occupation for unrestricted residential use.
- 1.3 We will consider in this report the proposal in more detail and set out why we believe that this would conform to national and local planning policies and why the application should therefore be looked upon favourably. We will make reference to similar applications within the Borough which have recently been approved.

2. PLANNING HISTORY

- 2.1 Planning application 3/2010/0815 was for the proposed extension to the existing caravan park at the farm. The application was approved with conditions on 17 December 2010.
- 2.2 Planning application 3/2009/0652 was for the creation of an agricultural building for livestock housing and storage. The application was approved on 21 October 2009.
- 2.3 Planning application 3/2009/0493 was for a proposed domestic extension to Edisford Bridge farmhouse (Listed Building Consent). The application was approved with conditions on 3 September 2009.
- 2.4 Planning application 3/2005/0653 was for a change of use to allow the storage of caravans (20) and highway improvements. The application was approved with conditions on 28 October 2005.
- 2.5 Planning application 3/2005/0654 was for a freestanding, double faced, non-illuminated sign. The application was approved with conditions on 5 October 2005.

- 2.6 Planning application 3/2005/0556 was for the creation of a 20 pitch touring caravan and recreational vehicle site, construction of facilities block and highway improvements (Re-submission). The application was approved with conditions on 28 October 2005.
- 2.7 Planning application 3/2004/0677 was for the creation of a 20 pitch touring caravan and recreational vehicle site and construction of facilities block. The application was withdrawn on 9 September 2004.
- 2.8 Planning application 3/2001/0409 was for the sale of the farm and farm related produce and products. The application was approved with conditions on 18 June 2002.
- 2.9 Planning application 3/2000/0794 was for the conversion of a barn to one house and two holiday cottages, formation of car parking and turning area. The application was approved with conditions on 7 March 2002.
- 2.10 Planning application 3/2000/0783P was granted permission on 7 March 2002 for the conversion of barn to one house and two holiday cottages, formation of car parking and turning area at Edisford Bridge Farm, Edisford Road, Clitheroe. The permission was subject to a number of conditions, including Condition 3 to which this application relates. Condition 3 reads as follows:
- "The holiday cottage accommodation shall not be let or occupied by any one person or groups of persons for a continuous period of longer than three months in any one year and in any event shall not be used as a permanent accommodation."*
- 2.11 Planning application 3/1998/0568 was for the conversion of the house into two dwellings. The application was refused on 4 March 1999.
- 2.12 Planning application 3/1996/0435 was for proposed stables, storage yard and revised access within the existing land ownership. The application was approved with conditions on 3 December 1996.
- 2.13 Planning application 3/1994/0276 was for an outdoor riding arena. The application was approved with conditions on 16 August 1994.
- 2.14 Planning application 3/1992/0686 was for the proposed alterations to existing property to form 2 no. dwellings (Listed Building application). The application was approved with conditions on 2 March 1993.
- 2.15 Planning application 3/1993/0308 was for the amendment to barn conversion incorporating stable block in lieu of detached garage (Re-

submission). The application was approved with conditions on 13 July 1993.

- 2.16 Planning application 3/1993/0150 was for the amendment to barn conversion incorporating stable block in lieu of detached garage and conservatory extension. The application was refused on 27 April 1993.
- 2.17 Planning application 3/1992/0685 was for alterations to form 2 no. dwellings. The application was refused on 2 March 1993.

3. THE APPLICATION SITE

- 3.1 The application site is the same as the application site that was the subject of planning application 3/2000/0783P.

4. PLANNING CONSIDERATIONS

4.1 General

- 4.1.1 The following saved policies of the adopted Ribble Valley Districtwide Local Plan (adopted in June 1998) are relevant to the proposal.
- 4.1.2 Policy G1 which is a general development policy; Policy G5 which is a policy dealing with development outside the main settlement boundaries; Policy ENV3 which is a policy dealing with development in the open countryside; Policy H2 which is a policy dealing with dwellings in the open countryside; Policy H15 which is a policy dealing with the location of the building to be converted; Policy H16 which is a policy dealing with the building to be converted; Policy H17 which is a policy dealing with design matters and Policy H23 which deals with the removal of holiday let conditions.
- 4.1.3 Regional planning guidance is provided in the North West Regional Spatial Strategy and national planning guidance is provided in PPS3: Housing.
- 4.1.4 The other document which is considered to be of relevance to this particular proposal is the Ribble Valley Annual Monitoring Report (AMR). We will make reference to this document later within this statement.
- 4.1.5 We set out below extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 Ribble Valley Districtwide Local Plan (Adopted 1998) Policy G1

- 4.2.1 Policy G1 states that all development proposals will be expected to provide a high standard of building design and landscape quality. There are various criteria which must be adhered to in any development, one of which is a requirement for any development to be sympathetic to the existing and proposed land uses.
- 4.2.2 The conversion of the barn at Edisford Bridge Farm to three dwellings was granted planning permission on the condition that two of the three dwellings created were only to be occupied for holiday use and the current proposal is to delete the condition which restricts the occupation of these two dwellings for holiday use in order to enable unrestricted residential use. The deletion of the condition will therefore not require any changes to the physical appearance of the cottages. The implication is that the application site has already been assessed against and satisfied the various criteria stated within Policy G1, and the modification of the condition will not result in a material change.

Policy G5

- 4.2.3 Policy G5 states that outside the main settlement and village boundaries planning consent will only be given for small scale development. As the holiday cottages have already been granted planning permission the modification of the condition to enable unrestricted residential use will not result in any greater scale of development.

Policy ENV3

- 4.2.4 Policy ENV3 states that in the open countryside outside the AONB development must be in keeping with the character of the landscape area. There will be no changes or alterations to the holiday cottages as a result of the modification of the holiday let condition in order to enable unrestricted residential use. As such, there will be no detrimental impact on the character of the landscape area.

Policy H2

- 4.2.5 Policy H2 states:

"Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to:

- i. Development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area.*

- ii. *The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction. (see Policies H15, H16 and H17 for further advice).*
- iii. *Residential development specifically intended to meet a proven local need. (see Section 5.14 for further advice).*

The impact of proposals on the countryside will be an important consideration in determining all applications. Development should be appropriately sited and landscaped. In addition, scale, design and materials used must reflect the character of the area, and the nature of the enterprise."

- 4.2.6 The two holiday cottages are suitably located and in keeping with their surroundings. They were created by the conversion of a barn that was structurally sound and capable of conversion without the need for any changes or alterations to its form, scale, design or materials. The Policy makes clear that where the criteria can be satisfied then residential development will be permitted.

Policy H15

- 4.2.7 Policy H15 states:

"Planning permission will be granted for the conversion of buildings to dwellings in situations where:

- (i) there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;*
- (ii) there would be no materially damaging effect on the landscape qualities of the area;*
- (iii) there would be no unacceptable harm to nature conservation interests;*
- (iv) there would be no detrimental effect on the rural economy; and*
- (v) within the AONB the proposal should be consistent with the conservation of the natural beauty of the area "*

- 4.2.8 The holiday cottages already exist and simply deleting the holiday let condition to enable the cottages to be used for unrestricted residential use will not have an effect upon their existing appearance. The modification of the condition will not have any materially damaging effect on the landscape qualities of the area, as no physical changes are proposed to those which have already been granted permission. It is considered that

the proposal would have more of a beneficial effect on the rural economy as the dwellings would be inhabited continuously. The site is not located within the AONB.

Policy H16

4.2.9 Policy H16 states:

"Conversions of buildings to dwellings will be granted providing:

- (a) the building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed;*
- (b) the building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building;*
- (c) the character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting;*
- (d) the building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise."*

4.2.10 The original application was approved for the conversion of the barn into two holiday cottages and an unrestricted dwelling. This application proposes the deletion of the holiday let condition to allow unrestricted residential use and will not affect the structure, scale, design or materials of the existing holiday cottages. The two existing holiday cottages provide sufficient living accommodation and this is considered to be appropriate for the purposes of two residential dwellings.

Policy H17

4.2.11 Policy H17 states:

"Planning permission for the conversion of buildings will be granted providing:

- (a) *the design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;*
- (b) *the impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;*
- (c) *the access to the site should be of a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area."*

4.2.12 The proposed deletion of the holiday let condition in order to enable unrestricted residential use will not affect the appearance, scale, size or design of the two existing holiday cottages. The existing access to the cottages will remain unaffected by the proposal, and has already been deemed to be safe by the granting of the original planning permission.

Policy H23

4.2.13 Policy H23 states:

"Proposals seeking the removal of conditions which restrict the occupation of dwellings to tourism/visitor usage will be refused unless the proposal conforms to the normal development control policies of this local plan. Policies G5, H2 and H15, H16 and H17 will be particularly relevant in any assessment."

4.2.14 At the time that the two holiday cottages gained approval for conversion from a former farm building, occupancy was restricted because of a Moratorium on unrestricted residential development. The Council's stance on housing has now changed and we have demonstrated within this supporting statement that the modification of the holiday let condition in order to enable unrestricted residential use conforms to the relevant policies of the adopted local plan, in particular with reference to Policies G5, H2 and H15, H16, H17, as required by Policy H23 and should accordingly be granted approval.

4.3 Regional Planning Guidance: North West Regional Spatial Strategy (2008)

4.3.1 Over the last year there has been much uncertainty concerning the status of Regional Spatial Strategies, due to the widely publicised intention of the Government to repeal the legislation through the Localism Act. Following a number of legal challenges by Cala Homes against the Secretary of State, the status of RSS as part of the statutory development plan has

now been confirmed. In addition, the due weighting of RSS policy in planning decisions has been clarified through the Courts, and more recently through planning decisions issued by the Planning Inspectorate. A report to Ribble Valley Borough Council's Planning and Development Committee on 17 June 2010, confirmed that the RSS housing figures be adopted as the strategic basis for housing land provision in the Borough. Indeed, the Council supported the housing provision figures at the time of RSS preparation. However, it should be noted that the targets in RSS have more recently been found by the Planning Inspectorate to be only a starting point, as local authorities are required to confirm that the targets are still appropriate through local evidence and justification and work in this regard is ongoing.

- 4.3.2 The North West RSS sets out the strategic planning and development framework for the whole of the North West region, where it provides a framework for policy planning across individual local authorities, including Ribble Valley. Policy L4 (Regional Housing Provision) sets out the expectation that Councils are to manage the availability of land identified in plans and through development control decisions to achieve the housing provision levels stipulated. The provision levels required in Ribble Valley (net of clearance) for the period 2004 – 2021 is 2900. This figure equated to 161 dwellings per year. The housing targets are not intended to be a maximum, instead they serve as a minimum target.

4.4 National Planning Guidance:

PPS3 Housing

- 4.4.1 Paragraph 71 of PPS3 states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement (in particular paragraph 69). Paragraph 69 states as follows:

"In general, in deciding planning applications, Local Planning Authorities should have regard to:

- *Achieving high quality housing.*
- *Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.*
- *The suitability of a site for housing, including its environmental sustainability.*
- *Using land effectively and efficiently.*
- *Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not*

undermine wider policy objectives e.g. addressing housing market renewal issues."

- 4.4.2 The Council does not currently have a five year housing land supply, which is the conclusion set out in the Council's Annual Monitoring Report. This means that proposals for housing development should be looked upon favourably in accordance with PPS3 in order to help address the shortfall in housing supply. The removal of the holiday let condition will assist it in making progress towards achieving the requirement by creating two additional housing units.

National Planning Policy Framework

- 4.4.3 On 25th July 2011, the Government published a consultation draft of a new planning policy statement which is intended to replace the current suite of PPSs and PPGs. The National Planning Policy Framework is intended to provide more concise guidance, but also set out a framework for the positive treatment of development. The Government is committed to delivering development in order to underpin economic growth, which means that a number of policy changes are required as well as a more general change in the way in which development is perceived.
- 4.4.4 In relation to housing development, local authorities are still required to maintain a five year land supply. However, a twenty per cent contingency is also expected to be maintained. The practical implication of this requirement is that local authorities are now expected to maintain a six year land supply. Local authorities will also be expected to identify sufficient land to meet the full market and affordable housing requirement. This is defined within the NPPF to be the requirement resulting from ONS projections, as well as need identified within an up to date SHMA. The new Duty to co-operate will also play an important role in determining the requirement, as it will require local authorities to take account of migration, wider housing market areas and economic growth across boundaries and within sub regional or regional areas.
- 4.4.5 The implication of the changes to be introduced within the NPPF is that the housing requirement for local authorities is unlikely to reduce particularly as ONS projections show only general upward trends underpinning population and household growth. In addition, the Government has at the centre of its agenda 'planning for growth' which again suggests that increased rates of housing delivery are necessary. The implication for local authorities is that housing development should be supported in order to ensure sufficient new homes are delivered.

New Homes Bonus Scheme

- 4.4.6 In addition to changes in policy, the Government has introduced a number of incentives to encourage new homes to be built. A key incentive is the New Homes Bonus Scheme whereby local authorities are awarded a bonus council tax payment for six years on completion of every new dwelling.

4.5 Annual Monitoring Report (AMR)

- 4.5.1 The Annual Monitoring Report (AMR) 2010 provides a statement on the 5 year supply of housing land based on RSS figures, to 31 March 2010. It shows that the supply of dwellings under construction and deliverable permissions (discounted by 10% slippage allowance) to be 462. When compared to the RSS annual provision requirement of 161 units, this figure equals 2.2 years supply.
- 4.5.2 One of the Core Output Indicators addresses net additional dwellings. This intends to monitor the annual delivery of new housing against the RSS target of 161 dwellings per year. The AMR sets out that over the last five years 471 net additional dwellings were completed, which equates to approximately 94 dwellings per annum. In the current reporting year, 89 net additional dwellings were delivered. If the RSS housing target is to be delivered over the Plan period then it will be necessary to increase the annual target from 161 to 176 net additional dwellings.
- 4.5.3 Another of the Core Output Indicators is to identify whether a five year land supply is being maintained in accordance with the RSS target, as required by PPS3. The AMR explains that as at 31st March 2010, there is only a 2.2 year of housing land. If the Council is to maintain a five year land supply it will therefore be necessary to look to sources of supply in addition to sites with planning permission and dwellings under construction.
- 4.5.4 The amount of development being delivered on previously developed sites is also one of the Core Output Indicators. The AMR refers to the local BVPI106 target of 60 per cent, even though RSS requires Ribble Valley to deliver at least 65 per cent. The AMR sets out that 85 per cent of new dwellings were delivered on previously developed sites.

5. OTHER DEVELOPMENT WITHIN THE BOROUGH

- 5.1 We make reference below to a number of similar types of development although each application we have used as an example is located within the Forest of Bowland Area of Outstanding Natural Beauty and therefore

affords a greater degree of protection in terms of development. Our clients' site is located within the Open Countryside which does not afford as high a level of protection.

Application 3/2010/0790 - High Laithe Barn, Brockthorne Farm, Tosside

- 5.2 The first application that we make reference to is planning application number 3/2010/0790, which is for the modification of condition no 16 of planning permission 3/2006/0001P to allow one of the holiday cottages (High Laithe) to be used for permanent residential accommodation at High Laithe Barn, Brockthorne Farm, Tosside. This application was approved with conditions on 15 February 2011. The Planning Officer in the Delegated Item File Report stated that:

"The agent adds that there has been a marked increase in the supply of holiday let accommodation over the past 10 years which has led to a general decline in occupancy rates. As such, he says the business has not proved to be viable as it stands and cannot be sustained. The applicant has therefore had to consider other options and, given that both holiday accommodation and permanent residential accommodation fall within the same C3 use class, the agent considers that the most obvious option is to seek a relaxation of the control on occupancy as provided by condition 16."

- 5.3 High Laithe Barn had been granted planning permission for conversion to holiday cottage accommodation, as has the barn at Higher House (which relates to this planning application) and in neither instance are any physical changes proposed to the property or its curtilage.

- 5.4 The Officer continues:

"Now that the Council is in a situation where a five year housing land supply cannot be identified, residential development should be favourably considered taking account of the requirements of PPS3 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 conversion, and the proposal can be treated as tantamount to a conversion."

- 5.5 The Officer continues:

"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

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settlements or which form part of already defined groups is acceptable'. This (now converted) barn is approximately 40m away from the farmhouse of Brockthorne Farm, with which it was once functionally associated. Between the farmhouse and the building to which this application relates, permission has also recently been granted for the conversion of another barn into one dwelling (with unrestricted occupancy) and two holiday lets (3/2010/0693P). Overall, I therefore consider High Laithe Barn to form part of the established group of buildings at Brockthorne Farm. As such, if it had not already been converted, its conversion into a dwelling with unrestricted occupancy would now be acceptable in principle and in accordance with the currently applicable policies and guidance."

- 5.6 It is to be noted that the barn which has been converted to holiday accommodation at Higher House forms part of a group of buildings at the site and will not be seen in isolation. High Laithe Barn as stated above stands approximately 40m away from the farmhouse of Brockthorne Farm yet it has been considered to be suitable for conversion to residential use.

Application 3/2011/0439 – High Laithe Barn, Brockthorne Farm, Tosside

- 5.7 The second application that we make reference to is planning application number 3/2011/0439P for the application to remove condition no 16 (occupancy condition) of planning consent 3/2006/0001P to allow the second holiday cottage at High Laithe Barn, Brockthorne Farm, Tosside to be used for permanent residential accommodation, the application was approved on 15 September 2011. The Officer's Delegated Item File Report is similar to application number 3/2010/0790 referred to above and also states:

"Planning permission 3/2010/0790 was granted in February 2011 to allow the use of one of the holiday cottage units at High Laithe barn to be used for permanent residential accommodation. The considerations in relation to the current application (for removal of the occupancy condition for both units) are essentially the same as led to that earlier approval for one of the units to be 'released' from the occupancy condition."

- 5.8 The Officers Report concludes:

"Overall, when viewed in relation to the presently applicable policies, the proposed variation of the condition is acceptable" and "The requested removal of the condition is in accordance with the presently applicable policies and would not result in any seriously detrimental effects upon visual amenity, the amenities of any nearby residents or highway safety."

- 5.9 This approval of this application supports our client's application.

Application 3/2011/0544 – Hey Moo, Elswick Farm, Mellor Brow, Mellor

- 5.10 The third planning application that we make reference to is planning application number 3/2011/0544 for the variation of condition no 17 (occupancy condition) of planning consent 3/2004/0450P, to allow units no 1 and no 2 to be used as permanent residential accommodation at Hey Moo, Elswick Farm, Mellor Brow, Mellor, BB2 7EX. The application was approved on 14 October 2011. The report to Committee states:

"Saved Policy H2 of the Local Plan allows 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' The building relating to this proposal sits to the east, north and west of a number of dwellings on Mellor Brow and Elswick Gardens, and as such, I therefore consider the building subject to this application to form a part of an established group of buildings. Therefore, if the original barn were still in its original condition, its conversion into a dwelling(s) with unrestricted occupancy would now be acceptable in principle and in accordance with the currently applicable policies and guidance. Therefore, I consider the lifting of the occupancy condition on the now existing building to also be acceptable in principle."

- 5.11 The barn at Hey Moo, Elswick Farm is situated within a group of existing buildings, as is our client's barn at Higher House. The Officer clearly considers the lifting of the occupancy condition to enable unrestricted residential use to be acceptable and therefore supports the approval of our client's application.
- 5.12 The Report makes the same reference to the Council's five year housing land supply as has been made in planning applications 3/2010/0790 and 3/2011/0439 in respect of High Laithe Barn.

Application 3/2011/0546 – Jeffrey and Pendle Cottages, Moss Lane, Chipping

- 5.13 The fourth planning application that we make reference to is planning application number 3/2011/0546 for the conversion of two holiday lets into one dwelling house at Jeffrey and Pendle Cottages, Moss Lane, Chipping. The application was approved on 14 October 2011. The proposal involved the conversion of two separate holiday lets into one permanent residential unit with a number of external and internal alterations proposed as part of the conversion. The report to Committee makes reference to Policies H2, H15, H16 and H17 of the Local plan and states:

"Finally, as the Council is in a situation where a five year housing land supply cannot be identified, residential development should be favourably considered taking account of 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 therefore be treated as tantamount to a conversion."

- 5.14 We have already made reference on several occasions within this Supporting Statement to the Council's position with regard to housing land supply and these examples of similar development serve to strengthen the case for the approval of our client's application. The report continues:

"Taking into account all of the above Policies and guidance, with regards to the principle of the development, given:

- the location of the building within an existing group of four other residential properties;*
 - that the building has already been converted;*
 - the existing access road up to the site is considered acceptable; and that the design proposed will have little if no significant visual impact upon the character of the existing building,*
- having assessed the scheme in regards to Policies G1, H2, H15, H16 and H17, I am satisfied that the principle of the scheme is acceptable "*

- 5.15 It is clear that this application is similar in nature to our client's application and therefore supports the approval of it.

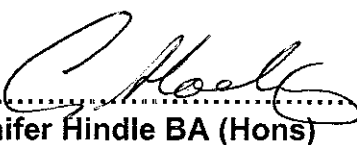
Applications: 3/2011/0379 & 3/2011/0773 – Saddle Barn, Clough Bottom Farm, Rabbit Lane, Bashall Eaves

- 5.16 There have been two planning applications for the removal of holiday occupancy restrictions in respect of three holiday cottages at Clough Bottom Farm under the planning application numbers set out above. The planning officers report in respect of each application largely mirrors those already quoted above and again the decision in respect of both of these applications supports the approval of our client's application.
- 5.17 All of the planning applications referred to above were granted consent in 2011 and there have been no changes to the appropriate planning policies since their determination and therefore we can see no reason why this planning application should not be approved for the same reasons that the Council have approved the applications referred to above.

6. SUMMARY AND CONCLUSION

- 6.1 The deletion of the holiday let condition as proposed, would allow for the use of the two holiday cottages for unrestricted residential use. We have clearly illustrated that this proposal is in full compliance with criteria set out in relevant Local Plan policies. Unrestricted residential use 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. The site can be classed as previously developed land and will therefore contribute to the Regional Spatial Strategy target. The deletion of the condition that restricts the use of the dwellings to holiday accommodation will contribute to the five year housing land supply within section 4.4 of this report.
- 6.2 The barn has already been converted into an unrestricted dwelling and two holiday cottages (planning permission 3/2000/0783) and therefore the residential use (Class C3) of the barn has been established. We consider that the two holiday cottages have all the facilities and space required for every day living, whether they are used as holiday cottages or as permanent dwellings.
- 6.3 We have provided many examples of similar recent planning applications which have been granted approval within this supporting statement and as such the principle of the proposal has been accepted by the Council. The examples of similar development are located within the Forest of Bowland AONB which affords a greater degree of protection in terms of development than the open countryside, in which our client's application site is located.
- 6.4 As we have demonstrated within this planning statement there are no reasons for the Council to refuse this planning application. On the contrary the Council's position as far as the modification of holiday cottage occupancy restrictions to unrestricted residential use is viewed favourably and this is clearly stated in the examples of similar development that we have provided within this supporting statement.
- 6.5 We consider that this application should be looked upon favourably by the Council.

Signed


Jennifer Hindle BA (Hons)

(For and on behalf of Gary Hoerty Associates)

Date

30.12.2011