



RIBBLE VALLEY BOROUGH COUNCIL

For office use only

Application No: 320121099P

Date received: 6.12.12

Fee paid £1155.00 Receipt No: 7267

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

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Form 1: Applicant Name, Address and Contact Details. Fields include Title (Mr), First name (J), Surname (Gornall), Company name, Street address (1 SWINGLEHURST COTTAGE, GARSTANG ROAD, CHIPPING, PRESTON), Telephone number, Mobile number, Fax number, Email address, and Postcode (PR3 2QW).

2. Agent Name, Address and Contact Details

Form 2: Agent Name, Address and Contact Details. Fields include Title (Mrs), First Name (Julia), Surname (Pye), Company name (J Pye Planning), Street address (Hill Crest Farm, Startifants Lane, Chipping, Preston), Telephone number (07803557019), Mobile number, Fax number, Email address (juliapye1@hotmail.com), and Postcode (PR3 2NP).

3. Description of the Proposal

Form 3: Description of the Proposal. Text: 'Change of use of domestic garaging to one 1 bed holiday let and erection of single storey structure to form one 2 bed holiday and one 1 bed holiday let to form a total of 3 holiday lets.' Question: 'Has the building, work or change of use already started?' Answer: No.

4. Site Address Details

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

House:		Suffix:	
House name:	Swinglehurst Cottages		
Street address:	Garstang Road		
	Chipping		
Town/City:	Preston S.M.P.		
County:			
Postcode:	PR3 2QW		

Description:

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GARAGE ADJECENT TO 1 SWINGLEHURST
COTTAGE,
GARSTANG ROAD,
CHIPPING
PRESTON.
PR3-2QW.

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

Easting:	362131
Northing:	443067

5. 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):

Officer name:

Title: Ms First name: Diane Surname: Cafferty

Reference: PV/2012/ENQ/00105

Date (DD/MM/YYYY): 29/10/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Based on the information submitted with the enquiry the principal of 3 holiday lets on the site indicated would be acceptable as I feel the impact on the ANOB could be minimised through a well designed scheme using acceptable materials as proposed.

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

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Waste and recycling will go in council bins in line with Ribbles Valley Borough Council policy.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you? Yes No

9. Materials

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

Walls - description:

Description of existing materials and finishes:

Existing Domestic garage constructed from block and render.

Description of proposed materials and finishes:

Proposed new holiday lets to be constructed of natural random sandstone and the existing domestic garage to be clad.

9. (Materials continued)

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Roof - description:Description of *existing* materials and finishes:

Existing domestic garage in spanish slate.

Description of *proposed* materials and finishes:

Proposed new holiday lets to be in natural reclaimed slates. Roof to garage as per existing.

Windows - description:Description of *existing* materials and finishes:

Existing steel garage door.

Description of *proposed* materials and finishes:

The proposed new holiday lets to have UPVC wood effect double glazed units and the existing garage door to be replaced with UPVC wood effect double glazed units.

Doors - description:Description of *existing* materials and finishes:

Existing domestic garage has steel garage door.

Description of *proposed* materials and finishes:

New proposed holiday lets to have UPVC wood effect double glazed doors and the garage door replaced with UPVC wood effect double glazed doors.

Boundary treatments - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Tarmac finish

Description of *proposed* materials and finishes:

Proposed as existing.

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

N/A

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

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

Location Map.
Ground and Elevation Plans.
Design and Access statement.**10. Vehicle Parking**

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

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

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

12. Assessment of Flood Risk

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

Yes No

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Domestic garaging and land ancillary to caravan site.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

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

Land which is known to be contaminated? Yes No

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

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

15. Trees and Hedges

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

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

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

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

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18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General Industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	40.2	40.2	224.2	184.0
Total	40.2	40.2	224.2	184.0

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

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	1	0
Proposed employees	3	0	0

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

224.18

22. Industrial or Commercial Processes and Machinery

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

N/a

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

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

Yes No

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

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

Title: First name: Surname:

Person role: Declaration date: Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

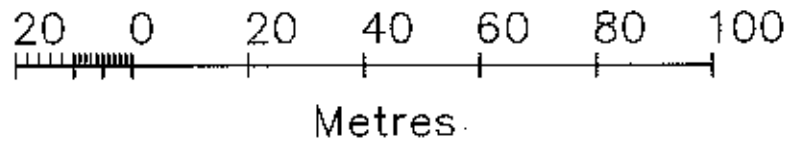
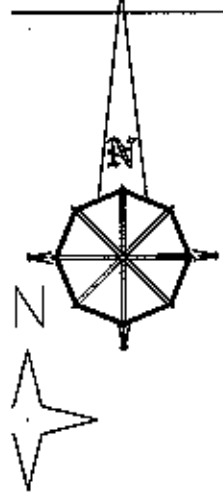
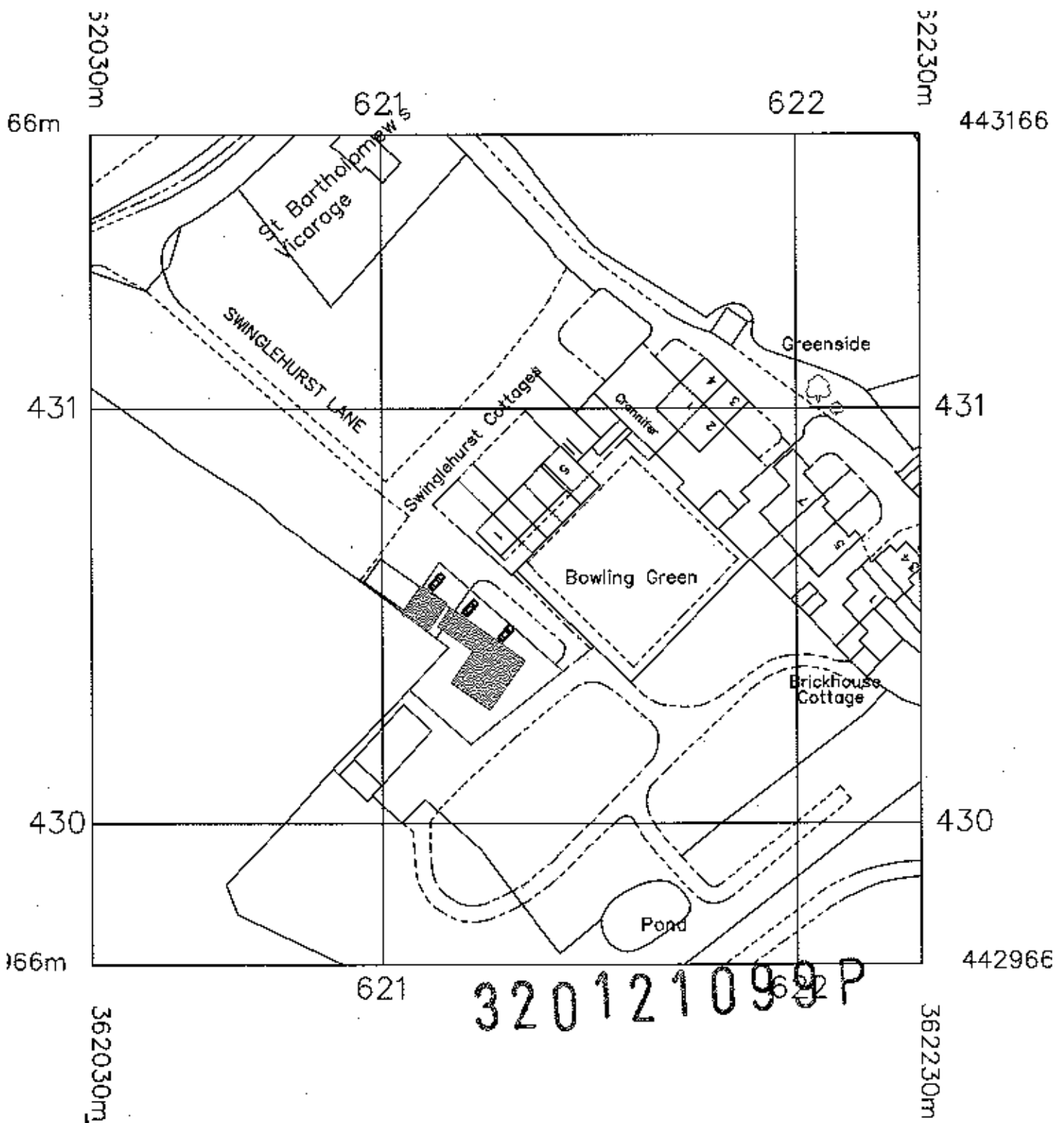
Title: First Name: Surname:

Person role: Declaration date: Declaration Made

26. Declaration

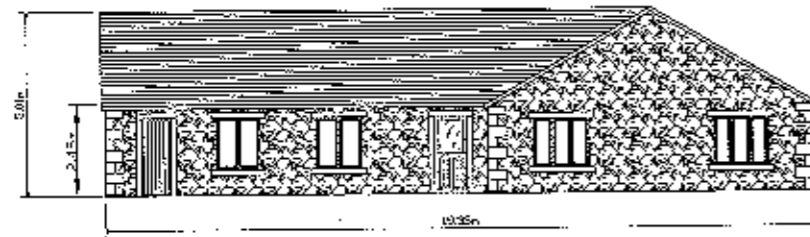
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date

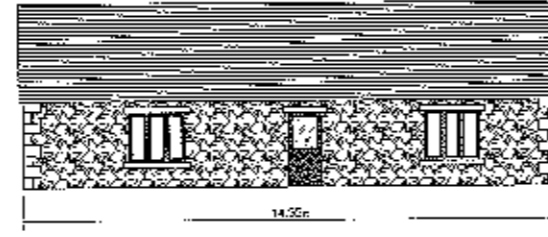


Scale 1:1250

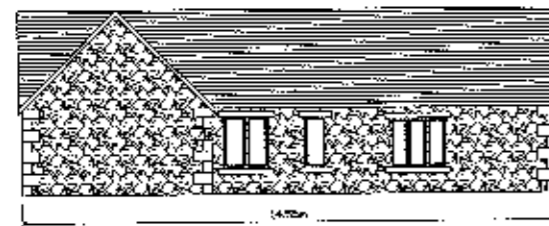
Materials - Roof Natural Recalimed Slates
 Walls Natural Random Sandstone
 Windows and Doors Wooden Double Glazed Units



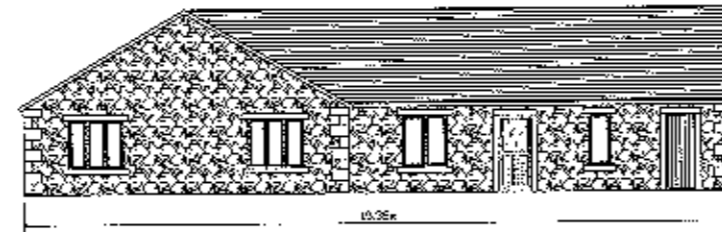
Proposed South Elevation



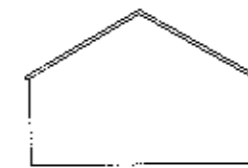
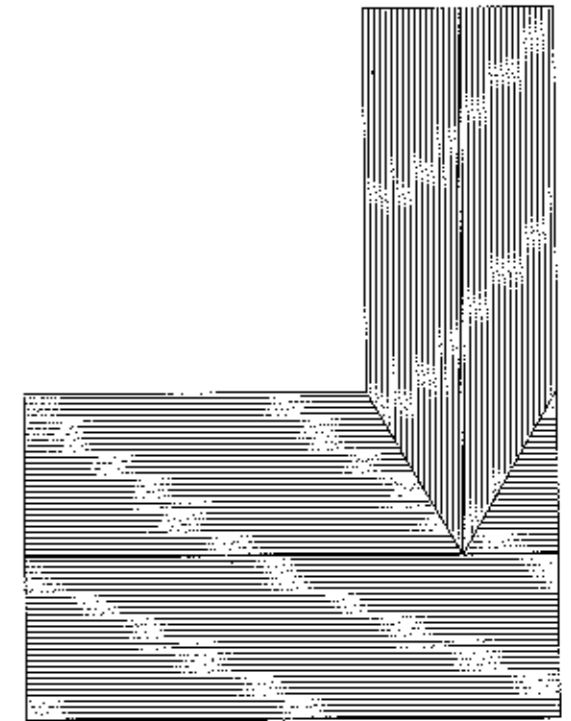
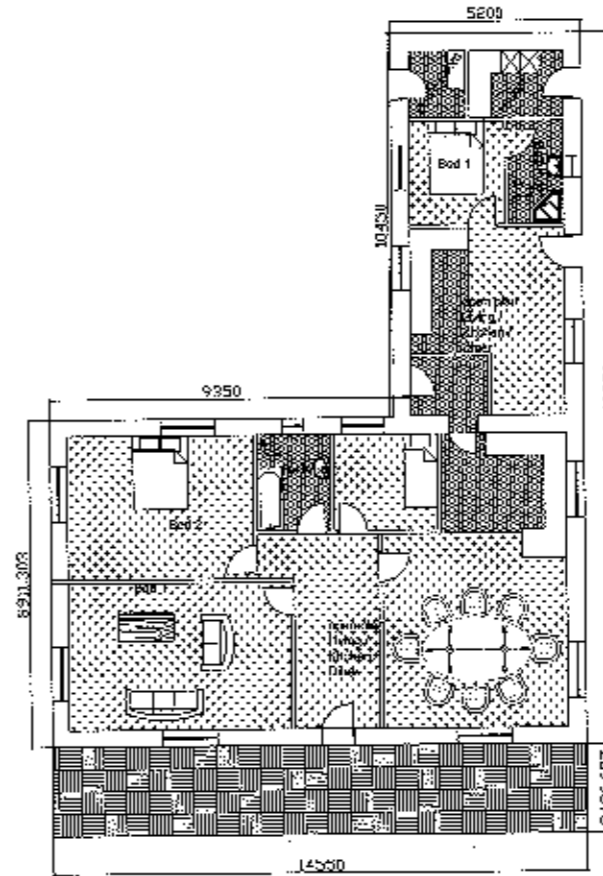
Proposed East Elevation



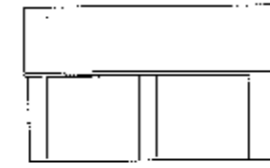
Proposed West Elevation



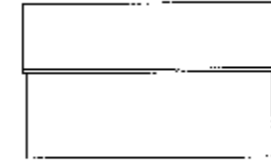
Proposed North Elevation



Existing West Elevation



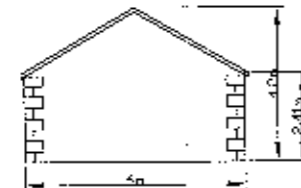
Existing North Elevation



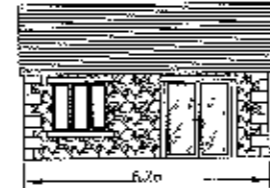
Existing South Elevation



Existing East Elevation



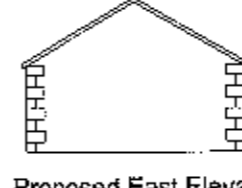
Proposed West Elevation



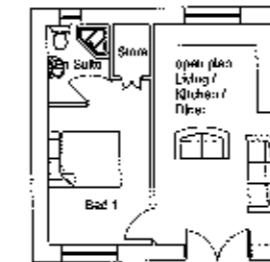
Proposed North Elevation



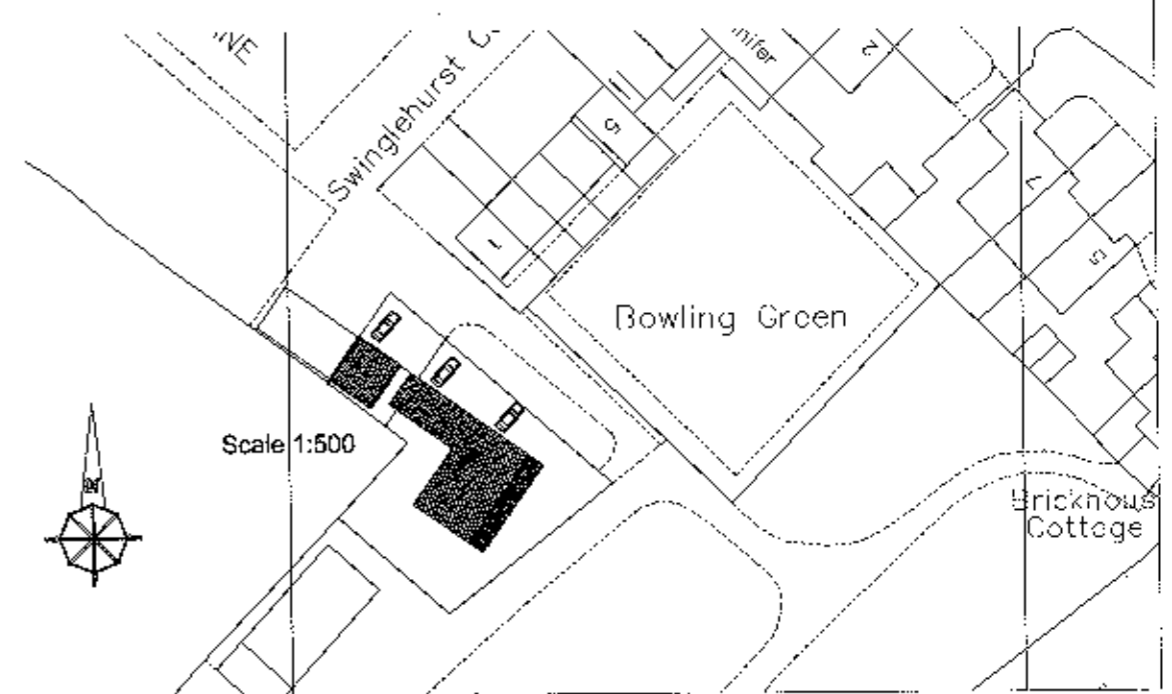
Proposed South Elevation



Proposed East Elevation



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Julia Pye
 Hill Crest Park, Northampton, Lancashire
 01995 636781 07895327019
 www.juliapye.co.uk

Client's Details:
 Mr & Mrs T Eustell

Project Details:
 Proposed Holiday Lets

Project Address:
 Erickhouse, Gospen Park
 Swinglehurst Lane
 Clipping
 PR3

Drawing No.	Date	Scale	Drawn By
JR/VI G/2415	Sept 12	1:100	Julia Pye

SCALE 3/4 METRES 1000
 0 1 2 3 4 5 10 15 20

Plot Sheet @ A1 1:100



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**Design, Access &
Planning Statement**

**Land at Adjacent Brick House Caravan Site, Swinglehurst
Lane, Chipping, PR3 2QW**

On behalf of

Mr & Mrs T Gomall, 1 Swinglehurst Cottages, Swinglehurst Lane,
Chipping, PR3 2QW

Hill Crest Farm, Startifants Lane, Chipping, Preston PR3 2NP

Telephone 07803 557 019
Email jpyeplanning@gmail.com

Introduction

This Statement supports a planning application for the proposed change of use of a domestic single garage and the erection of two single storey holiday lets, to be run in conjunction with the applicants successful touring caravan site (34 pitches). The applicants have been looking into ways to diversify their very successful business and the siting of permanent holiday lets on the site will enhance their existing business. Paragraph 28 of the National Planning Policy Framework (NPPF) states that the sustainable growth and expansion of businesses and enterprise in rural areas should be supported, and the development and diversification of agricultural and other land-based rural businesses promoted. Paragraph 17 also states that in making decision on planning applications, Local Planning Authorities should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it. While the Countryside is therefore a primary consideration, supporting local communities and enterprises is also key.

Site Context

The application site is to the West of Chipping Village outside of the main village settlement. However it has historically been used as a caravan site and bowling green for a number of years more recently affordable dwellings have also been constructed on the site giving the site a mixed and diverse use. The application site is therefore subject to Policies ENV1 and G5 of the Ribble Valley Local Plan. These policies state that within the AONB the landscape and character of the Forest Of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of the development will also be important factors in deciding applications. This AONB status of the site means that opportunities for development are restrictive and development needs to contribute to the conservation of the natural beauty of the area.

Policy G5 states that outside the main settlement and village boundaries planning consent will only be granted for small scale developments which are essential to the local economy, developed for local housing needs or are for other small scale uses appropriate to a rural area which conform to the policies of the plan.

It should be noted that the caravan park has been operating successfully and that the erection of two holiday lets and the conversion of the applicants garage to a further holiday let are aimed and continuing to contribute to the success of the existing business

Design and Appearance

The proposed holiday lets will be constructed from traditional materials for dwellings and other buildings within Chipping. They will be constructed from Sandstone with stone quoins, with a slate roof to ensure that they enhance the AONB. The proposed conversion of the garage will also mean that this holiday let will benefit from being stone faced to ensure that it is in keeping with the development.

The design although in keeping is also simplistic as to not detract from the existing dwellings adjacent the application site. The development will use simple rooflines and be a simple single storey layout which will seek to enhance the AONB rather than detract with a modern and fussy structure.

The window and doors will be constructed from a wood effect UPVC which will require minimal maintenance but will have the appearance of a traditional material.

Layout

The holiday let to be converted is situated within a group of other detached garages to the west of Swinglehurst Lane, in close proximity to Swinglehurst Cottages. The new build holiday lets and associated laundry room / boiler room will be sited on a parcel of land south of the garage complex but not so far away that it will be detached from the built environment already in existence on the site. This area has been used as curtilage for the caravan site and has been maintained accordingly. The layout of the holiday lets and surrounding buildings can clearly be seen on the accompanying location map.

Landscaping

The main elements of landscaping include a decking area to the south of the proposed holiday lets. The site already benefits from adequate access and hardstanding which will provide ample parking.

Access

The existing access will remain from Swinglehurst Road.

Ribble Valley Borough Council Policy Context

Ribble Valley Borough Council Local Plan was adopted in 1998 and is currently under review, and the following saved policies saved in 2007 are considered relevant to the site and the development proposal. In addition to the policies mentioned above Policy RT1 of the District wide local Plan should be taken into considerations

RT1 states that the Borough Council will approve development proposals that extend the range of tourism and visitor facilities in the borough subject the the following criteria

- The proposals must not conflict with other policies of this plan
- The proposals must be physically well related to an existing main settlement or village or to an existing group of buildings
- The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, materials or design
- The proposals should be well related to the existing highway network. It should not generate additional traffic movement of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network
- The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

In the AONB, the following also apply

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

As detailed above the proposal does not conflict with other policies relevant to the applicaton site. As the application site is just outside of the village settlement and in close walking proximity to Chipping Village it can be demonstrated that it is well related to the main settlement and the facilities Chipping has to offer, such as village shop, public houses and village hall are all well within walking distance of the application site. It is also well related to other buildings on Swinglehurst Lane.

As detailed above the design of the holiday lets has been done, as not to detract or undermine the existing properties and is as simplistic as possible. They are also single storey and therefore the mass and bulk of the proposal is far less than other buildings surrounding the application site.

The access to the site is from Swinglehurst Lane, which is off Garstang Road Chipping therefore it is adjacent the existing highway network, with a bus stop in Chipping close to the application site for visitors to access other parts of the borough by public transport if required. The access to the site is also more than adequate to accommodate a modest increase in transport and due to the existing caravan site, the traffic increase will be minimal. There is adequate parking for guests with one parking space per unit proposed however more room is available for parking without causing any obstructions to the near by dwellings or caravan site.

As stated above the design of the proposals has been carefully considered and it is felt that the design and materials of the development are in keeping with the AONB, and as also stated previously the development is not isolated, therefore it complies with this policy.

Summary

In considering this proposal against the guidance contained within the NPPF and that of the Ribble Valley Local Plan Adopted in 1998 saved in 2007 planning permission should therefore be granted for the creation of this holiday let scheme as there are no adverse impacts of doing so that would so significantly and demonstrably outweigh the benefits of the creation of this development which will enhance the existing tourism use on site. The proposal seeks to blend into the AONB without causing and detriment to the amenity or beauty of the area. Due to the location of the site, the scheme is considered an entirely sustainable development, and is therefore in accordance with the current and relevant local and national planning policies.