

PROPOSED DWELLING AT PRIMROSE DAIRY RAILWAY VIEW ROAD CLITHEROE BB7 2HE

PLANNING POLICY BASED STATEMENT PRE- APPLICATION ADVICE (RV/2016/ENQ/00153)

The applicant has heeded the Authority's written responses to the draft design because Links Architecture have revised the proposal after encouragement that there is a design solution, given the officer's conclusion (quote) 'the principle of the development is acceptable'. The several refinements of design are addressed as part of this response to the stated relevant policies (please see the suite of drawings by Links Architecture Ltd.)

Firstly, the overarching National Planning Policy Framework (NPPF) is satisfied as quoted from in adopted Local Plan Core Strategy policy DS2: 'there is a presumption in favour of this sustainable development' (NPPF 14). That 'golden thread' of sustainability is met by compliance with the Authority's development plan policies with, as follows:

DS1 'development strategy' is satisfied as much as a new dwelling could be expected, because the dwelling is to be located in the heart of the principle settlement of the Borough. It would contribute a 'windfall' dwelling on previously developed land, as advocated in the list of 'core planning principles' to contribute to achieving sustainable development (NPPF 12).

DM12 'transport considerations' are also fully met, as another core principle of the NPPF, because locationally the proposal is sustainable. The occupier/s would be within a short walk of town centre services and job opportunities, with the bus services from the Clitheroe Interchange on other side of the road and the rail station a short walk away. The proposal also includes a cycle store too. Bicycles could be used for various trips, including for recreation and hence the sustaining of the occupants health.

There is no car parking at the current premises and hence not in the proposal, because County Highways have stated no objection in principle, after pointing out the current dairy business vehicular movements.

DMG1 'General considerations' are met because the design is to a high standard, commensurate with the site constraints, by the architectural practice in seeking to satisfy pre-application officer requirements. This dialogue is advocated by central government.

As a key consideration, the proposed building is sympathetic to existing land uses, because they are primarily residential and it would remove the commercial activity from it, including noise and vehicular movements of the dairy that could particularly cause sleep disturbance.

The relationship of the building with its neighbours has been another fundamental design principle to ensure a harmonious appearance, especially with the nearby listed building and the adjacent one of 'townscape merit' on this edge of the Conservation Area, albeit on the boundary (please see DME4 below).

Similarly (quote) *'sustainable construction techniques' are integral to the design*, including energy efficiency, that could not be achieved in the existing building for a domestic design.

As a final general consideration, a dwelling in this location directly *accords with the Local Plan development strategy* (as addressed above in response to policy DS1).

DME4 about 'protecting heritage assets' is achieved by design to safeguard and enhance the setting of the listed building and be informed by the design of the adjacent house that is of 'townscape merit' (please also see the heritage statement). The context of the Conservation Area has been very much born in mind by the architectural agent.

DMB1 for 'business growth and the local economy' is not prejudiced because the site is very small and constrained alongside dwellings and a main thoroughfare at the hub of the local bus service. *The applicant in his employment statement* explains how the dairy operation is to cease, with its only part time work for him.

The loss to a possible other small scale business use has to be weighed against:

the compliance of the proposal with the other relevant policies; the community benefits of its removal to the amenities of the neighbours alongside and nearby; plus the considerable visual enhancement to the Conservation Area and the settling of the nearby listed building.

Another theoretical business use would generate traffic and disturbance to the residents, which includes those in the care home to the rear. There are operational difficulties, like street waiting restrictions which Lancashire Highways pointed out, that would deter possible commercial interest. It would also be unlikely to be viable because of the likely substantial capital cost of the necessary building and limited rental income, to recoup that outlay; bearing in mind too, the many business units to let locally.

Therefore, in the planning balance of decision taking, because of the many benefits of the proposal in compliance with Local Plan policies and with the NPPF as sustainable development; the loss of the premises for employment purposes is not going to materially affect the local economy.

The officer raised the amenities of the residents of 'Lowfield House Care Home'. They are sufficiently safeguarded by the considerable reduction in height of the roof ridge, eaves and pitch. Also, no windows would overlook them. There is also the removal of the unneighbourly dairy use and any possible future commercial activity' so that those neighbours should benefit from the new compatible use.

In conclusion, the proposal is a sustainable solution for the future of this site, whereby conditional planning approval is merited.

C Ashton MRTPI 22/2/17

cc B & S Jackson

cc Links Architecture ref. 16069

