



RIBBLE VALLEY
BOROUGH COUNCIL

13 JAN 2013

For office use only

Application No:

Date received

Fee paid £

Receipt No:

320130108P

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	James	Surname:	Warburton	
Company name:	Emporia Leisure Ltd					
Street address:	The Emporium			Country Code	National Number	Extension Number
	Moor Lane			Telephone number:		
Town/City:	Clitheroe			Mobile number:		
County:				Fax number:		
Country:				Email address:		
Postcode:	BB7 1DS					
Are you an agent acting on behalf of the applicant?						
☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

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

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Formation of car park for use by Hotel guests

Has the development or work(s) already started?

☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

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. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☐ Yes ☒ No

Will there be works to the exterior of the building?

☐ Yes ☒ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

See all application plans / drawings and supporting statements

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. 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	0	59	59
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			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Boundary treatments - add description

Description of *existing* materials and finishes:

Natural stone

Description of *proposed* materials and finishes:

Natural stone

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Tarmac

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

See all application plans / drawings and supporting statements

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

N/A

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

Vacant tennis court and unmaintained land

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Tennis court and grassed area

When did this use end (if known) (DD/MM/YYYY)?

31/12/1999

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

19. 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 design, demolition and construction - Recommendations'.

20. Trade Effluent

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

21. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

23. Employment

If known, please complete the following information regarding employees:

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

24. Hours of Opening

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

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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25. Site Area

What is the site area?

00.25

hectares

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26. 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**27. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**28. 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**29. Certificates (Certificate A)**

Certificate Of Ownership - Certificate A
Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Mr First name: Mike Surname: Gee

Person role: Agent

Declaration date: 23/01/2013

☒ Declaration made**29. 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: Mr First Name: Mike Surname: Gee

Person role: Agent

Declaration date: 23/01/2013

☒ Declaration Made**30. Declaration**

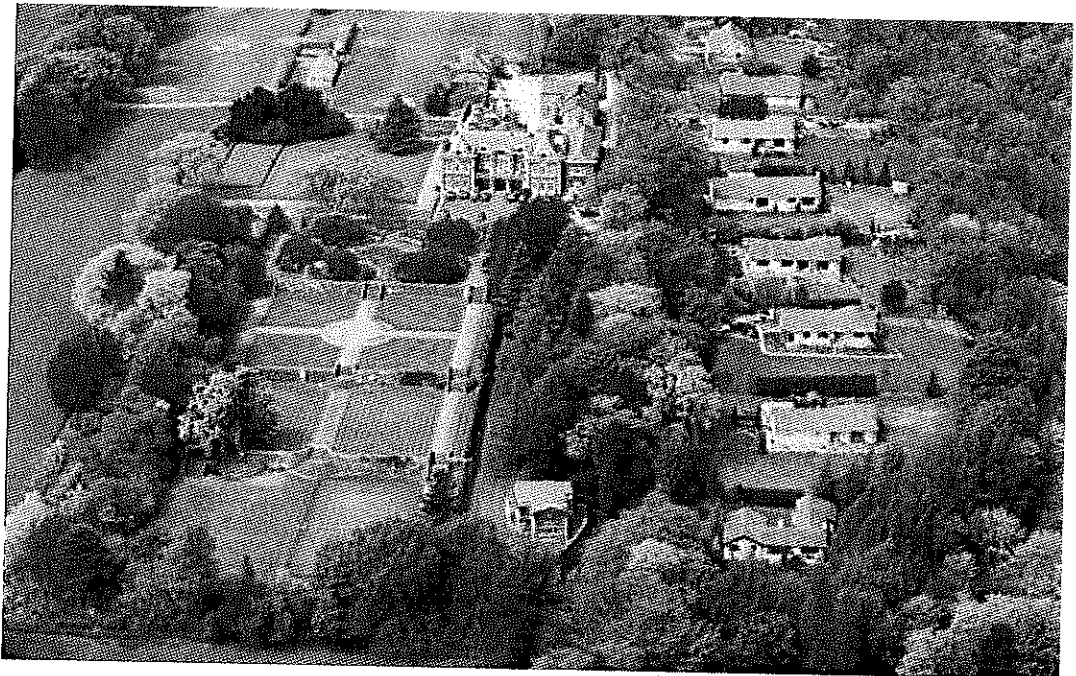
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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

☒ Date 23/01/2013

320130108P

Eaves Hall West Bradford, Lancashire

Proposed Car Park



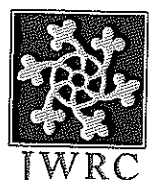
Heritage Statement

January 2013

JWRC
Chartered Building Surveyors & Historic Building Consultants
23 West Street
Morecambe
Lancashire LA3 1RB

01524 833371

enquiries@jwrc.co.uk



1.0 Introduction

1.1 The Report

This Heritage Statement has been commissioned by Stanton Andrews Architects on behalf of Emporia Leisure Ltd. It has been prepared by Jonathan Ratter BA MA DipSurv IHBC MRICS following site visits in November 2011 and November and December 2012. Much of the information on the history of the Hall is based on 'A History of Eaves Hall and Those Who Lived There' by Donald Heseltine, privately published for the Civil Service Motoring Association circa 2000.

1.2 Statutory Protection

Eaves Hall was first Listed Grade II in 1954. This is surprising because at that time post-1914 buildings were not considered for listing and the Hall was largely rebuilt in 1920-22 with little remaining of the previous Hall, which only dated from 1867-71. By the time of the Accelerated Re-Survey in the 1980s some inter-war buildings of high quality were being Listed, and the house retained its protection. None of the curtilage buildings, walls or other structures are separately itemised, as they would be if they were considered to be of listable quality in their own right. The gardens are not included in the Register of Historic Parks and Gardens of Special Historic Interest in England.

2.0 Historical Background

2.1 John Burton and the first Eaves Hall

1866 John Burton was given a farm and land at Town Head near West Bradford by his father, James, who had been born in 1784 and became a partner in a successful calico printing business in Clitheroe. In 1827 James had moved to Tyldesley near Manchester where by the middle of the 19th century the firm of James Burton and Sons was operating several cotton spinning mills. Shortly after being given Town Head, John bought the adjacent Eaves House and Drake House lands and created the Eaves Hall estate of several farms and 275 acres of land. The name was taken from an earlier house that lay nearly half a mile to the north-west. The shortage of suitable established landed properties in Lancashire in the 19th century meant that it was common for men who had made their money in industry to establish a county estate by buying farms as they became available to buy.

Between 1867 and 1871 a new Eaves Hall was built on the site of the house at Town Head. It was a substantial sandstone house of two and a half storeys with some Tudorbeathan details. The symmetrical main front faced south and had gables to each side with bay windows, and a recessed centre with dormers. A garden front faced west.

John Burton died in 1879. After the estate failed to sell at auction it was bought by his younger brother Edward, who lived at Eaves Hall until his death in 1898. Comparison of the 1886 and 1912 Ordnance Survey maps suggests that he was responsible for extending the west wing, adding a pheasantry to the south of the house and for some changes to the kitchen garden and outbuildings to the rear. After Edward's death in 1898 the estate remained in the Burton family, although it was let to tenants for periods.

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2.2 Arthur Burton and the Rebuilt Eaves Hall

In 1918 Arthur Burton moved in as a tenant and in 1920 bought the freehold from the trustees of Edward Burton's estate. He had begun work on creating the garden to the south of the Hall in 1919, and after completing the purchase began transforming the house into the red brick mansion that exists today. He spent over £200,000 on the work, a vast sum of money at a time when a three-bedroomed house could be bought for less than a thousand pounds. In September 1922 he moved into the house with his wife Evelyn, but within two weeks she died unexpectedly aged 40. In 1924 he re-married Millie Edgecombe from Beckenham in Kent. At first they lived at Eaves Hall, but the recession in the cotton industry and Millie's family connections in the south made them decide in 1928 to put Eaves Hall up for sale. It proved difficult to sell and was eventually bought in 1931 for £4,000 by a speculator, and then by the Kay family, who put it up for sale again in 1938.

2.3 Use as Offices and Conversion to an Hotel

The house remained empty, but in 1941 was bought by Brooke Bond Limited for use as their northern offices, safe from the London bombing. After the War Brooke Bond retained ownership and opened the Eaves Hall Hotel, which they ran until 1961. It was then bought by the Civil Service Motoring Association for use as a private member's club and was operated by them until 2007, when it was bought by Richardson Hotels Ltd. In 2011 it was bought by the present owners and now operates as part of the James's Places group.

3.0 Construction of the Gardens, Driveway and Lodge

3.1 The Gardens

At the rear of the house the Victorian stables and some of the garden layout were retained (see Figures 5 & 6). At the front the setting of the Hall was radically altered, with the sandstone gatepiers at the upper entrance to Moor Lane being the only surviving earlier features, moved from their original position.

Work started in 1919 to create terraced gardens on four levels, separated by sandstone retaining walls. Because of the constraints of the site, with the lane running past the house on its east side, the main axis of the gardens was not aligned with anything in particular, but the eastern gravelled path was on the main axis of the house facade. On the west side a wild garden was created to provide shelter and screening. On the east side stone retaining walls and planting separated the gardens from the new drive. Figure 1 shows the view from the terrace in front of the house shortly after the completion of the gardens. At the upper level there was a Dutch garden with a central lilly pond or bathing pool. At the next level down there was a rose garden, with a smaller garden below. At the bottom level, hidden from view from the terrace, there was a tennis court and either a croquet lawn or a second tennis court.

3.2 The Lodge, Gatepiers and Driveway

A new driveway was constructed parallel with Moor Lane and separated from it by trees and planting. The rising ground, a slight double curve, and the hedges above the stone side walls of the terraces on the west side, meant that the front of the house was only gradually revealed, and the gardens were hidden until the terrace was reached.

A new lodge, bridge and entrance gates were built at the entrance to the driveway, of red brick and Portland stone in a classical style similar to that of the main house. The lodge (Figure 2) had particularly robust details, with freestanding columns to a loggia and with projecting cornices.

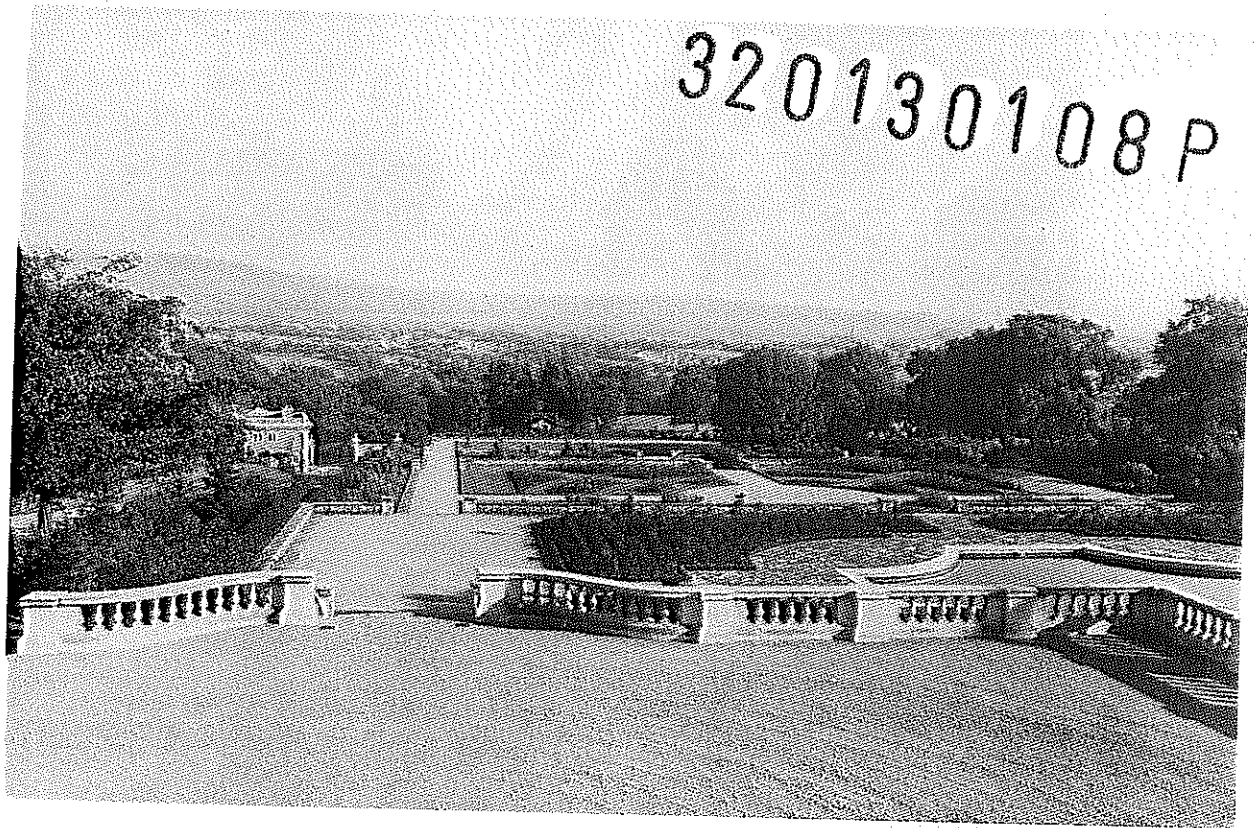


Figure 1. A view of the terrace in front of the Hall and the gardens. The photograph is undated and must have been taken shortly after completion of the works.

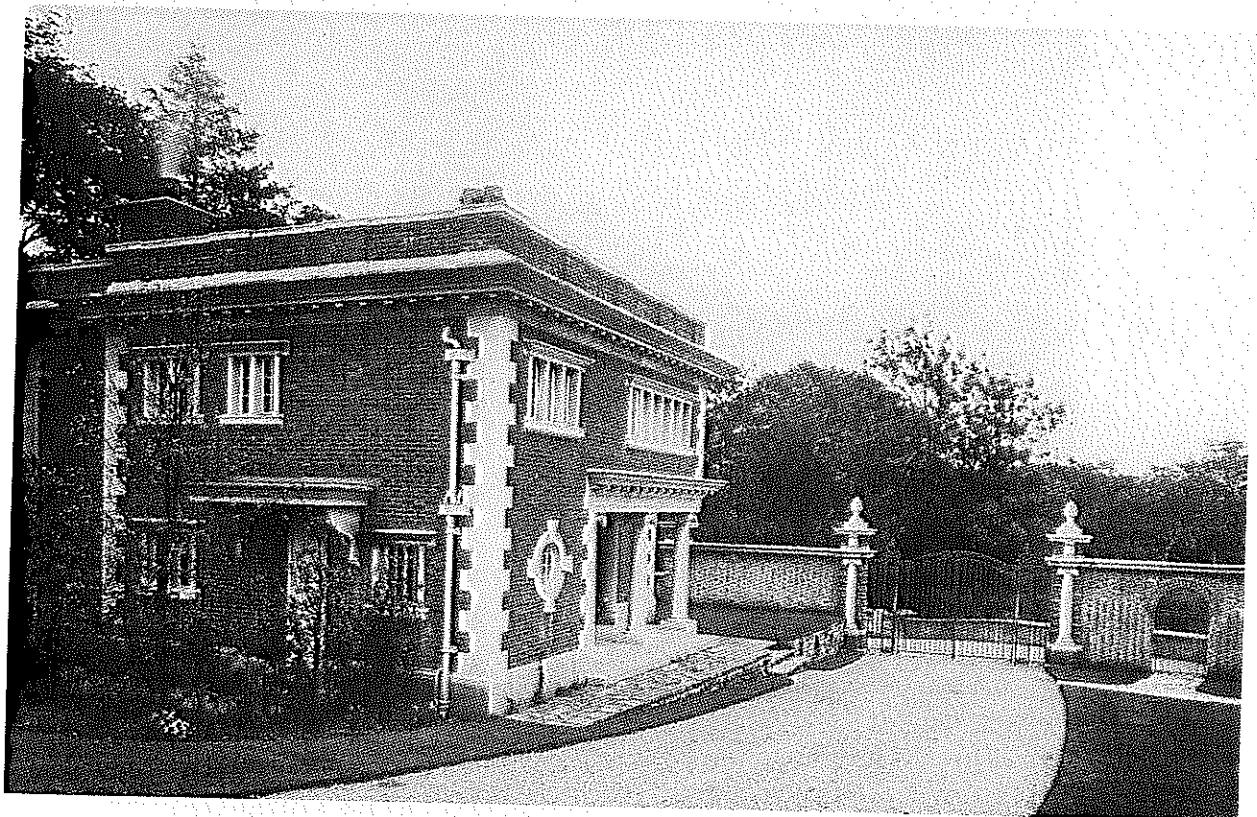


Figure 2. The lodge and gates. This photograph must also date from shortly after completion of the works. The lodge is unchanged apart from the addition of a car port and some alterations to the parapet details.



Figure 3. An undated photograph of the lodge, gates and bridge. This view is also comparatively unchanged.

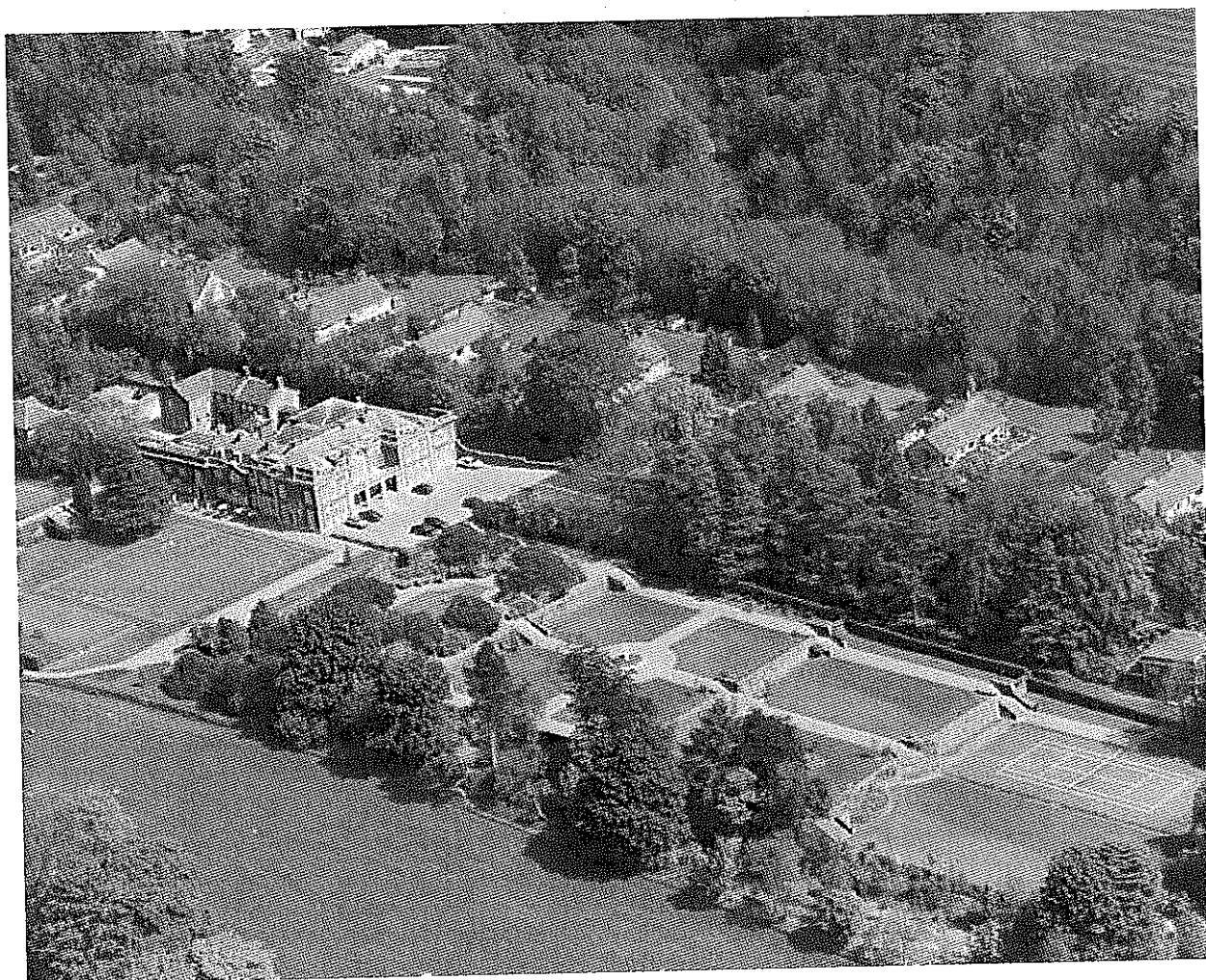


Figure 4. This undated aerial photograph shows the changes made to the grounds by the CSMA, as well as the houses built on the opposite side of the lane in the late 20th century.

The map shows a central area labeled 'Eaves Hall' with a building footprint. To the north of the hall are several smaller buildings and a road. To the east is a large field with a 'Phaenantry' (pheasantry) area. A river or stream flows along the right side of the map. Various landmarks and elevation points are marked, including 'B.M. 393-2', 'B.M. 371-0', and several numerical points like '188 4-940', '176 3-312', and '342'. The map is oriented with North at the top.

Figure 6 The 1969-71 edition of the town of Southill

7

4.0 The Buildings and Grounds Today

4.1 The Hall and its Setting

The south and west facades of the Hall remain relatively unchanged, apart from the addition of some dormer windows later in the 20th century. The terrace in front is now used for car parking and most of the original gravel has been replaced by concrete block paving. The original paths and planting of the garden to the west of the house were removed by the CSMA to create a bowling and putting green.

4.2 The Gardens

The garden walls and walkways remain, as does the wild garden to the west, but the pond has been infilled and, apart from at the upper level surrounding the pond, most of the planting has been replaced by grass. At the bottom level there is a disused tarmac tennis court surrounded by chain link fencing, with the area to its west overgrown and waterlogged.

4.3 The Lodge, Gates and Driveway

These remain relatively unchanged. Re-roofing has altered the parapet detail of the lodge, and a car port has been added. The gravel on the driveway has been replaced by tarmac, and at its upper end it has been widened to create parking bays. Sandstone retaining walls to the garden terraces, with hedges above, remain on the west side of the drive.

5.0 The Character and Significance of Eaves Hall

5.1 The House and its Setting

In the later 20th century the rebuilt Eaves Hall would have been architecturally unfashionable, as it was built by provincial architects in the 'Neo Geo' style. However, the stylistic variety of inter-war architecture is now better appreciated, and the money that was spent on rebuilding the Hall is reflected in its materials and workmanship. Architecturally, the most important features are its symmetrical south facade, some of the ground-floor interior spaces, and the west facade. Historically it is important in illustrating the wealth and decline of one of the Lancashire cotton families.

5.2 The Gardens, Driveway, Lodge, Gates & Bridge

Although the sloping site offers very good views, in comparison with other gardens of the period the layout is unremarkable and its walls, steps and pond lack the quality of architectural detailing seen on the house itself. There is no record of Arthur Burton being a plant collector or amateur horticulturalist, and the planting does not appear to have been of particular significance.

Although the pond has been infilled, the top level of the garden retains some planting. The lower level, with the tennis court, is largely hidden, and can only be seen from the level immediately above. The two middle levels are grassed, with the gravelled walkways remaining, and there is now little to encourage guests to explore the lower levels of the garden.

The bridge, gates and lodge (Figure 3) together make a picturesque composition at the main entrance to the grounds from Moor Lane.

5.3 Negative Factors

The present disused tennis court and the overgrown area behind detract from the character of the gardens. In the past some of the flagstone copings and paving has been stolen from this area, encouraged by the appearance of neglect. The car parking immediately in front of the principal facade of the hall significantly detracts from its setting.

6.0 The Impact of the Proposals

6.1 The Car Park

Like the tennis courts that were originally on the lowest terrace, the car park would not be visible from the Hall itself, or from the terrace in front of its entrance, or from the upper garden. On the west side it would be screened by the wild garden, which now includes some mature trees. On the south side it would be screened by the existing bushes and trees, supplemented by additional planting. On the east side it would be screened by the existing hedge.

On the north side the existing retaining wall and steps would remain unchanged, as would the existing steps on the east side leading to the driveway. The car park surfacing would use the same materials used elsewhere in the grounds (gravel, stone, block paving, tarmac), but these would be used to define pedestrian and vehicle routes and parking bays, rather than as expanses of uniform surfacing. The new car park entrance would involve creating a gap in the existing sandstone retaining wall and hedge, terminating at each side with piers that would match the existing ones to the pedestrian steps.

The position of the entrance means that it would not be seen when looking through the entrance gates from Moor Lane (Photograph 4) and when travelling up the drive towards the Hall (Photograph 5) there would be an oblique view, reducing the apparent width of the gap.

6.2 The Setting of Eaves Hall and the Lodge

The proposal would have a minimal impact on the setting of the Hall because of the distance from the front of the building and because the cars would be almost completely screened from view. The impact on public views of the curtilage listed bridge, gates and lodge would also be minimal. The creation of an opening and ramp on the opposite side of the driveway from the lodge would have some visual impact on its setting, but the lodge is not listed in its own right, the length of rubble garden wall that would be removed has no features of significance, and the new stone piers would match existing ones to the steps nearby. The changes must be balanced against the improvement to the setting of the main front of the principal Listed building that would be achieved by removing the existing car parking and reinstating the terrace.

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7.0 Conclusions

The site chosen is the best one available because the cars will be hidden from view, because it has always been used for tennis courts rather than as part of the formal gardens, and because it currently has a run-down appearance. It will not affect views of the Hall, or public views of the structures at the entrance to the driveway.

The current parking, in front of the principal elevation of the Hall, detracts from its setting. Balanced against this is the smaller impact of the new car park entrance opposite the lodge, which is only curtilage Listed. The current use of the Hall as a wedding and conference venue rather than as a general hotel for overnight guests has proved to be viable, and as it depends upon the special architectural qualities of the house and grounds to differentiate itself from competitors, ensures the continued high standard of upkeep of the building. The isolated location means that the provision of adequate parking that does not cause disruption to owners of neighbouring properties or spoil the setting of the house is essential for the continued success of the business.

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Appendix 1

Photographs

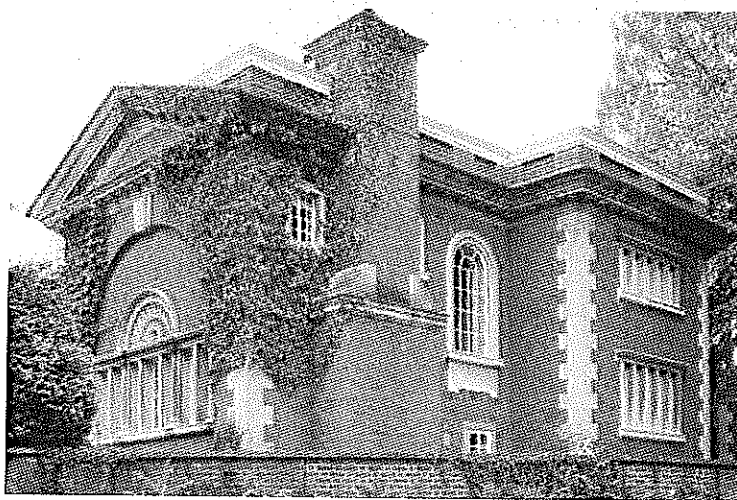
Photograph 1
The front of the Hall, with the current car parking area.



Photograph 2
A view of the gardens from the terrace in front of the Hall.



Photograph 3
The lodge from the lane.

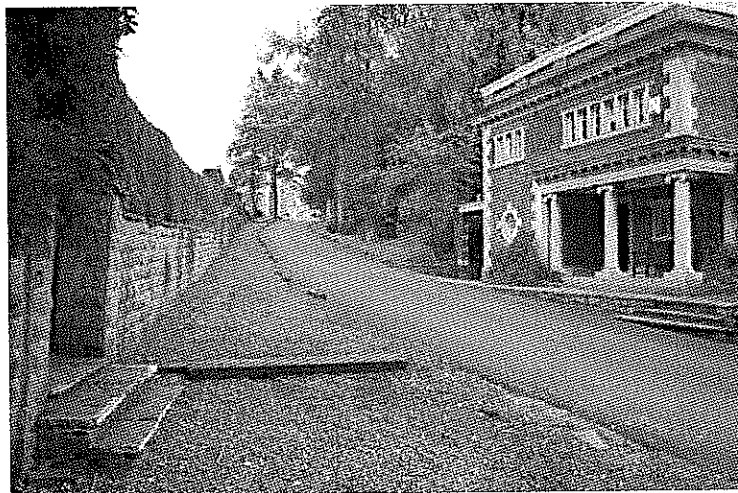


Photograph 4
The bridge, gates and lodge.



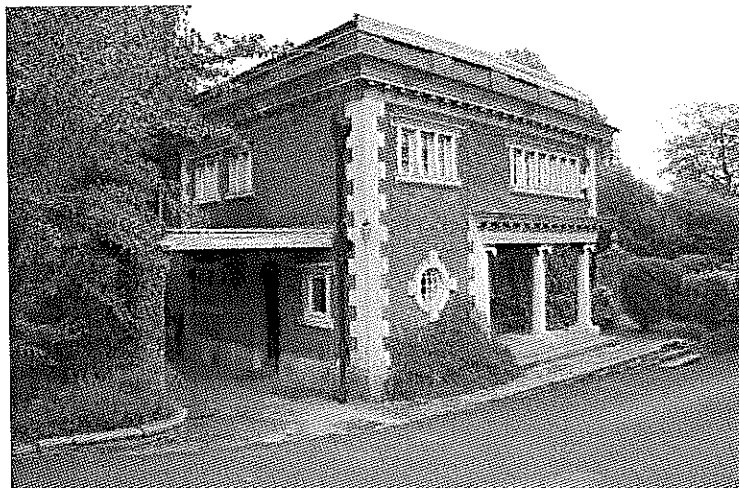
Photograph 5

The driveway and lodge, looking towards the Hall. The car park entrance would be at the left.



Photograph 6

The lodge.



Photograph 7

The tennis court.



Photograph 8

Looking down the driveway towards its entrance. The car park entrance would be at the right.



Photograph 9
The tennis court.



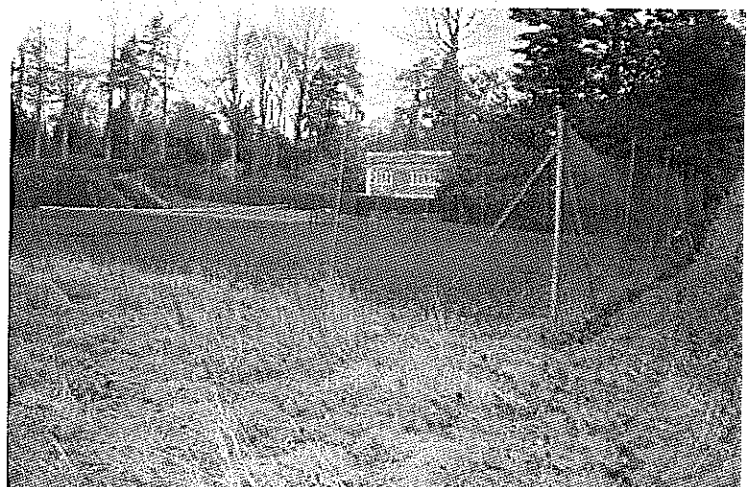
Photograph 10
The tennis court.



Photograph 11
The area to the west of the tennis court.



Photograph 12
Looking across the tennis court towards the lodge.



Appendix 2

List Description

SD 738 448
74 SW
10/142
16.11.1954

WEST BRADFORD

Eaves Hall

House, 1922 by Hitchon and Pickup (Pevsner). Red brick and Portland stone, with slate roof. 2 storeys with attics, the main part of the south facade being a symmetrical composition in a Free Renaissance style, with stone quoins and cornice, and with 2 projecting wings. These are linked by a balcony, in front of the recessed central section, carried on paired Tuscan columns. In the centre of the 1st floor is a large open pediment on paired Ionic columns, framing a tripartite window with Ionic columns as mullions and with a Diocletian window above. The windows have casements with glazing bars, those to the wings having architraves, with pediments in the centre on the 1st floor. The west facade is in 3 sections, each almost symmetrical. Towards the right is a doorway with a large segmental open pediment on console brackets. Towards the centre is a long window of 7 lights with square mullions, with 4 Tuscan columns set forward, resting on the sill and supporting an entablature. Over the central 3 lights is a semi-circular moulded head with scallop decoration. On the 1st floor is a Venetian window with balcony, under an open pediment. The left-hand section of the facade has a ground-floor window similar to that of the central section, of 6 lights with 6 columns. Interior planned around an informal central lobby panelled in stained wood with Ionic columns and pilasters.

320130108P

**PLANNING AND LISTED BUILDING APPLICATIONS BY
EMPORIA LEISURE LTD**

TO RIBBLE VALLEY BOROUGH COUNCIL

FOR THE FORMATION OF A CAR PARK

AT EAVES HALL, MOOR LANE, WEST BRADFORD, BB7 3JG

PLANNING STATEMENT

January 2013

Janet Dixon

TOWN PLANNERS LIMITED

**Mike Gee BA(Hons) MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

01200 425051

586108102

1. INTRODUCTION AND PROPOSAL

- 1.1 This Planning Statement is in support of planning and listed building applications to provide a guests' car park at Eaves Hall, Moor Lane, West Bradford. It should be read in conjunction with the plans, drawings, Design and Access Statement and Heritage Statement submitted with this application.

2. PLANNING HISTORY

- 2.1 Many applications have been made for various alterations to Eaves Hall. None are relevant to the site of the proposed car park.

3. SITE AND SURROUNDINGS

- 3.1 Eaves Hall is situated within a ribbon of development on the outskirts of West Bradford village and on the northern slope of the Ribble Valley. It is located some 3.5km to the north of Clitheroe, and set within undulating open countryside. The property is accessed off Moor Lane. It is a Grade II listed building, built of brick and stone and largely re-modelled in the 1920s.
- 3.2 Eaves Hall is set in extensive grounds. As detailed in the Heritage Statement submitted with this application, the area to the front (south east) of the Hall was extensively re-modelled circa 1920, concurrent with the re-facing of the Hall. A lodge building was erected near to a new main entrance off Moor Lane, entrance gates relocated and terraced gardens formed. The structure of the terraced gardens, ie the four levels, walls, walkways and steps remain. However, much of the planting and formal features (such as a pond) have been removed. The lowest garden level (ie the one most distant from the Hall) is occupied by a disused tennis court (enclosed by chain link fencing) and the remainder overgrown.

4. PROPOSAL

- 4.1 The proposal is to form a guests' car park on the lowest of the former garden terraces (ie that on which the disused tennis court now stands). In more detail, the proposal comprises:
- removal of the existing tennis court hard surfaced area and fencing;

- provision of 59 car park spaces, laid out to reflect the structure of the walkways and steps to the upper garden terraces;
- tree planting within and to the sides of the site;
- vehicular access to be formed off the existing internal drive to the Hall;
- retention of all existing walls and steps, other than the removal of a short stretch of wall to facilitate access.

5. BACKGROUND

- 5.1 Eaves Hall was purchased by the applicant in 2011 to form part of the James' Places portfolio of successful country house hotels. It is operated as a dedicated wedding and conference venue, in that organisers / hosts book sole use of the whole hotel including all the reception rooms, bedrooms and grounds for 24 hours. Up to 220 guests are catered for at functions. It is not open to casual visitors. Eaves Hall has been a hotel since 2007 prior to that it was a private member's club run by the Civil Service Motoring Association who purchased the hall in 1961. The current hotel is a popular venue for weddings and is often used by local businesses for conferences and seminars. The present parking arrangements are a legacy of the former uses of the building and are visually inappropriate and do not suit the particular requirements of the wedding / conference market. In particular, parking takes place immediately in front of the Hall, on the upper terrace, significantly detracting from the principal façade and setting of the Hall. In turn, the potential of the upper terrace in connection with weddings and similar functions cannot be realised, eg it presents a potentially splendid photo opportunity with a backdrop of the upper tiers to the terraced gardens and extensive views across the Ribble Valley. The present 'peaks' in demand for parking associated with functions at the Hall also result in on-street parking, with consequent amenity issues for local residents and congestion along Moor Lane.

6. POLICY

- 6.1 The main components of the Development Plan (against which all planning applications have to be considered) are the Ribble Valley Local Plan adopted in June 1998 and the North West Regional Spatial Strategy published in September 2008.

Ribble Valley Local Plan

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

- Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy, including the use of sympathetic materials, highway safety, car parking, nature conservation, and neighbourliness considerations;
- Policy G5: Settlement Strategy - outside the main settlement and village boundaries, planning consent will only be granted for small scale developments;
- Policy ENV1: Area of Outstanding Natural Beauty – the landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced;
- Policy ENV19: Listed Buildings – development proposals on sites within the setting of listed buildings which cause visual harm to its setting of the listed building will be resisted. Factors to be taken into account are listed;
- Policy ENV20: Listed Buildings – the demolition (or partial demolition) of listed buildings will be refused unless demolition is unavoidable. Factors to be taken into account are listed. Proposals for the alteration or repair of listed buildings should be sympathetic to their character and appearance. The most important features of any listed building will be preserved;
- Policy RT1: Recreation and Tourism General – development proposals which extend the range of tourism and visitor facilities will be approved, subject to various criteria, including visual amenity;
- Policy T1: Development Proposals – details various transport matters to be considered in making planning decisions, including the provision for safe access; and
- Policy T7: Parking Provision – all development proposals will be required to provide adequate car parking and servicing space.

Regional Spatial Strategy

- 6.3 The RSS continues to form part of the Development Plan, although it is expected to be revoked in the near future. It sets out the strategic planning and development framework at a regional level. It is primarily directed at providing a framework for policy planning at the local level. As such, it does not provide site specific guidance.

6.4 Ribble Valley Core Strategy

The draft Core Strategy has been submitted to the Secretary of State. The document is sufficiently advanced for it to now be a material consideration in deciding planning applications. However, it should be noted that the Inspector has raised a number of issues and concerns relating to the submission document, in particular the need to update the evidence base (and the potential need for consequent modifications). By way of response, the Council has requested a suspension of the examination process until the end of June 2013 to allow the necessary further work to be carried out. The Core Strategy includes a range of Key Statements and Development Management policies, which generally re-state the Local Plan policies and criteria referred to above. In addition:

- Key Statement EN5: Heritage Assets – recognises that the best way of ensuring the long term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset; and
- Policy EC3: Visitor Economy – proposals that contribute to and strengthen the visitor economy will be encouraged. The supporting text to the policy points to the important role that tourism plays in the local economy, that visitor expectations are constantly rising, that the tourism offer must meet demands for quality and service, and the need for new investment at hotel / conference venues.

National Planning Policy Framework

- 6.5 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Three dimensions to sustainable development are highlighted: economic, social and environmental. In turn, the NPPF seeks to help

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achieve economic growth, deliver a wide choice of high-quality homes, require good design and conserve the natural and historic environment.

6.6 At paragraph 14, the NPPF states that for decision-taking the presumption in favour of sustainable development *'means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.'*

6.7 The main body of the NPPF addresses the components of sustainable development. Those most relevant to the appeal are:

- 'building a strong, competitive economy' – the Government's commitments to securing economic growth in order to create jobs and prosperity and ensuring that the planning system does everything it can to support sustainable economic growth are set out (paragraphs 18 and 19);
- 'supporting a prosperous rural economy' – planning policies should support economic growth in rural areas in order to create jobs and prosperity (paragraph 28);
- 'promoting sustainable transport' – decisions should take account of whether safe and suitable access to the site can be achieved for all people and development should only be refused where the residual impacts of development are severe (paragraph 32);
- 'requiring good design' – developments should add to the quality of the area, and reinforce local distinctiveness; and
- 'conserving and enhancing the historic environment' – the significance of any heritage asset that may be affected by a proposal should be identified and

assessed. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset (paragraph 128). In turn, Councils are expected to take account of *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'* (paragraph 131).

Ribble Valley Sustainable Community Strategy 2007 - 2013

- 6.8 The Sustainable Community Strategy (SCS) was drawn up by the Ribble Valley Strategic Partnership. The Partnership includes representatives from the community, businesses, the voluntary and faith sectors, elected members and service providers of the Borough and County Council, the Primary Care Trust and the Police. The document sets out the community's aspirations, needs, priorities and objectives, including tackling rural isolation, affordable housing, tourism, the environment and public transport. It is an over-arching strategy document intended to inform the work of all public sector organisations within the District (eg the Borough Council, the County Council, the PCT and the Police) and to co-ordinate their actions with the private, voluntary and community sectors in meeting identified needs.
- 6.9 In relation to Tourism, the SCS states *that "there was a lack of leisure and cultural facilities and events in the area and a perceived shortfall in marketing the area as a tourist destination. More could be made of the leisure and culture sector, whilst encouraging greater levels of spend through tourism."* In turn, the SCS identified:
- a key priority to develop the tourism offer of the area;
 - a strategic objective to co-ordinate, innovate and diversify sustainable tourism building on our strengths and developing new initiatives; and
 - with a target to increase tourism spend.

Ribble Valley Economic Strategy 2009 - 2014

- 6.10 The Strategy was prepared by Ribble Valley Borough Council. Its overall vision is to create a competitive and sustainable economy for Ribble Valley, providing opportunities for employment and continuous business development. The Strategy seeks to support and develop an economically sustainable and prosperous area where

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investment is encouraged, skills are developed and new and existing businesses are supported. The importance of tourism to the local economy is recognised with, in 2008, an estimated 2 million visitors and a visitor spend in the Borough of some £100,000,000. The high quality natural environment and the unique heritage and environmental assets (Clitheroe, Longridge, Whalley, Forest of Bowland AONB etc) are seen as strengths of the area, with opportunities arising by virtue of the area's location and accessibility in relation to the M6, M65 and the A59 providing good east / west and north / south connectivity.

- 6.11 Regarding tourism related business development, quality is seen as a key success factor. The Strategy refers to the importance of improvements in facilities and quality standards within the industry in order to improve business performance and increase market share. Tourism is identified as one of the key growth sectors.
- 6.12 Reference is made to visitor expectations constantly rising and that the tourism offer must meet demands for quality and service. The Strategy identifies a need to encourage new investment at hotel and conference venues. The Strategy goes on to state that business tourism could be an important opportunity in developing out of season business in the Borough.

Lancashire Economic Partnership and Strategy

- 6.13 The six strategic headline economic priorities identified by the Lancashire Economic Partnership in the Strategy include 'Tourism and Rural Development', in recognition of the current importance and future potential of tourism to the sub-regional economy.

Lancashire and Blackpool Visitor Economy Strategy 2006 - 2016

- 6.14 The document was prepared by Lancashire and Blackpool Tourist Board. overall aim of the Visitor Economy Strategy (VES) is to realise the potential of the area and its assets. The VES envisages that by 2016 '*Lancashire will be established as a destination of mature and discerning visitors*', that '*visitors will come throughout the year helping to achieve a seasonal spread of benefits*', that '*Lancashire's countryside – one of the area's strongest assets – will have developed its potential through sensitive and sustainable development*' and '*the visitor economy will be making a significant*

contribution to the sub-regional economy, the environment and the image of Lancashire and Blackpool as a quality place to live, work and visit'.

Lancashire and Blackpool Destination Management Plan 2010 - 2013

- 6.15 The Plan was prepared by Lancashire and Blackpool Tourist Board. The document has as its central vision '*to revitalise and reposition the visitor economy in Lancashire and Blackpool so that it is more productive and sustainable, by working in partnership*'. It adopts performance measures to increase visitor spend by 17%, increase visitor numbers by 46% and to increase visitor related jobs by 30% by 2016 compared to a 2010 base.

7. CONSULTATION

- 7.1 Occupiers of the 13 dwellings nearest to Eaves Hall (ie those on Moor Lane between Waddington Lane at its southern end and Easington House to the north of Eaves Hall) were invited to a late afternoon / early evening consultation event at Eaves Hall on 5 December 2012.
- 7.2 Two residents (from two houses immediately opposite the Hall) attended the event. Both were supportive of the proposals.

8. PLANNING ASSESSMENT

- 8.1 Having regard to relevant policy, the main issues for consideration in this case are:
- the principle of the development;
 - heritage;
 - landscape impact;
 - highways safety; and
 - neighbour amenity.
- 8.2 Each of these issues is addressed in turn below.

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Principle

- 8.3 The NPPF is founded on the presumption in favour of sustainable development. The proposal contributes positively to two of the NPPF pillars of sustainable development:
- economic – the proposal would assist in supporting economic growth by facilitating the upgrade of facilities at Eaves Hall, thereby meeting operational needs and customer expectations, and thus making for a more successful business with consequent benefits to the local economy; and
 - environmental – the proposal would contribute to maintaining a viable use for the designated heritage asset of Eaves Hall, in a manner which would improve the setting of the Hall, be consistent with its character and appearance and protection of the landscape and biodiversity.
- 8.4 The Local Plan was adopted in 1998 and in many respects is now to be regarded as 'out-of-date'. As such, the provisions of NPPF paragraph 14 apply in relation to deciding planning applications. The following sections of this assessment will demonstrate that NPPF policy is supportive of the proposal and there would be no adverse impacts that would significantly or demonstrably outweigh the benefits of the development, when assessed against the wider policies of the NPPF. Nor, are the specific policies in the NPPF that indicate development should be restricted.
- 8.5 For completeness, we have also reviewed the principle of the proposal against saved Local Plan policy. The application site is located in a countryside area, as indicated by the Proposals Map. However, Local Plan policy does not indicate this to be a bar to the proposed development. Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including *"developments which are essential to the local economy"* and *"other small-scale uses appropriate to a rural area which would conform to the policies of this Plan"*. The proposal is to provide parking to serve the wedding and conference uses at the Hall. In particular, to improve the setting of the listed Hall, to avoid over-spill parking on Moor Lane and to satisfy customer expectations. In satisfying these requirements the economic prospects for the wedding and conference business at the Hall would be much improved. The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is

for the provision of a car park within a visually contained and dis-used part of the Hall grounds. It does not introduce new built development into an area of open countryside and, as such, is considered appropriate to a rural area.

- 8.6 Other planning policies refer more specifically to detailed aspects of the proposal, rather than the principle. Compliance with these policies and criteria are examined in the following sections.
- 8.7 In improving the facilities available at the Hall to guests, the proposal would contribute towards the Council's wider tourism aspirations as referred to in the various strategy documents identified in section 6.

Heritage

- 8.8 The parking arrangements at the Hall have developed on an ad hoc basis over the years. Parking is presently available on the paved area immediately in front of the Hall's principal façade and along the internal access drive. Overspill parking also takes place on the adjoining public highway. There is an unquestionable need to rationalise the parking arrangements and to provide a consolidated and properly laid out area. The proposal is intended, for the first time, to meet that requirement. In doing so, it is essential to have full and proper regard to heritage considerations. In particular, the character, appearance, setting of and features of significance at the listed Eaves Hall. The impact of the proposal is detailed in the Heritage Statement and is summarised below.
- 8.10 The site for the car park has been deliberately chosen for reasons of visual containment, both from the Hall (by reason of distance, it being set at a much lower level and enclosure by walls and trees) and within the wider landscape. The proposal would help to sustain a viable and appropriate use for the listed Hall in a manner which does not detract from positive features of significance. Indeed, the proposal would positively address two negative features identified in the Heritage Statement, ie the current car parking detracts from the Hall's principal façade and the neglected condition of the proposed site. The proposal would accord with the heritage related aspects of the NPPF, Local Plan and Core Strategy policy.

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Landscape Impact

- 8.11 The application site is well screened to outward public view by reason of the Lodge building and dense stands of trees, which are between the site and Moor Lane, and dense stands of trees, which are between the site and all nearby public footpaths. The nature of the proposal, which involves only re-surfacing, would not change the site to outward view. As such, the scheme would have no damaging impact on the character or appearance of the landscape within which it sits or the natural beauty of the Forest of Bowland Area of Outstanding Natural Beauty and, thus, the proposal complies with Local Plan Policy ENV1 and the NPPF.

Highway Safety

- 8.12 The proposed car park would be served via the existing access off Moor Lane. The traffic volumes associated with the proposal would not change and, thus, there would be no adverse impacts for the safety or performance highway network. Rather, the proposal would be beneficial to highway safety in that it would obviate the need for off-site and on-highway parking of up to 20 cars, as presently arises when the Hall is in use. Accordingly, the proposal complies with the relevant criteria of Policies G1, T1 and T7 and the NPPF.

Neighbour Amenity

- 8.13 The nearest neighbours live at the dwellings on the opposite (east) side of Moor Lane and to the south. The nearest part of the development to these dwellings is some 50 and 75 metres, respectively. There is dense tree screening between the application site and the nearest dwellings, to be supplemented by proposed planting. There would be no direct or harmful impact on residents' amenities by reason of privacy, noise and disturbance from the proposed car park given the distance separation and the intervening planting. Traffic volumes associated with the Hall would not change as a result of the development. Traffic would be brought no closer to dwellings than is presently the case as cars would continue to pass along Moor Lane and use the current entrance and exit. Thus, no harm would be caused to residential amenity. Indeed, the proposal would be beneficial to local residents and the operators / occupiers of the nearby Three Rivers Woodland caravan site, by removing on-highway

parking and related congestion / disturbance that arises with the present arrangements. As such, the proposal complies with the relevant criteria of Local Plan G1.

9. CONCLUSION

- 9.1 The proposal has been shown to comply with the NPPF and to contribute positively to the achievement of sustainable development, to comply with Local Plan and Core Strategy policy and to contribute to the aspirations of various tourism related strategies.
- 9.2 The site chosen is the best one available because the cars will be hidden from view, because it has always been used for tennis courts rather than as part of the formal gardens, and because it currently has a run-down appearance. It will not affect views of the Hall, or public views of the structures at the entrance to the driveway.
- 9.3 The current parking, in front of the principal elevation of the Hall, detracts from its setting. Balanced against this is the smaller impact of the new car park entrance opposite the lodge, which is only curtilage Listed. The current use of the Hall as a wedding and conference venue rather than as a general hotel for overnight guests has proved to be viable, and as it depends upon the special architectural qualities of the house and grounds to differentiate itself from competitors, ensures the continued high standard of upkeep of the building. The isolated location means that the provision of adequate parking that does not cause disruption to owners of neighbouring properties or spoil the setting of the house is essential for the continued success of the business.
- 9.2 For the reasons set out in this statement, the Council is respectfully invited to grant planning permission for the formation of the proposed car park at Eaves Hall.

New car park at Eaves Hall

EAVES HALL
EXECUTIVE RESIDENCE

december 2012



photo courtesy of loffie designs

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stanton andrews architects
december 2012

introduction

assessment

investigation

evaluation

design

brief

approach

proposed

use

amount

scale

landscaping

management

summary

introduction

This planning and listed building application is for the creation of a car park for fifty nine cars on the site of a redundant tennis court and scrub land at Eaves Hall, West Bradford, near Clitheroe.

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted.

assessment

Physical

The hall is listed grade 2 joining the register in 16 November 1954. English Heritage Building ID: 183314 OS Grid Reference: SD7382744812.

A heritage statement has been prepared by Jonathan Ratter BA MA DipSurv IHBC MRICS of JWRC Chartered Building Surveyors & Historic Building Consultants and will accompany the listed building application.

Eaves Hall is part of the James' Places portfolio of successful country hotels. It is a dedicated wedding and conference venue; in that organisers/hosts book sole use of the whole hotel including all the reception rooms, bedrooms and grounds for 24 hours.

The application will have no impact on the main hall itself and its immediate environs. The extensive garden has three principal terrace levels with the proposed car park located on a fourth (lower) level. Access to the car park is from the highway via the Lodge, with guests walking through the landscaped gardens to the hall. The cars will not be visible from the hall.

Social

Eaves Hall has been a hotel for some years prior to that it was a holiday retreat run by the Civil Service Motoring Association who purchased the hall in 1961. The current hotel is a popular venue for weddings and is often used by local businesses for conferences and seminars. It is not open to casual visitors.

The day to day operation has little impact on properties along Eaves Hall Lane. Difficulties are limited to those occasions when the number of cars exceeds the on-site parking capacity. The subsequent un-managed on street parking can restrict lane access. The can be further compounded by collection and delivery of static caravans to a caravan site further up the lane.



existing tennis court

view from hall, fourth terrace not visible



photo courtesy of lottie designs

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involvement:

evaluation

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Economic

The construction of the car park will have little or no impact on the successful operation of the hotel. It will however go a long way to address local resident's concerns.

Planning Policy

A planning statement has been prepared by Janet Dixon Town Planners and will accompany the planning and listed building applications.

involvement

A public consultation was undertaken with the local residents, comments and feedback are summarised in the supporting planning statement.

evaluation

It was clear from the assessment and public consultation that the character and value in the historic fabric is with the hall itself and its immediate gardens. The need for car parking was well understood and felt to be a natural and necessary consequence of creating a popular venue and would contribute to the long term success and viability of the Hall.

Works to the periphery of the site which had little or no impact on neighbours, during construction and operation, and retained the historic fabric and setting of the Hall are not considered to be contentious assuming that they complied with the relevant planning policy.

design - brief

Given the applicant's commitment to the long term success of the venue, it was felt appropriate to address the local concerns of the residents caused by the overspill of car parking onto the highway for the larger weddings and events.

design - options

The current proposals are the result of a detailed design process in which various options were prepared. A review of the site was undertaken to identify potential sites within the curtilage that could be developed to provide the car parking. None of the other sites identified could provide the number of spaces without

- requiring significant additional roads
- having an unacceptable impact on the visual amenity of the hall
- having an unacceptable impact on the established trees

stanton andrews architects
december 2012



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Listing NGR: SD7382744912

Selected Sources

1. **Article Reference** - Author, Nikolaus Pevsner - *Tao, North: Lancashire The Rural North - Date: 1959 - Journal Tao: The Buildings of England*

National Grid Reference: SD 73877 84813

listing statement

introduction

assessment

investigation

evaluation

design

brief

conclusion

proposed

use

amount

layout

scale

landscaping

appearance

access

proposed - use

The redundant tennis court and adjacent scrub land is to be converted into car parking with access to the hall from the car park via the existing landscaped gardens.

proposed - amount

The proposed car park will provide on site parking for 59 cars.

proposed - layout

The proposed location will have minimal impact on the historic fabric of the terraces and will not be visible from the hall. Alternative layouts for the arrangement of the parking were considered.

proposed - scale

The scale of the car park are entirely consistent with the requirements of a hotel of this size and in this location.

proposed - landscaping

The new car park is expected to be landscaped with new trees and shrubs, typically indigenous species. It is assumed that the landscaping will be covered by planning condition.

proposed - appearance

The car parking bays will be set out in stone setts with circulation in tarmac to match the existing access.

access

The hotel already ensures that visitors to the hotel in particular have equal and convenient access to the car parking, hotel and back of house accommodation. The proposed alterations will maintain this approach.



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