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PLANNING SUPPORT STATEMENT

APPLICATION TO REMOVE CONDITION 3 OF PLANNING PERMISSION 3/2010/1023

HIGHER MILL FARM, MILL LANE, SLAIDBURN ROAD, WADDINGTON BB7 3JJ

1 INTRODUCTION

1.1 On the 15th February 2011 permission was granted for the erection of a one and a half storey holiday accommodation building on an existing hard-standing. The proposed building was within the curtilage of Higher Mill Farm and the applicant was Mr Ben Blackburn who lived with his parent at the farm. The applicant's intention was to construct the holiday accommodation himself in the hope that it would provide a modest source of income. The planning permission was subject to 10 conditions of which Condition 3 stated: "The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis." The reason for this condition stated: "In order to comply with policies G1, G5, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of a building for permanent residential accommodation."

1.2 In early 2013, when the approved holiday accommodation was substantially completed but not yet in a habitable condition, the applicant became aware that similar occupancy restrictions imposed on other holiday accommodation in the locality had been lifted to allow permanent residential use. In order to explore this option he, therefore, applied for the removal of Condition 3. This application was, however, refused on 3rd May 2013 for the following reason: Approval of the removal of this condition would not be in accordance with the NPPF presumption in favour of sustainable development, and it would also be contrary to guidance within Local Plan Policies G1, ENV1, H2, H15 and H23. In practice, the removal of Condition 3 would be tantamount to the erection of a new dwelling at this site. The site is in a predominantly rural location and by virtue of its distance from the nearest village settlement is considered to be an unsustainable location for the creation of a new dwelling."

1.3 Since the 2013 refusal there have been a number of changes both in the personal circumstances of the applicant and in terms of planning policy which support a further application to remove Condition 3. This Statement supports this resubmission of an application to remove the condition to allow the occupation of the building as a permanent dwelling

2 CHANGES IN THE APPLICANT'S CIRCUMSTANCES

2.1 The first significant change compared with 2013 is that the building is now completed and ready for occupation. As indicated above, these works have been substantially been carried out by the

applicant but due to other changes in his circumstances its use as a holiday let would not be appropriate given his need to find permanent accommodation.

2.2 Up to the present time the applicant has been resident with his father at Higher Mill Farm. His employment is split between Higher Mill Farm and as a self-employed farm worker employed locally by Brian Dent Ltd. He has lived all of his life in the Parish of Waddington and attended local schools. In May 2015 he is to get married and is seeking a house convenient to his employment. His fiancé lives with her family in Chipping but commutes daily to Clitheroe where she is employed as a dental nurse. A house in the Waddington area would reduce her commuting distance.

2.3 Once married the couple hope to live independently in their own house. There are a number of constraints which work against owning their own house. For space and privacy reasons sharing with relatives is not an option. The applicant will continue his employment at Higher Mill Farm and, due to unsocial hours and the need to be on hand, needs accommodation in the vicinity. However, given their joint income and as first time buyers, there is no chance that a house in the Waddington area will be affordable. Income from the holiday let is both insufficient and unpredictable to alter this situation. Living in the holiday accommodation as a permanent home would be a sensible and affordable solution to this problem.

3 CHANGES IN PLANNING POLICY

3.1 In planning policy terms the removal of the condition allowing the creation of a permanent dwelling must be justified by reference to those policies which relate to development in the open countryside. The Districtwide Local Plan, which was adopted in 1998 has limited weight and the key policy documents are the National Planning Policy Framework (NPPF) and the emerging Ribble Valley Core Strategy which is close to formal adoption.

3.2 Paragraph 55 of the NPPF seeks to avoid new isolated homes in the countryside unless there are special circumstances. These special circumstances include "the essential need for a rural worker to live permanently at or near their place of work in the countryside." This exception is clearly relevant to this application.

3.3 The Core Strategy has a number of policies which are relevant. Policy DMG2 Strategic Considerations, allows development outside of settlement areas providing it meets at least one of a number of considerations. These considerations include; "The development is needed for the purposes of forestry or agriculture" and "The development is for local needs housing which meets an identified need." Both of these considerations are relevant to this application.

3.4 Policy DMH1 : Affordable Housing Criteria, sets out a number of circumstances where residential development may be appropriate. Of these the following are relevant: First time buyers currently resident in the Parish or an adjoining Parish; Those employed in the Parish or an immediately adjoining Parish but currently living more than 5 miles from their place of employment. The first point would apply to the applicant and the second to his fiancé.

3.5 Policy DMH Dwellings in the Open Countryside and the AONB. There are two aspects of this policy which are relevant. It permits development essential for purposes of agriculture or residential development which meets an identified local need. This reflects the applicant's situation on both counts. However, it indicates that the creation of a permanent dwelling by the removal of any

condition that restricts the occupation of the dwelling to tourism / visitor use will be refused on the basis of unsustainability. Importantly this second point is qualified by the accompanying text to the policy which explains that the removal of a holiday use condition will be refused unless it can be demonstrated that the unit will meet an identified local / affordable housing need in accordance with Policy DMH1. As explained in paragraph 3.4 (above) the applicant's case is supported by Policy DMH1.

4 CONCLUSIONS

4.1 The applicant is a local man who has spent his whole life in Waddington Parish. He is employed locally in agriculture. His fiancé, soon to be wife, works in Clitheroe which adjoins Waddington and currently lives more than 5 miles from her place of employment. As a newly married couple with few resources they qualify as local people requiring affordable housing.

4.2 In an initiative begun in 2010 the applicant has been building a small house as a holiday let. This house is now completed and if it could be used as a permanent dwelling, would ideally suit the needs of the applicant given his change of circumstances. The newly married couple have a compelling case for an affordable house in the Waddington area. They also have an equally compelling case based on their employment circumstances in the local area.

4.3 The removal of Condition 3 of application 2/2010/1023 would allow the premises to be occupied as a permanent dwelling. The dwelling would be occupied by a rural worker who has a need to be housed locally and would, therefore be in accordance with the NPPF. Also, as indicated earlier in this Statement, the needs of the applicant and his wife to be, including the need for an affordable house in the locality of their employment, justify the use of the holiday let as a permanent dwelling. These circumstances are allowed for in the Core Strategy policies. As such the proposed removal of Condition 3 is acceptable in planning policy terms.

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