

3201804597

Access and Parking

I would like to use the old stone flags from the building for the car parking area, as I think they would be more inkeeping with the site, and leave the rest grass. You can have too much stonework. A Pop-Up post could be fitted in the gateway to give more security for vehicles at night.

Site lines from entrance towards the village approximately 150 metres. Towards Brogden Farm, approximately 65 metres. This could be extended by fitting a mirror on the large tree opposite the entrance, although there has never been any accidents in over 40 years,

On completion I foresee a decrease in traffic using the site.

Also, the village is within easy walking distance from the site.

320180459P

Business Plan

The location and unique nature of the site means it would be attractive to people wishing to fish the pond and tourists visiting the area, given the promotion of tourism and the recent Award of funding to the Pendle Hill partnership.

Conversion work can be carried out by my son, who is also a builder and would cut conversion costs. My daughter who lives nearby would attend to the day to day running of the finished Holiday Let.

I would hope to achieve 50% occupancy rate at £400 to £500 per week.

Arboricultural Impact Assessment

Over 90% of the trees on this land have been planted by me over the last 40 years. (See early photos). I have now got to the stage where everything is more or less how I like it.

Regular tree inspections are carried out by me and Kevin Bolton (Tree Surgeon), and any dangerous trees attended to. No trees are affected by this Planning Application.

Most of the trees were planted in 1988 – 100 Ash, Beech, 50 Oak, Sycamore, 100 Sitka spruce. Other trees added over the years include Chestnut, Maple, Scots pine Cherry, also odd trees of Eucalyptus, Hazel, Holly, Roan, Silver Birch, Alder Willow, and two Plum trees.

SITE HISTORY

320180459F

I have owned this land for 40 years. Over the years I have built an Island and filled the reservoir to about one meter depth, in which I kept brown trout..

On the surrounding land I planted a few hundred trees, and have always kept animals (Pigs, Goats Poultry) hence the need for the Agricultural buildings. As I get older and less able to tend the livestock, I am looking for alternative uses for the land.

I have been using the access to the land at least twice a day for the past 40 years and there has never been any accidents concerning the entrance. A few years ago I was advised to take out some hedging and set the entrance back, which I did. On my last planning application in 1996 for pig styes, which was passed, there was no comment from the Highways Department. I do not foresee much increase in traffic using the access.