



6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

PLANNING STATEMENT

**IN RESPECT OF A PLANNING APPLICATION
FOR THE PROPOSED CONSTRUCTION OF A
TWO STOREY COMMERCIAL OFFICE BUILDING**

ON LAND AT

**THE SPINNEY, GRINDLETON, CLITHEROE,
BB7 4QE**

FOR AND ON BEHALF OF:

MR G HOERTY

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our Ref: Hoe/347/1390/GH
Date: November 2012



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



1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 This Planning Statement has been prepared to support a planning application which is being submitted by Gary and Sarah Hoerty for a proposal to construct a two storey office building on land at The Spinney, Grindleton, Clitheroe, BB7 4QE.
- 1.2 The application site has been subject to a number of previous planning applications and two planning appeals all of which relate to the development of the site for B1 use. The application site currently has planning permission for the development of a storey and a half office building which was originally approved in April 2007 under application number 3/2007/0205 and renewed in June 2010 under application number 3/2010/0258. We will provide a more detailed summary of these planning applications within Section 2 of this Planning Statement.
- 1.3 The principle of developing an office block and associated parking on the application site has been determined to be appropriate by the Council and this current application seeks modifications to the approved building in order to improve its functionality and suitability for its intended use. The changes proposed will not if approved result in any increase in the usable office space but will provide improved circulation space and common areas which will facilitate the creation of a higher number of smaller office units which are considered to be more appropriate for the most likely end users.
- 1.4 The applicants have until recently been joint owners of the application site until they bought out the other owners with a view to developing an office building for occupation by Gary Hoerty Associates and to provide additional office accommodation to let to local businesses. The decision to develop the site for our own use and to let the surplus office space has led to a more detailed consideration of the design of the building and its internal layout with a strong focus on creating a building that is fit for purpose, is attractive to potential tenants and which we will be proud of.
- 1.5 This has resulted in some changes to the external appearance of the approved development which are not minor amendments and have therefore necessitated the submission of a new application. These changes will be described in more detail in Section 4 of this report and in the Design and Access Statement. However they briefly involve increasing the height of the building and altering the fenestration principally to enable the fenestration on the roadside elevation to function properly and to enable the building to receive more natural light so as to reduce the reliance on artificial lighting and to reduce electricity consumption this includes the introduction of ridge glazing, we have also introduced a single storey entrance area from the car park.

- 1.6 Internally the building has been subdivided into a higher number of smaller units to cater for the type of businesses that are likely to want to occupy the building. Our plans are for the building to be well built, relatively low maintenance, eco friendly and an asset to the Borough providing high quality starter sized office units that can be provided furnished and fully serviced if required. We have secured grant assistance for the development of an office building at the site and having discharged the conditions precedent in respect of the approved scheme, piling and associated ground works will probably have started on site by the time this application is determined.
- 1.7 We set out in this Planning Statement the planning history of the site, an assessment of the application site, a description of the proposed development and a comparison with the approved development, a review of relevant national and local planning policy and provide a clear explanation as to why we believe that the application conforms to the relevant policy and should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 The planning history for this application site is as follows:
- 2.2 3/2012/0575: Application to discharge conditions, this was approved on 20/7/2012.
- 2.3 3/2010/0258: Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation "proposed erection of an office block". Approved with conditions 18/06/2010.
- 2.4 3/2007/0205: Erection of office block (Re-submission). Approved with conditions 05/04/2007.
- 2.5 3/2006/0244: Erection of office block. Refused by the Council on 15/09/2006 and dismissed on appeal.
- 2.6 3/2005/0168: Reserved matters application for the erection of an office building and associated car parking (Outline application 3/2002/1060P). Approved with conditions 21/04/2005.
- 2.7 3/2002/1060: Construction of an office building. Refused by the Council on 30/10/2003 but allowed on appeal.

3. THE APPLICATION SITE

- 3.1 The application site which extends to approximately 0.3 acres or thereabouts is situated at the southern end of the village of Grindleton

and is located entirely within the settlement boundary. The site is bounded to the south by the River Ribble, to the east by Ribble Lane, to the west by domestic gardens and to the north by the access road to The Spinney, which comprises a small development of nine two storey stone built dwellings.

- 3.2 The application site is part of a former mill site, Riverside Mill, which was demolished to facilitate the residential development known as The Spinney. The application site was partly occupied by the mill building and partly used as a car park and is therefore a brownfield site. The site is enclosed by a stone wall adjacent to Ribble Lane which is approximately 1m high and this increases to approximately 1.7m high at the entrance into The Spinney and for a distance of approximately 10m back from the junction. The wall is then replaced by a post and rail fence and a timber field gate currently provides access into the site. There are a number of trees at the southern end of the site adjacent to the river and these are subject to a tree preservation order TPO No 164.
- 3.3 The application site has been vacant since the housing on The Spinney was developed. The Trans Pennine Ethylene Pipeline (TPEP) crosses the southern part of the site running roughly in line with the river. There are no footpaths across the site although there are a number of public footpaths in the wider vicinity, notably the Ribble Way Long Distance Footpath which passes some distance to the south of the application site.

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development is the construction of a two storey office building together with associated car parking and landscaping. The principle of development has already been established at the application site and there is an extant consent, App 3/2010/0258, for the development of an office building on the site which has very similar proportions to those proposed in this application. In describing the development that is now proposed at the site it is appropriate to compare this to the approved scheme as in reality it is only these changes for which permission is being sought not the principle of the development of an office at this location.
- 4.2 The approved office building has a gross internal floor area of 578m². The new application which is the subject of this planning statement will have a total internal floor area of 620m², thus creating a modest increase in the internal floor area of 42m². This increase in floor area has provided a more spacious entrance area and the additional corridor space required to serve the higher number of smaller office units now proposed. The usable office space has in actual fact reduced slightly as a consequence of the proposed changes and therefore there will be no increase in the number of people able to work in the proposed

building and consequently no increase in the number of vehicular movements compared to the approved scheme.

- 4.3 The eaves height for the proposed office building is higher than that of the approved scheme this will enable better use of the approved first floor area and the repositioning of the first floor windows on the roadside elevation from ankle height to waist height which will enable those working in this area to have windows at eye level and will provide much better natural lighting to the first floor thereby reducing the reliance on artificial lighting and the negative environmental impacts that this will have. Although the eaves height will increase from 4.59m to 5.27m, an increase of 680mm, the ridge height of the proposed building will still be lower than the ridge height of the dwellings on The Spinney as can be seen from the plan showing the proposed street scene which is included with the plans submitted with the planning application.
- 4.4 The fenestration of the roadside elevation will change very little with the main change being the positioning of the windows at a higher level. There are two changes in the roof with the removal of four Velux windows and the introduction of ridge glazing.
- 4.5 The fenestration of both gables has changed slightly with the biggest change being the introduction of bi-folding doors at first floor on the south facing elevation, which will open onto a recessed balcony area. The amount of glazing at ground floor has been reduced with glazed doors being changed to windows. On the north facing gable the glazing at ground floor has again been reduced and the glazing at first floor increased slightly, with the introduction of two additional windows which has been possible as a consequence of the small increase in eaves height and again which will increase the amount of natural daylight within the building.
- 4.6 The increase in footprint of the proposed building has occurred on the part of the building that overlooks the car park where an entrance area has been introduced which extends out from the main build line and incorporates a glazed section of roof from eaves to ridge part of which is open in the approved scheme. We believe the inclusion of this area into the proposed building will have a significant impact upon the attractiveness of the building creating a pleasant light space that will be one of the defining features of the building.
- 4.7 The building will be built of random stone under a blue slate roof and will have powder coated aluminium windows, photovoltaic cells will be accommodated on the west facing roof slope where there will also be Velux windows, and roof glazing. The details of hard and soft landscaping, lighting and boundary treatment together with entrance gateway details are all also included with the application and are in line with the details already approved by the Council under the discharge of conditions application 3/2012/0575.

- 4.8 The approval of the proposed development will see the creation of a very high quality rural business centre with a range of different sized offices available to let as well as providing our own office facility. Tenants of the building will be offered flexible terms with the opportunity to take furnished and even serviced office space with use of meeting rooms being available. Our research has shown that we are likely to attract small businesses with between two and five members of staff and we are already aware of several businesses in the immediate vicinity of the site who are interested in renting space having outgrown their home offices.
- 4.9 The proposed development will see the incorporation of a wide range of measures to reduce the environmental footprint of the development. This will include the provision of heating from a biomass boiler, the use of photovoltaic cells for the generation of electricity, the incorporation of high levels of insulation and low electricity consumption electrical fittings and as a consequence the development will exceed the current building regulations standard in this regard.

5. PLANNING CONSIDERATIONS

5.1 General

- 5.1.1 In order for this planning application to be approved it must satisfy, as far as possible, the guidelines provided in national policy and the relevant policies of the Ribble Valley Districtwide Local Plan (Adopted 1998) and the relevant policies of the Council's Core Strategy Regulation 22 Submission Draft. The application site is within the settlement boundary of the village of Grindleton and is immediately adjacent to an area of land designated as open countryside with the Forest of Bowland Area of Outstanding Natural Beauty being located 100m to the north of the site. The application site is also located in an area identified in the local plan as a flood risk area.
- 5.1.2 The relevant saved policies of the local plan are Policy G1 which is general development policy; Policy G4 which details the nature of development acceptable within certain villages and Policy ENV2 which deals with the development in areas immediately adjacent to the Area of Outstanding Natural Beauty (AONB).
- 5.1.3 The Council's Core Strategy Regulation 22 Submission Draft contains a number of key statements and development policies of which the following are relevant to this application; DS1 Development Strategy, DS2 Sustainable Development, EN2 Landscape, EN3 Sustainable Development and Climate Change, EC1 Business and Employment Development, DMG1 General Considerations, DMG3 Transport Mobility, DME1 Protecting Trees and Woodlands, DME2 Landscape and Townscape Protection, DME5 Renewable Energy, DME6 Water

Management and DMB1 Supporting Business Growth in the Local Economy are all relevant in the consideration of this planning application. Whilst the Core Strategy should not yet have been adopted as an emerging policy it is a material consideration and we will comment on the relevant key statements referred to in Section 5.3 below.

5.1.4 National planning guidance is provided in the National Planning Policy Framework (NPPF) which was adopted in March 2012.

5.1.5 We set out below extracts from the relevant documents to assess the planning application against all the appropriate policies and guidance.

5.2 Ribble Valley Districtwide Local Plan (Adopted 1998)

Policy G1

5.2.1 Policy G1 states:

“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.”

5.2.2 In determining planning applications a number of criteria are set out in Policy G1 against which development proposals will be assessed. However in this case the principle of developing an office building providing approximately the same floor area has already been approved and the changes that are proposed in the current application in our opinion primarily require an assessment of criteria (a) and (e) and we will consider the amended proposal against these below:

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

5.2.3 We are firmly of the opinion that the level of development that is proposed is appropriate in terms of its size, intensity and nature. The approved scheme (Application Number 3/2010/0258) was for the erection of an office block with a total internal floor area of 578m² and the principle of a substantial office development has therefore already been accepted at the application site. The proposed office building will have a total internal floor area of 620m², thus creating a modest additional floor space of 42m² from the approved scheme, which arises from the construction of a single storey entrance at the rear of the property where it will have least visual impact. The entrance area will assist in the proper functioning of the building and will create an attractive and high quality entrance to what will be a very high quality rural business centre. Whilst there is a modest increase in total floor area the creation of a higher number of smaller offices results in more

circulation space and there is a slight reduction in usable office space as a result of the proposed amendments.

- 5.2.4 The proposed development has an increased eaves height of 680mm the eaves height will still only be 5.27m and the overall height of the building will be approximately 1.3m lower than the nearest dwelling on The Spinney. We would point out that the Council have approved many new build holiday cottages in the open countryside which are of two storey construction and in respect of schemes that we have been involved with they have had similar eaves heights to the proposed building and in some cases ridge heights of up to 8.2m. We therefore consider that given the fact that the application site is located on a brownfield site within a settlement that the modest increase in height should be looked upon favourably.

(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.

- 5.2.5 The application site is located next to a small development of modern houses at The Spinney and is identified as being within the village boundary as defined within the adopted local plan. As such, the proposed development will not appear as a building in isolation.
- 5.2.6 The Inspector in reaching his conclusions in respect of impact on the character and appearance of the area noted that although this part of the village was predominantly residential in character, "... a low-key employment use need not be incompatible with this setting".
- 5.2.7 The proposed office building will cover a slightly larger floor area than the approved scheme and will see the eaves height raised slightly. These changes have been incorporated in order to provide an entrance hall and to create a number of small office units at first floor level and this has necessitated the addition of a corridor space. The proposed scheme however will not significantly alter from the approved scheme and the proposed changes are considered necessary for the efficient use of the office building.
- 5.2.8 The proposed building will be constructed from natural stone with a blue slate roof. The windows and doors will be powder coated aluminium which are typical materials for a building of this nature. There will be the inclusion of some photovoltaic panels to the rear elevation of the proposed building for the on site generation of electricity and the heating will be provided by a biomass boiler. The proposed building has been carefully designed in order to use materials which are considered sympathetic and in-keeping with the character of the local area. .

Policy G4

5.2.9 Policy G4 deals with development within the village boundaries and states:

"Within the villages of:

<i>Barrow</i>	<i>Holden</i>	<i>Sabden</i>
<i>Bolton-by-Bowland</i>	<i>Hurst Green</i>	<i>Sawley</i>
<i>Copster Green</i>	<i>Langho</i>	<i>Slaidburn</i>
<i>Chatburn</i>	<i>Mellor</i>	<i>Tosside</i>
<i>Chipping</i>	<i>Newton</i>	<i>Waddington</i>
<i>Downham</i>	<i>Osbaldeston</i>	<i>West Bradford</i>
<i>Dunsop Bridge</i>	<i>Pendleton</i>	<i>Wiswell</i>
<i>Gisburn</i>	<i>Ribchester</i>	<i>Worston</i>
<i>Grindleton</i>	<i>Rimington</i>	

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."*

5.2.10 The policy states within criteria (d) that proposals which contribute to the solution of a particular local housing, social, community or employment problem will be granted planning permission within the village boundaries.

5.2.11 The principle of development has already been established in the recently approved scheme. The new office building will be of benefit to the local rural economy.

Policy ENV2

5.2.12 Policy ENV2 deals with development in areas immediately adjacent to the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and states:

"The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced. 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 compatibility with policies to

enhance the natural beauty of the adjacent Forest of Bowland AONB 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."

5.2.13 The principle of development has already been established in the approved scheme. This planning application merely proposes an office building with a slightly increased floor area in order to incorporate an entrance hall within the building and to create additional small units on the first floor it has been necessary to slightly increase the eaves height together with some small changes to the fenestration.

5.2.14 The most significant change to the approved building is the increase in height of the building and the main elevation that will be seen from the surrounding AONB will be the roadside elevation. Although the height of the building will increase slightly the fenestration will not alter much at all, what will happen is that the first floor windows which are currently between ankle and knee height will be lifted so that they are in a part of the building where the public would expect to see them between waist and head height and the building will have a more normal appearance as a consequence. An increase in eaves height of 620mm will not have any significant adverse impact on the AONB over and above the approved building. The fenestration changes will allow more natural light into the building reducing reliance on artificial light with obvious environmental benefits.

5.2.15 We have demonstrated that the proposed development complies with Policy G1 and are firmly of the opinion that the proposed office building will respect and protect the character of the surrounding area.

5.2.16 The policy above states that regard will be had to the economic and social well being of the area and as we have already detailed within this planning statement the proposed office building will provide a significant economic benefit to the local area, particularly to small local rural businesses which would be able to rent office accommodation.

5.3 Council's Core Strategy Regulation 22 Submission Draft

Key Statement DS1: Development Strategy

5.3.1. Key Statement DS1 deals with the Council's development strategy and identifies the Barrow Enterprise Site and Samlesbury Enterprise Zone as the main areas for employment but goes on to state that development that has recognised regeneration benefits including small scale development in the small settlements that are appropriate for consolidation and expansion or rounding off of a built up area will be looked upon favourably. The statement identifies that through the strategy identified in DS1 development opportunities will be created for economic, social and environmental wellbeing and developments for future generations. Employment development has already been

approved at the application site and the proposal to make amendments to the approved scheme will not result in any significant alteration in the level of office space provided but will merely create a more practical and viable scheme which will result in a more pleasant working environment with a reduced carbon footprint, as it incorporates significantly greater levels of green and renewable technology and it will not have any adverse or negative impact on the Council's development strategy, in fact it is entirely in accordance with it.

Key Statement DS2: Presumption In Favour Of Sustainable Development

- 5.3.2 Key Statement DS2 identifies that the Council will follow the positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework stating that it will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development and improve the economic, social and environmental conditions within the area. This current planning application has been submitted following consultation with the Council's Planning Department who have indicated that they are satisfied that the proposed amendments to the approved scheme can be made without adverse impact and that there are no material considerations which would prevent the application being approved.

Key Statement EN2: Landscape

- 5.3.3 Key Statement EN2 which deals with landscape makes clear that the landscape and character of the Forest of Bowland AONB will be protected and conserved and enhanced and that development should contribute to the conservation and natural beauty of the area. It also makes clear that development that contributes to the setting and character of the Forest of Bowland AONB will be protected and conserved wherever possible. In assessing applications the Council will expect the development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials and whilst the application site is not within the Forest of Bowland AONB it is close to it. However the proposed development reflects all of the criteria listed in that it is a traditionally constructed building finished with random stone and a natural blue slate roof and the proposed development reflects merely a change to an already approved scheme which will have minimal visual impact on the surrounding AONB. We consider that windows within a building at an appropriate level would be an improvement over the current arrangement which proposes windows to a first floor area which are between ankle and waist height which will look somewhat odd once constructed.

Key Statement EN3: Sustainable Development And Climate Change

- 5.3.4 Key Statement EN3 Sustainable Development and Climate Change states that all new development will be required to demonstrate how it would contribute towards reducing the Borough's carbon footprint. In this respect the proposed development will see the installation of a biomass boiler which will utilise miscanthus (elephant grass) as a fuel and incorporate a store for this within the building footprint. The building also incorporates photovoltaic cells for the generation of electricity and will incorporate high levels of insulation to the extent that it will exceed the current building regulations standards of energy efficiency. The drainage at the site will be as per the approved scheme with no changes to the extent of surface water generated by the proposed development over and above that of the approved development.

Key Statement EC1: Business and Employment Development

- 5.3.5 Key Statement EC1 states that in considering the development of land for economic development and determining where this land will be located priority will be given to the use of appropriate Brownfield sites to deliver employment generating uses including a preference for the re-use of existing employment sites before alternatives are considered. Clearly this is the remainder of a Brownfield site, formerly having been part of a mill and therefore its redevelopment for economic purposes is supported by Key Statement EC1. The policy goes on to state that developments that contribute to farm diversification, strengthening of the wider rural village economies, or promote town centre vitality and viability will be supported in principle. This development clearly supports the wider rural and village economy by providing employment opportunities within the village of Grindleton.

Policy DMG1: General Considerations

- 5.3.6 Policy DMG1 General Considerations set out a whole schedule of criteria against which development proposals within the Borough will be accessed and we will consider each of these criteria in some detail below.

• Be Of A High Standard Of Building Design Which Considers The 8 Building In Context Principles (From The Cabi/English Heritage Building On Context Toolkit

- 5.3.7 The proposed development is considered to be of a high standard of building design, being constructed from traditional local materials, random stone and blue slate, utilising appropriate soft landscaping that has already been approved as part of the discharge of conditions from an earlier scheme, the development represents a slight modification of

an already approved scheme with a slight increase in the height of the building which will improve the usability of the space.

- *Be Sympathetic To Existing And Proposed Land Uses In Terms Of Its Size, Intensity And Nature As Well As Scale, Massing, Style, Features And Building Materials.*

5.3.8 The development is sympathetic to the existing and proposed land uses in terms of its size, intensity and nature, as well as scale, massing, style, features and building materials. The development is located on a Brownfield site in relative close proximity to a number of residential properties which have been developed on the former mill site; the adjoining properties are constructed of natural stone with concrete stone effect roof tiles. The new development proposed by this application will be built of random stone with a blue slate roof. A building of similar proportions, with the exception of height, which has been slightly increased, has been approved on the site already and even with the slight increase of height that is proposed by this planning application the proposed building will be over 1m lower than the height of the nearest residential properties.

- *Consider The Potential Traffic And Car Parking Implications.*

5.3.9 The proposed development will not see any increase in traffic as the usable office space is not increased but is slightly decreased as a consequence of the revised internal configuration of the office units.

- *Ensure Safe Access Can Be Provided Which Is Suitable To Accommodate The Scale And Type Of Traffic Likely To Be Generated.*

5.3.10 A safe access can be provided and this has been established by existing consent.

- *Consider Adequate Day Lighting And Privacy Distances.*

5.3.11 The building properly takes into account daylight and privacy distances.

- *Consider The Environmental Implications Such As Sssis, County Heritage Sites, Local Nature Reserves, Biodiversity Action Plan (Bap) Habitats And Species, Special Areas Of Conservation And Special Protected Areas, Protected Species, Green Corridors And Other Sites Of Nature Conservation.*

5.3.12 The building is located in close proximity to the River Ribble but the proposed development will not have any further impact on the River over and above the approved scheme.

- *Consider The Protection And Enhancement Of Public Rights Of Way And Access.*

5.3.13 There are no public rights of way and access that are impacted upon by this development.

- *All Development Must Protect And Enhance Heritage Assets And Their Settings.*

5.3.14 There are no heritage assets in the immediate vicinity of the proposed development.

- *With Regards To Possible Effects Upon The Natural Environment, The Council Propose That The Principles Of The Mitigation Hierarchy Be Followed. This Gives Sequential Preference To The Following: 1) Enhance The Environment 2) Avoid The Impact 3) Minimise The Impact 4) Restore The Damage 5) Compensate For The Damage 6) Offset The Damage.*

5.3.15 This is development on a Brownfield site and the development proposed restores a damaged site and complies with this requirement.

- *All New Development Proposals Will Be Required To Take Into Account The Risks Arising From Former Coal Mining And, Where Necessary, Incorporate Suitable Mitigation Measures To Address Them.*

5.3.16 There are no mining issues on the site.

- *Achieve Efficient Land Use And The Re Use And Remediation Of Previously Developed Sites Where Possible.*

5.3.17 This application makes efficient use of land, re-uses and remediates a previously developed site and establishes a valuable rural business centre.

- *Have Regard To Public Safety And Secured By Design Principles.*

5.3.18 There are no adverse effects with regard to public safety as a consequence of the development.

- *Consider The Density, Layout And Relationship Between Buildings, Which Is Of Major Importance. Particular Emphasis Will Be Placed On Visual Appearance And The Relationship To Surroundings, Including Impact On Landscape Character, As Well As The Effects Of Development On Existing Amenities.*

5.3.19 The density layout in relationship between buildings is not significantly altered by this proposal. There is a small increase in footprint to create a single storey entrance area; other than this, in terms of density layout in relationship between buildings there is little difference between this and the approved scheme.

- *Not Adversely Affect The Amenities Of The Surrounding Area.*
- 5.3.20 The development will not have an adverse effect on the amenities of the surrounding area.
- *Not Prejudice Future Development Which Would Provide Significant Environmental And Amenity Improvements.*
- 5.3.21 There will be no prejudiced future development which would provide significant environmental and amenity improvements.
- *Not Result In The Net Loss Of Important Open Space, Including Public And Private Playing Fields Without A Robust Assessment That The Sites Are Surplus To Need.*
- 5.3.22 There will be no loss of open space as a consequence of this development.
- *Use Sustainable Construction Techniques Where Possible And Provide Evidence That Energy Efficiency Has Been Incorporated Into Schemes Where Possible.*
- 5.3.23 The development incorporates sustainable construction techniques and will exceed current building regulation standards.
- *Consider Air Quality And Mitigate Adverse Impacts Where Possible.*
- 5.3.24 There will be no adverse impact on air quality.
- *The Code For Sustainable Homes And Lifetime Homes Should Be Incorporated Into Schemes.*
- 5.3.25 This is a commercial development and not domestic, therefore this requirement is not relevant.
- *Have Regard To The Availability To Key Infrastructure With Capacity. Where Key Infrastructure With Capacity Is Not Available It May Be Necessary To Phase Development To Allow Infrastructure Enhancements To Take Place.*
- 5.3.26 There is sufficient infrastructure to allow the development to proceed.
- *Consider The Potential Impact On Social Infrastructure Provision.*
- 5.3.27 There is no adverse impact on social infrastructure provision.

Policy DMG2: Strategic Considerations

5.3.28 Policy DMG2 deals with the strategic considerations and states:

Development Should Be In Accordance With The Core Strategy Development Strategy And Should Support The Spatial Vision.

- Development Proposals In Defined Settlements Should Consolidate, Expand Or Round-Off Development So That It Is Closely Related To The Main Built Up Areas, Ensuring This Is Appropriate To The Scale Of, And In Keeping With, The Existing Settlement.*

5.3.29 Clearly this proposal is for development that is in accordance with the Core Development Strategy and is development located within an existing settlement that constitutes rounding off and consolidation development and is therefore considered to be appropriate.

Policy DMG3: Transport And Mobility

5.3.30 Policy DMG3 deals with transport and mobility and highlights the importance of the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development. In this regard a development of similar floor area has been approved and therefore the principle of the site for the proposed development has already been accepted and the changes that are now sought do not increase the level of requirement for transport and mobility and therefore we must conclude that the development is acceptable in terms of Policy DMG3.

Policy DME1: Protecting Trees and Woodlands

5.3.31 Policy DME1 Protecting Trees and Woodlands: Whilst this is relevant, again the proposal put forward in this application does not materially alter any impact that the approved development would have on trees and woodland and therefore nothing contained within this policy should negatively effect the determination of this planning application.

Policy DME5: Renewable Energy

5.3.32 Policy DME5 deals with renewable energy and we can report that the proposed development will see significantly in excess of 10% of the predicted energy requirement being provided from renewable or low carbon sources as a consequence of the installation of a Biomass boiler for heating provision and photovoltaic cells contributing to electricity consumption.

Policy DME6: Water Management

- 5.3.33 Policy DME6 states that development will not be allowed where the proposal would be at an unacceptable risk of flooding or exacerbates flooding elsewhere. The development at this site has been established for some time and was the subject of detailed flood risk assessments in respect of previous applications for development on this site. The proposed development does not materially affect the likelihood of flooding arising from the development and therefore the development conforms to the criteria of Policy DME6.

Policy DMB1: Supporting Business Growth And The Local Economy

- 5.3.34 Policy DMB1 deals with policy supporting business growth on the local economy and states that proposals that are intended to support business growth on the local economy will be supported in principle, development proposals will be determined in an accord with the Core Strategy and detailed policies of the LDF, as appropriate. We have already demonstrated that the proposed development does accord with the relevant Core Strategy policies.

5.4 National Planning Policy Framework (NPPF)

- 5.4.1 The National Planning Policy Framework was adopted in March 2012. Its adoption means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.
- 5.4.2 The main thrust of the document is that development which is considered sustainable should go ahead, without delay and that there should be a presumption in favour of sustainable development and that planning should be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 5.4.3 The NPPF encourages building a strong, competitive economy and paragraph 1 states that *"The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future."* It continues to state that *"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."* The proposed development will support economic growth in an area

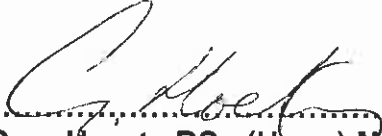
where there is currently no provision for this type of building. The NPPF continues to state that *"To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century."*

- 5.4.4 The principle of development has already been established in the approved scheme and we consider that the National Planning Policy Framework fully supports the approval of the proposed development.

6. SUMMARY AND CONCLUSIONS

- 6.1 This planning application proposes the construction of a two storey commercial office building on land at The Spinney, Grindleton, Clitheroe, BB7 4QE. There have been a number of previous planning applications at the application site for the erection of an office block, the most recent of which was approved on 18 June 2010. Clearly, the principle of development of the land for an office block at the application site is considered acceptable.
- 6.2 The applicants own business will occupy part of the proposed office building and will provide additional office accommodation within the building which can be rented out to local businesses, thus helping to support the local economy.
- 6.3 The approved office building at the application site (Application Number 3/2010/0258) has a total internal floor area of 578m². The new application which is the subject of this planning statement will have a total internal floor area of 620m², thus creating a modest increase in internal floor area of 42m². This slight increase in floor area is due to the inclusion of an entrance hall within the proposed office building and the creation of additional small units to the first floor area has generated a necessity for additional corridor space.
- 6.4 The eaves height for the proposed office building has been slightly increased from that in the approved scheme enabling sufficient space at first floor level for a number of additional small units. This will therefore result in a different layout to that in the approved scheme. The Council has approved building of a similar and greater height to that proposed in this application for holiday cottage use in open countryside locations.
- 6.5 The proposed office building will ultimately provide a high quality, fully serviced office space with the possibility of offering secretarial services to local companies who may rent the office accommodation that will be on offer. This will ultimately provide a significant boost for the local rural economy. We consider this to be a sustainable form of development enabling local people to walk, cycle or catch the bus to work.

- 6.6 We have provided a reasoned justification within this planning statement explaining how the proposed development conforms to the relevant saved and emerging local plan policies. Recently adopted national planning guidance in the form of the National Planning Policy Framework (NPPF) encourages sustainable development and that which will build a strong, competitive economy. Planning authorities should encourage sustainable growth and respond to the need to support economic growth through the planning system.
- 6.7 Pre application discussions have taken place with the planning department which have resulted in positive feedback in respect of the changes proposed by this application and we therefore hope that the Council is able to support this planning application.

Signed..........Date 21.11.2012
Gary Hoerty BSc (Hons) MRICS FAAV