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Thorneyholme Hall Dunsop Bridge, Clitheroe

Proposed development of up to
6 no. holiday cottages

PLANNING STATEMENT

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Report Control

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Project: Thorneyholme Hall, Dunsop Bridge, Clitheroe

Client: Mr M. Reilly

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1 INTRODUCTION

1.1 PWA Planning is retained by Mr Michael Reilly to prepare and submit an outline planning application with access for the proposed development of up to 6.no holiday cottages at land to the rear of Thorneyholme Hall, Dunsop Bridge.

1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will consider the acceptability of the proposals, in terms of compliance with the policies of the adopted Core Strategy for Ribble Valley, provisions of the Development Plan, as well as other material considerations. Moreover, this Planning Statement, alongside a review of the site's history and relevant planning policies, provides a description of the proposed development together with an appraisal of the planning merits of the scheme, and should be read in conjunction with the following documents:

- Completed Application Form and Ownership Certificates
- Drawn information comprising
 - Location Plan - Dwg Ref 1178-PL-01B
 - Existing Site Layout Plan - Dwg Ref 1178-PL-09A
 - Proposed Site Layout Plan - Dwg Ref 1178-PL-10A
- Planning Statement

1.3 The aforementioned documents are considered to comprise those necessary to ensure the application's validation.

1.4 In summary, for reasons identified in this statement it is considered that the proposed development is entirely appropriate and consistent with national and local planning policy. It will be demonstrated that the scheme represents sustainable development and that planning permission ought to be granted.

2 SITE DESCRIPTION

- 2.1 The application site which extends to approximately 0.36 hectares comprises land associated with Thorneyholme Hall currently utilised as a grassed paddock, sand riding arena, stabling and areas of hardstanding. The current use is illustrated in the submitted Existing Site Layout Plan 1178-PL-09A.
- 2.2 The site sits within the Parish of Bowland Forest High, in the Village of Dunsop Bridge which sits around 9 miles north of Clitheroe. The location plan (1178-PL-01B) submitted with the drawn package of information, shows the site within its wider location.
- 2.3 Access to the site is currently taken directly by a private access road off Newton Road: this access point is to be utilised (with creation of a new access driveway) as part of the proposals. The site is bound by a combination of post and rail fencing, hedging and mature tree planting, which help filter views from public vantage points. The wider surrounding area consists largely of agricultural land and private dwellings, land use types synonymous with its semi-rural location.

3 PLANNING HISTORY

3.1 A search of Ribble Valley Borough Council's planning register has been carried out in order to understand the site's planning history. There appears to be no recent relevant planning history related to the application land, nor the adjacent property Thorneyholme Hall. One previous application from the applicant and relating to timber framed garages at the property was granted approval in 2002, 3/2002/0491 refers.

3.2 Whilst a number of historic applications exist in the planning history relating to the locality such as neighbouring Thorneyholme Farm and Thorneyholme Bungalow, none of which are considered to be of particular relevance to the proposals now submitted for the Council's consideration.

4 PROPOSED DEVELOPMENT

- 4.1 The application proposes the use of land at the rear of Thorneyholme Hall for up to 6 no. holiday cottages available only for short term rental for visitors to Dunsop Bridge and the wider Ribble Valley area.
- 4.2 All matters save for access are reserved for future consideration; the main property Thorneyholme Hall is currently vacant and as such a permission considering the principle of this type of tourism use in this location is sought in order to determine the future use of the property.
- 4.3 The precise details of design and appearance are of course reserved for future consideration, whilst the submitted plans illustrate example types of holiday cottages/lodges which may be considered the applicant is keen to agree detailed design at a later stage in consultation with the Local Authority and in a manner which will complement the local character.
- 4.4 Vehicular and pedestrian access will be via the established access point to Thorneyholme Hall and an existing area of hardstanding will be utilised to provide parking facilities for visitors.

5 PLANNING ASSESSMENT

5.1 In assessing the planning merits and acceptability of any particular, it is necessary to consider the relevant policies of the Development Plan together with other material considerations, which include national policy as set out in the National Planning Policy Framework (NPPF) and other supplementary planning guidance.

Development Plan

5.2 The statutory development plan for the application site comprises the Ribble Valley Core Strategy (2008-2028) (adopted December 2014), which sets planning policy for the borough at a strategic level, and the Local Plan (1998) proposals map, which although dated will remain in place until a revised set of plans are produced as part of the Housing and Economic Development DPD.

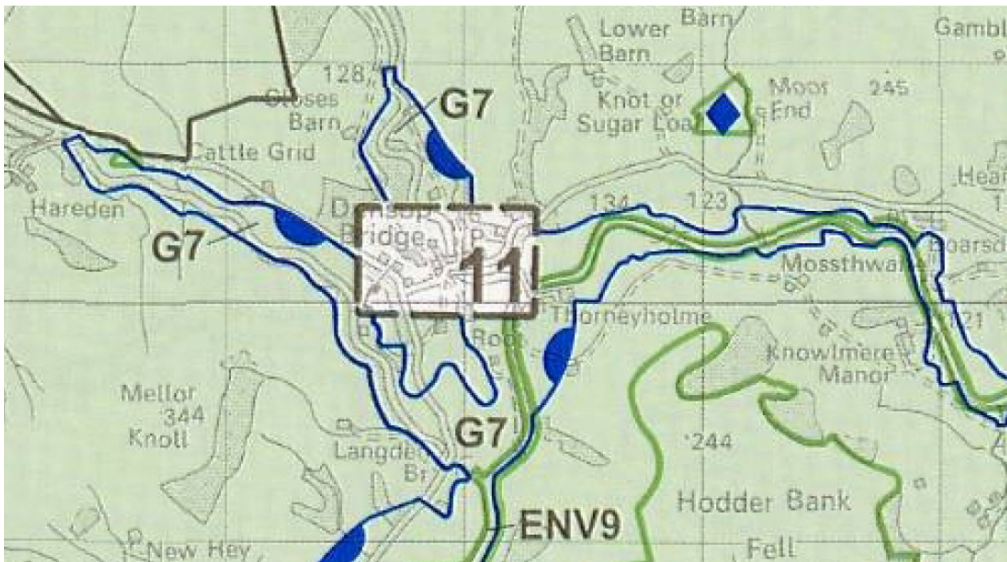


Figure 1: Extract from the Ribble Valley Borough Council proposals map

5.3 The site lies within an area identified as Area of Outstanding Natural Beauty (ENV1) in the Ribble Valley Borough Council District Wide Local Plan (1998) proposals map, see Figure 1 above. However as stated above, although the proposals map from the Local Plan has been retained, due to its age and given the recent adoption of The Core Strategy (2008 – 2028), the policies within this document now supersedes many of the policies within the Local Plan and the proposals map associated with it.

5.4 Those policies of the Core Strategy of most relevance to the proposals include:-

- *Policy DS2 'Presumption in Favour of Sustainable Development'*
- *Policy DMG1 'General Considerations'*
- *Policy DMH3 'Dwellings in the Open Countryside & the AONB'*

- *Policy DMB3 'Recreation and Tourism Development'*
- *Key Statement EC3 'Visitor Economy'*
- *Key Statement EN2 'Landscape'*

5.5 Key Statement Ec3: Visitor Economy states: -

"Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities."

5.6 The proposal site sits in the heart of Forest of Bowland Area of Outstanding Natural Beauty which attracts many visitors to Ribble Valley throughout the year. The adopted Core Strategy clearly recognises that tourism is a key element of the local economy in Ribble Valley and as such the application is commended to the Council as it will offer further high quality accommodation in the heart of the AONB attracting increased visitors to the area.

5.7 The proposed development at the rear of an existing property and on a site currently used for recreation associated with that property represents a sustainable form of rural development, and follows the principles as set out in the NPPF.

5.8 Albeit this application is submitted in outline it is clear that later detailed design can be achieved which will respect the character and sense of local distinctiveness of this area and that the development will enhance the site's setting.

National Planning Policy Framework (NPPF)

5.9 The NPPF was adopted in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. As per Chapter 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004, it is to form a material consideration in planning decisions.

5.10 Sustainable development is broadly defined in Paragraph 7 of the Framework as having three dimensions; namely economic, social and environmental. The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 14) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted permission unless there are overriding reasons that would suggest that permission should be withheld. Paragraph 14 states that:-

“For decision-taking this 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 the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.”*

5.11 It is clear when considering the proposed development together with the submitted supporting information that it is consistent with relevant Development Plan policy and would be clearly consistent with the thrust of the NPPF policy, particularly in terms of sustainable development and representing an effective use of land within an existing cluster of buildings. In terms of economic benefits, the proposals would make a positive contribution to the local economy both during the construction phase and clearly on an ongoing basis attracting visitors to Dunsop Bridge and contributing to the wider economy. From a social dimension, the proposals would result in a contribution to the borough's visitor accommodation stock and in terms of the environmental aspect, the proposals seek to develop an area of land which sits to the rear of an existing property and which will result in not detrimental impacts to the environment.

5.12 The site lies in a rural location, with residential dwellings within close proximity and nearby to the village centre of Dunsop Bridge. It is considered that there are no significant technical constraints which would preclude the development proposed, the land largely comprises of areas of hardstanding associated with the residential curtilage to Thorneyholme Hall.

6 CONCLUSION

6.1 PWA Planning is instructed by Mr Michael Reilly to prepare and submit this planning application for outline planning permission for up to 6 no. holiday cottages with all matters reserved save for access.

6.2 The proposals are considered consistent with the Development Plan and guidance as set out in the NPPF, providing visitor accommodation to aid the strong visitor economy which exists in the Ribble Valley. The application seeks approval for the principle of development and access, reserving detailed matters relating to the specific design for future consideration.

6.3 Furthermore, there are no material or technical reasons that would indicate that planning permission ought not to be granted.

6.4 The application is therefore commended to the Council.