

From: planning

From: Elsie Miller
Sent: 20 March 2016 15:22
To: Jane Tucker
Cc: James Alpe; Andrew Joy;
Subject: Re: Planning application 3/2015/0914 Thorneyholme Hall

Dear Jane

We note that the application is now shown as valid and after further discussions by the councilors we wish to make the following objections to this application.

Re : Response to consultation on planning application no: 3/2015/0914

Site at : Thorneyholme Hall, Newton Road, Dunsop Bridge. BB7 3BB

I write to object to the above planning application and in support of my objection I bring to your attention the following matters :

The form of the application submitted.

The planning application is made in outline, with access being applied for at this stage with the other detailed matters of appearance, landscaping, layout and scale being reserved for subsequent approval.

Outline planning applications can only be made for the erection of buildings. It is unclear from the information submitted with the application whether the 'cottages', as described on the planning application form and in your description on the application, are buildings or not. That is because the proposed site plan 1178-PL-10B gives 'lodge' examples. Those that are shown on that plan appear to me not to be buildings but would fall under the description of 'caravans'. Such lodges as described on that plan are not constructed but are brought to site. In fact the pictures shown on that plan are taken from the Self Build Timber frame site and are described on that as caravans. If that is the case, such structures are not buildings and therefore they cannot be the subject of an outline planning application for the erection of buildings.

I ask that your authority seeks clarification on this point from the applicant. If they are to be the lodges as shown on the submitted plan, the application should be dealt with as a full application for change of use of land, with the implication that all details will need to be supplied with it. As presently submitted, I fail to see how your authority can conclude that the application is valid.

Sufficient detail to make a decision

The application form with the application at question 6 states that a new or altered vehicular and pedestrian access is proposed from the public highway. The proposed site plan shows a red line around what I believe to be the existing driveway but I can find no details of what the alteration to the vehicular or pedestrian access is on the plans. This detail requires to be submitted to enable assessment and comment by third parties.

As an outline application, there are no details with it of what the development may look like, apart from indicative pictures. The site is within a designated AONB and in such areas the main determining factor of any proposal is the effect of that proposal on the character and landscape of the AONB. I fail to see how this assessment can be done with no detail of what is proposed.

Drainage.

The Flood Risk Assessment (FRA) states at paragraph 6.9 that *'The area of impermeable surfaces on site will not be increased due to the addition of development'*. This seems to me to be an absolute nonsense. The proposed 'lodges' are sited on a greenfield paddock or grassed area, which is a permeable surface. The lodge roofs are not permeable. Neither are the concrete bases on which they will sit, the footpaths to them or any outside patio area (although these details are not shown on the submitted plans). Therefore to say that the area of impermeable surfaces will not be increased is incorrect.

The FRA also states at paragraph 7.4 that the *'...finished floor levels of the proposed holiday lodges are to be set a minimum of 300mm above the general ground floor level....'* There is no indication of this on the submitted plans and therefore no way to assess the visual impact of that arrangement as to whether it is desirable or not to have raised up lodges in this protected area. If that is proposed, again details of that arrangement should be requested to enable a decision to be made.

Question 11 of the application form states that the method of drainage is unknown. That is not correct. There is no mains drainage in the locality so the foul drainage to the lodges must be by private means, that is to say into the existing system of Thorneyholme Hall; a new treatment plant, septic tank or sealed cesspit. If it is this into the existing system, this should be tested for capacity. If it is a new system with an outfall, the porosity of the land should be tested to see if it is capable of discharging the outfall. If the system is to be sealed cesspits because of inadequate soil porosity, this needs to be known because this has implications for service traffic to and from the site. Therefore it should be established at this stage what the drainage system is going to be and details provided before a decision of the application can be made.

Planning Policy.

The site falls within the AONB area, which is a statutorily protected landscape of National importance. Key statement EN2 of the Core Strategy sets out that in such areas that landscape will be protected and conserved and wherever possible, enhanced. That policy goes on further to expect development, as a principle, to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. On all of those counts it seems to me to be unbelievable that the terms of that policy can be met in the AONB with wooden chalets, which are not vernacular in style, materials or features. Nowhere in the application is it explained how these lodges contribute to the protection, conservation or enhancement of the natural beauty of the AONB as required by Policy DMB3 of the Core Strategy or even if the proposals are a *'high standard of design'* as required in that policy when the lodges shown are 'off the peg' that could be found in any location.

Given the above comments, it is my contention that the submitted application is not correctly made and doesn't give sufficient information or detail to allow an informed decision to be made. I trust that your authority will be going back to the applicant to clarify these points and that I will be reconsulted on any further submission and given the opportunity to make any necessary further observations.

Yours sincerely

Elsie Miller -Parish Clerk

Forest of Bowland Lower Division

On Thu, Feb 4, 2016 at 9:32 PM, Elsie Miller <

Dear Jane

With regard to the planning application no: 3/2015/0914 - Thorneyholme Hall, Newton Road, Dunsop Bridge, BB7 3BB for outline planning for six holiday cottages with all matters reserved save for access.

I have noted your comments that the planning officer may not consult further however we reserve the right to comment further if necessary once the application has been validated as this may raise other issues which have not been brought to our attention.

However from the information we have to date we have the following comments to make on this application.

Planning Application Number 3/2015/0914

Below our comments objecting to this application.

- Possible flooding problems

Only the land shown on the plan anything other than private car unable to turn, without impacting on private land.

- Safety of single track drive and bridge shared by all residents which doubles up as a public footpath.- No large vehicles ever deliver to farm due to bridge and turning restrictions
- Road Access- RVBC inspected the site in 2009 and reported the bridge unsuitable for the passage of the refuge lorry and therefore all residents regardless of age have to make arrangements to have their refuge taken to the end of the track which is in excess of 1000 yards.
- Increased traffic generation and footfall – safety concern
- Overlooking loss of privacy due to constant traffic visible from only outlook
- Noise and disturbance resulting from on going occupation of holiday lodges
- The over development is out of context and will affect the character and magnificent appearance of this historic property (Thorneyholme Hall)which will never be occupied as a private residence again
- We raise issues about the density and over development of the site as well as the adverse impact which the proposed development will have on the character of the residential occupants of Thorneyholme.
- AONB designated

*Proposed development will generate top and foul water waste which has no out fall on surrounding land – no permission will be granted.

*Noise disturbance to livestock (Lambing sheep

Yours faithfully

Elsie Miller - Parish Clerk
Forest of Bowland Lower Division