

Sarah Westwood

From: Lorimer, Elliott [Elliott.Lorimer@lancashire.gov.uk]
Sent: 25 April 2014 15:36
To: Sarah Westwood
Cc: Brereton, Steven
Subject: Land at Malt Kiln Brow Chipping, Application ref. nos : 3/2014/0183 & 3/2014/0226

Dear Sarah

Land at Malt Kiln Brow, Chipping. Works and a change of use to the Grade II Listed Kirk Mill to create a hotel (18 Bed) and bar/restaurant, ref 3/2014/0183 and 3/2014/0226

The Forest of Bowland AONB welcomes the plan to regenerate and re-use the Grade II listed Kirk Mill, securing a long-term use for a listed building. In addition, the demolition and removal of the more modern buildings of the former chairworks is also likely to secure improvements to the AONB landscape within the environs of Chipping village.

However, the AONB recommends that further consideration is necessary on several aspects of the full and outline applications. These are detailed below:

- A) The application fails to reference the Forest of Bowland AONB Landscape Character Assessment 2009. The proposed developments are situated within the landscape character type, '*Undulating Lowland Farmland with Parkland - G2 Little Bowland*'. The AONB LCA provides the applicant with a detailed assessment of the overall sensitivity to change for this landscape type and offers guidelines on managing any landscape change.
- B) Whilst no legal definition for 'major development' appears to exist within planning legislation, it could be argued that a development of this scale and nature within an Area of Outstanding Natural Beauty should be considered by the LPA as 'major development'. The National Planning Policy Framework states (within sections 115 – 119) that:

"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated"*

The AONB believes the applicant has not provided sufficient information to demonstrate the proposed developments (including the full application for Kirk Mill restoration and hotel development and the Former Cricket Field and Malt Kiln House field residential developments) to be in the public interest. In particular, the AONB advises the Council to seek further information from the applicant on the following issues relating to the Landscape and Visual Impact Assessment:

1. Details of consultation with the AONB (and the Local Planning Authority) on the

08/05/2014

selection of viewpoints

2. Additional photomontages showing fully rendered visualisations of the proposed developments (accepting that the layout and design of the housing is not finalised) to compare with the photomontages of the existing viewpoints
3. Additional information (including detailed landscaping plans) to justify the conclusions that the landscaping of the development will be able to reduce the landscape and visual impacts for:
 - Former Cricket Field residential development from 'Medium Adverse' to 'Minor Adverse'
 - Malt Kiln House Field residential development from 'Medium Adverse' to 'Minor Adverse'

The above additional information requested notwithstanding, other more detailed points relating to the full and outline application are as follows:

- C) The entrance/exit from the proposed Former Cricket Field residential development appears to include footways with kerbing etc. extending out into Church Raikes. This is likely to have an urbanising effect on what is currently a country lane in character. The AONB would suggest removing these from the proposals. In addition, the AONB suggests the applicant considers whether improved pedestrian access to/from the Former Cricket Field to the village centre can be achieved which keeps pedestrians off what will become busy roads (Church Raikes/Malt Kiln Brow).
- D) The proposed glass frontage for the restored Kirk Mill will obscure a key facade of this important heritage asset, resulting in a loss of character for this Grade II listed building.
- E) The height and scale of the Spa Hotel roof is likely to dominate and potentially lead to a loss of character within the Kirk Mills Conservation Area
- F) The proposed changes to the small bridge at Town End leading to the proposed new cricket field is likely to lead to a loss of local landscape character and result in significant change to what is a locally important heritage asset (listed in the County's Historic Environment Record)

I hope you find these comments useful and feel free to contact me if you like to discuss my comments in more detail.

Regards
Elliott Lorimer

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