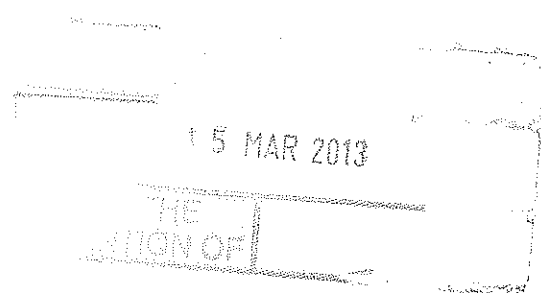


Director of Community Services
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Your ref CONICE3/2013/0103
Our ref CPG/EST/INB/PA/3/10/8594-JCET
Date: 13 March 2013

Dear Mr Thorpe

APPLICATION NUMBER: 3/2013/0103
PARK STYLE, LEAGRAM, CHIPPING PR3 2QT
GRID REFERENCE: 631353



I refer to your consultation letter concerning the above planning application and have the following comments to make:

Introduction

A planning application has been submitted by Mr G Lowe for the retention of a first floor living area for the purpose of providing a live-work unit for one of his employees. I have not undertaken an inspection of the application site nor contacted the applicant or his agent in view of the fact I inspected the application properly recently when Property Group were consulted upon application number 3/2012/0817 and reported on this application by letter dated 7 November 2012. It was evident from the supporting information that there has not been any changes to the applicant's agricultural and game keeping operations since. My comments in respect of this application are based upon the information by Judith Douglas dated December 2012.

Purpose of the Application

This is a retrospective application to retain a first floor living area completed approximately 12 months ago. This living space has been occupied by an employee of the applicant whose duties are associated with game keeping on a 2600 acre Game shoot of which the applicant is a syndicate member. In addition the employee assists with the agricultural operations undertaken at Higher Lickhurst Farm a 200 acre agricultural unit also owned by the applicant and which the buildings at Park Style form part of.

Continued ...

I N Bower
Estates Surveyor
Property Group, PO Box 26 •
County Hall • Preston • PR1 8RE

In addition to the first floor living area the ground floor of the building comprises of 5 rooms and the identified uses comprises: kenneling for the applicant's working dogs, small equipment and feed storage in particular related to the applicant's game keeping operations.

The application building is a traditional stone built former farm dwelling. The ground floor rooms are of the original design and the inherent features remain.

Assessment of the Application

It is evident that the circumstances referred to in the supporting information relating to the occupation and use of the application building has not changed from those put forward at the time when application number 2012/0817 was submitted by the applicant. I note though that the evaluation of the use having regard to whether this is in accordance with Planning Policy also includes reference to Paragraph 21 of NPPF which refers to development involving "integration of residential and commercial uses within the same unit" which the supporting information identifies as relating to live/work units. I note there is no direct reference in the Borough Council's local Plan to live/work units.

Whilst reference is made in the supporting information to there being an "essential need" (in accordance with paragraph 55 of NPPF) for the occupant to live on the unit I do not agree that there is an operational justification in this respect and refer to my Assessment when I reported upon the earlier application.

The applicant is able to employ workers to undertake the day to day manual work requirements associated with the management of the farm and game keeping operations as identified by reference to a farm manager and head gamekeeper as employees of the applicant. It is stated that the occupier of the application building is an employee of the applicant whose employment is engaged in these two operations. As the application building forms part of a complex of buildings as well as being well related to all the applicant's operations I envisage that it does provide a useful storage use as referred to in spite of the fact that its internal layout is that of its original design as such I feel creates limitation of use due to restricted access, low height and poor natural light.

As the building appears to be currently providing a live/work facility I do not foresee that this use should need to change. I feel though I should make the point that owing to the building's design and situation within the applicant's unit that this use would only be appropriate to the applicant's operations and not a wider use. In view of this if you are minded to approve this application you may feel a condition to tie the use to the applicant's farm would be appropriate.

I would be obliged to receive a copy of your Decision Notice in due course.

Yours sincerely



Estates Surveyor
On behalf of the Assistant Director of Property