

PLANNING SUPPORT STATEMENT

APPLICATION TO REMOVE CONDITION 3 OF PLANNING PERMISSION 3/2010/0572/P

320180677P

INTRODUCTION

Mr Paul Wasdell had been running The Dovecote Tea Room and B&B at Mill Lane Waddington, a hamlet of 21 dwellings, since 1993. He applied to build a holiday cottage within the curtilage, which was to be a natural extension to his business at the time.

On the 4th October 2010 permission was granted for the erection of a one and a half storey holiday accommodation. "The site of the proposed holiday let, whilst extending the ribbon of development on Mill Lane closer to Slaidburn Rd would be seen as relating well to an existing group of buildings given there is a dwelling directly opposite the proposed site. Again in terms of the design and materials of the holiday let, I consider these would be appropriate to the area and not significantly undermine the visual qualities of the AONB in which it is set." (COMMENTS /ENVIRONMENTAL ON PLANNING APPROVAL)

The planning permission granted was subject to the imposition of 5 conditions.

Condition 3 stated, "The unit(s) 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 a 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 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 building for a permanent residential accommodation."

In June 2012 the shell of the property was completed.

In June of the same year Mrs Wasdell, who at the time was an Assistant Head at Bowland High School Grindleton, was taken ill and hospitalised on two occasions. The family therefore had to make the decision that she would, because of her condition, have to take early retirement, and as a consequence Mr. Wasdell would have to close down his tea room business to look after her. This completely changed their plan for the holiday cottage which was well under construction. It was a severe blow to them as the cottage was then completely superfluous to their needs because of her ill health.

As a consequence of the family's change of circumstance, an application was made by them in Jan 2013 to remove the holiday let restriction so they could hand over the property to their son so that he could be near his mother to provide the help and support her, which she badly needed.

The applicants became aware that a neighbour on Mill Lane who had built a new holiday let had applied for it to be removed to allow the property to be a residential use without the restrictions surrounding a holiday let, so that it could be occupied on a full time basis.

Mr & Mrs Brookes application 3/2012/1007 applied for 7/11/2012

Mr & Mrs Wasdells application 3/2013/0266 applied for 13/01/2013

Whilst these two applications were being processed another neighbour who had built a one and a half storey 3 bedroom holiday let also applied for the removal of the holiday restriction condition.

Mr Ben Blackburn application 3/2013/0208 applied for 25/02/2013

The outcomes were Mr & Mrs Wasdell and Mr Blackburn's applications were refused in May 2013 on the grounds of them being isolated and in an unsustainable location.

In December 2012 Mr & Mrs Brookes was passed fully unfettered for residential use.

Mr Blackburn reapplied on 22/11/2014 and after going through the SHWG secured a S106 agreement 40% OMV which was approved on 15/09/2015.

Mr Wasdell employed the services of Gary Hoerty Associates to investigate why their planning had been treated differently to Mr & Mrs Brookes. It is well documented in the correspondence with the Council.

Within the correspondence it has been acknowledged that there is a local need, and the methodology of acceptance of 40% OMV and a local connection. This has been acknowledged by Mr Heap, Rachael Stott and the Strategic Housing Working group.

SUBMISSIONS IN SUPPORT OF APPLICATION

1. Rachael Stott's email stating, "We would request that the S106 requires the property to be restricted to 40% from OMV in perpetuity and requires a local connection. I understand that the intention is for the property to be occupied by your son and therefore this can be quickly agreed if the agreement is drafted with this content."

A letter from John Machole after a meeting with Gary Hoerty (planning consultant), Bridget Hilton, Mr & Mrs Wasdell and himself, sent to Gary Hoerty.

(SUB 1)

2. A further email was received from Rachael Stott, after putting our proposal of local occupancy only to the Strategic Housing Working Group, stating, "The agreed outcome from the SHWG was that your options are to vary the S106 agreement so that all parties are happy with it, i.e. include an affordable housing offer from the site and then the agreement would be signed and you would have permission. This would just require you submitting an amended agreement to the planning dept."

(SUB 2)

3. Mr. John Heap for the Council sent an email to Councillor Bridget Hilton following their meeting with the applicants regarding their situation. To confirm their discussion. Mr.Heap stated:-

- They intend to submit a planning application for change of use from holiday let to domestic residence.
- We expect that the property will then be valued at 40% discount from OMV in perpetuity.
- We expect there to be a 'local connection' condition attached to the sale.
- Those expectations will be framed in a S106 Agreement attached to the planning application.
- Once those details are agreed, our officers will recommend for approval (or if appropriate we will approve under delegated powers).
- I apologise on behalf of the authority for any distress that we may have caused them.

(SUB 3)

4. Report of the outcome of SHMA on Mr Blackburn's submission 12/05/2015

This confirms that there is an identified local need in the Parish of Waddington. This would require the unit to be affordable through a S106 Agreement.

(SUB 4)

5. An email from Rachael Stott answering questions on affordability shows the property would be affordable.

(SUB 5)

6. Included are two documents to demonstrate the similarity between the proposed house and that of Mr Blackburn's affordable house. As you see from the sizes, the footprints are approximately equal, the same 1 1/2 storey, 3 bed detached properties, but as can be seen, Mr Blackburn's property sits in a larger plot of land. Therefore according to the Council the house value must also be similar, and, consequently, acceptable for affordable housing. If they are similar, and he has affordability it must also follow that the proposed property is in the same valuation category.

(SUB 6)

7. The email from Rachael Stott showing the eligibility of Mr & Mrs Wasdell's son as an approved person for the property.

(SUB 7)

8. Mr Heap gave 5 options. One option reiterates that 40% OMV is an option and that it is within the Council policies.

(SUB 8)

9. The Council have allowed the build of 4 new dwellings at The Moorcock site with no restrictions or affordability. It is in an isolated, open countryside location 1 mile further up Slaidburn Rd with only 2 neighbouring houses. The original plans were for a replacement dwelling. To allow 4, with no restrictions or affordability, a precedent has been set. The proposed dwelling in the application is within a hamlet of 21 houses.

The applicants are accepting the conditions laid out by the Council of 40% OMV with local occupancy in perpetuity which is a benefit to Waddington whereas the 4 at the Moorcock site gives no benefit to the village.

CHANGES IN PLANNING POLICY

1.1 In planning terms the removal of the condition allowing the creation of a residential dwelling must be justified to those policies which relate to development in the open countryside in the Core Strategy.

1.2 The Core Strategy has a number of policies which are relevant. DMG2 Strategic Considerations allows development outside of settlement areas providing it meets at least one of a number of considerations. The development is for local needs housing which meets an identified need.

This consideration is relevant to this applicant's son Adam.

SUPPORTED BY SUBMISSION 4.

1.3 The supporting text to policy DMH4 states:-

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/Affordable house need in accordance with policy DMH1

SUPPORTED BY SUBMISSION 4/5/6

1.4 Policy DMH1 Affordable Housing Criteria

Of these the following are relevant:-

First time buyers currently resident in the parish or adjoining parish.

People needing to move to the area to help, support and care for sick, older person or infirm relative.

These would apply to the applicant's son Adam.

In addition to these groups of people others may have special circumstances that can be applied. These will be assessed on their own merits.

1.5 Policy DMH3 Dwellings in Open Countryside and AONB.

It permits development essential to purposes of agriculture OR Residential development which meets an identified local need.

The latter is relevant to the applicant's son Adam.

SUPPORTED BY SUBMISSION 4 & 7

Sustainability appraisal and strategic environmental assessment scoping

7.19 The SA scoping report drew on information from the Ribble Valley Economic Strategy, which identified the exodus of young talented, well-educated people as a key threat to the local economy.

CONCLUSIONS

The applicants accept the conditions requested by the Council which is in accordance with policy DMH1 as explained in paragraph 1.4. and allowed in the Core Strategy and other relevant policies as outlined in changes in planning policies.

These circumstances are allowed for in the Core Strategy policies. As such the proposed removal of Condition 3 is acceptable in planning policy terms.

The significant change compared with 2013 is the building is now complete and ready for occupation although the outside landscaping needs to be done

The applicants' son is a local man who has been raised in Waddington, attended Grindleton primary and Bowland High School. He is a fully qualified, professional horologist, who works for a leading auction house. He travels from home to valuations in Lancashire and Yorkshire for Tennants Auctioneers and is head of their clock and watch department.

Currently he lives with his parents, next door to the property. For space and privacy reasons sharing with his parents on-going, is not an option. He needs to move on. However, given his income, as a first time buyer, there is no chance that a house in Waddington area will be affordable. Living in the holiday accommodation as a permanent home would be a practical, sensible and affordable solution to this problem.

The personal circumstances of the applicants and ceasing of their business and the continual running of the property is from their perspective impossible. The property, although completed, the ground works are unfinished and it has never been marketed as nor will it ever, from their perspective, be used as a holiday let.

If Adam occupied the property as a permanent dwelling there would be no extra traffic and he would be 'on hand' to support his mother, and indeed both parents as they grow older, whilst at the same time having his privacy and independence.

Subject: Heather View
From: Rachael Stott (Rachael.Stott@ribblevalley.gov.uk)
To: linda_wasdell@yahoo.co.uk;
Date: Monday, 3 August 2015, 14:32

SUBMISSION 1

Thank you for your letter received 29th July.

I appreciate your position and that the requirement for the property to be affordable has not been raised prior to this stage. I apologise if any you have found any information from myself misleading in that you presumed in sending the local connection agreements I was aware of the case .

However , to date the Council have not allowed any holiday let conditions to be lifted and a local connection requirement only to be replaced. This would be setting a precedent.

We would request that the Sect 106 requires the property to be restricted to 40% from OMV in perpetuity and requires a local connection. I understand that the intention is for the property to be occupied by your son and therefore this can be quickly agreed if the agreement is drafted with this content.

Any queries please come back to me

Many thanks Rachael

Rachael Stott

Housing Strategy Officer

Ribble Valley Borough Council

Council offices Church Walk

Clitheroe

BB7 2RA

Email; Rachael.stott@ribblevalley.gov.uk

01200 414567



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: JOHN MACHOLC
direct line: 01200 414502
e-mail: john.macholc@ribblevalley.gov.uk
my ref: JM/CMS/3/2013/0266/P
your ref:
date: 11 November 2014

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
www.ribblevalley.gov.uk

Dear Gary

RE: MR & MRS WASDELL
HEATHER VIEW, MILL FARM LANE, WADDINGTON

With reference to the above and your letter dated 6 October 2014, I apologise for the delay in responding but now wish to make the following comments.

I have had the opportunity to discuss the proposal with Rachael Stott who like myself is of the opinion there may be a justification for an application to convert the holiday let to a dwelling for it to be used in relation to a local occupancy clause and specifically to Mr & Mrs Wasdell's son. On that basis, and without prejudice to a formal planning application, I consider that it may be possible to offer a positive recommendation for an application subject to an undertaking in the form of a Section 106 Agreement so that the holiday cottage would be used for occupancy by Adam Wasdell and family.

I trust that this information is of use to you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Macholc'.

JOHN MACHOLC
HEAD OF PLANNING SERVICES

Gary Hoerty Associates
Suite 9 - Grindleton Business Centre
The Spinney
Grindleton
CLITHEROE
Lancashire BB7 4DH

Hi Mrs Wasdell,

The agreed outcome from the SHWG was that your options are to vary the Sect 106 agreement so that all parties are happy with it .i.e. include an affordable housing offer from the site and then the agreement would be signed and you would have permission. This would just require you submitting an amended agreement to the planning dept.

Alternatively appeal against the planning decision that permission is granted subject to a Sect 106 agreement being signed off. The process of appeal is set out on the Councils website.

With regards to the suggestion that I have made a U turn , I have made every effort to assist you since you first made contact. During the meeting I listened to the details of your case and explained that I could not make a decision but only put forward the evidence we have regarding your circumstances.

Please reply should you require any further assistance,

Regards Rachael

Rachael Stott

Housing Strategy Officer

Ribble Valley Borough Council

Council offices Church Walk

Clitheroe

BB7 2RA

Email: Rachael.stott@ribblevalley.gov.uk

01200 413235

SUBMISSION 2

——Original Message——

From: John Heap

Sent: Wednesday, June 21, 2017 03:58 PM GMT Standard Time

To: Cllr Bridget Hilton

Cc: John Macholc; Rachael Stott

Subject: Mr. & Mrs. Wasdell

Good afternoon Bridget,

Just to confirm our earlier conversation, I will gladly write to Mr. and Mrs. Wasdell to confirm:

- They intend to submit a planning application for change of use from holiday let to domestic residence
- We expect that the property will then be valued at 40% discount from Open Market Valuation in perpetuity
- We expect there to be a 'local connection' condition attached to the sale
- Those expectations will be framed in a S.106 Agreement attached to the planning application
- Once those details are agreed, our officers will recommend for approval (or if appropriate we will approve under delegated powers)
- I apologise on behalf of the authority for any distress that we may have caused them

Regards,

John Heap

John Heap B.Eng,C.Eng,MICE
Director of Community Services,
Ribble Valley Borough Council,
Church Walk,
Clitheroe,
BB7 2RA

SUBMISSION 3

Memo

From: RACHAEL STOTT

To: SARAH WESTWOOD

cc:

Ref: RS/EL

Ext: 4567

Date: 12 May 2015

Re: APPLICATION TO REMOVE CONDITION 3 OF PLANNING PERMISSION
3/2010/1023 – HIGHER MILL FARM, MILL LANE, SLAIDBURN ROAD,
WADDINGTON BB7 3JJ

Strategic housing has no objection to the application to lift condition 3 and permit the accommodation to be used as an affordable dwelling.

There has been no affordable housing developed in the Parish of Waddington for over 8 years and there is an identified local need as supported in the SHMA and housing waiting list. There would be a requirement for the unit to be affordable through a Section 106 Agreement. The Agreement would need to apply a discount to the open market value of 40%. This discount will be applied to any future sales and would be approved by the Council making the accommodation affordable in perpetuity.

The Agreement would also contain a local connection requirement so anyone occupying the accommodation would require a local connection to the Parish of Waddington as a priority, again this will be approved by the Council.

Should you have any further queries, please do not hesitate to contact me.

T/MEMO

SUBMISSION 4

Subject: RE: Questions
From: Rachael Stott (Rachael.Stott@ribblevalley.gov.uk)
To: linda_wasdell@yahoo.co.uk;
Date: Tuesday, 25 July 2017, 9:26

Hi

In answer to your questions;

- The income limit for someone wishing to access affordable housing is £80,000 , and this applies to all household so is the same if a couple or single person is looking to apply. This is not set for Waddington but the national figure.
- There is no fixed ceiling price for affordable housing in Waddington , if you take the income of £80k then 3.5 or 4 x the income gives a figure of £280 – 320k as the most anyone with this income could raise a mortgage for.
- There is no fixed value on the property value but £280k would be guide.

Please contact me again so you require any more information or clarification of the above.

Regards Rachael

Rachael Stott

Housing Strategy Officer

Ribble Valley Borough Council

Council offices Church Walk

Clitheroe

BB7 2RA

Email; Rachael.stott@ribblevalley.gov.uk

01200 413235

SUBMISSION 5

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: SW/CMS

Application No:	3/2010/0572/P
Development Proposed:	Erection of one holiday dwelling at land adjacent to Dovecote Tearooms, Mill Lane, Waddington

CONSULTATIONS: Parish/Town Council

Parish /Town Council - No comments received at time of report preparation.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objection in principle on highway safety grounds.

Environment Agency – N/A.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy RT1 - General Recreation and Tourism Policy.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Consent is sought for the erection of a holiday cottage within the curtilage of Dovecote Tearooms which is situated approximately 80m to the east of Slaidburn Road within the AONB. The site is accessed via Mill Lane which runs eastwards from the main road and serves a number of residential properties to the east of the application site.

The plot of land in question is bounded by established hedgerows to its northern, southern and eastern boundaries and there is a field and established hedgerow that runs along Slaidburn Road. The holiday cottage would be 1½ storeys have approximately dimensions of 11.5m x 10.1m x 8.5 to the apex of its pitch being constructed of stone render under a slate roof. Its south eastern roofscape would be punctuated by two small piked dormers to get maximum headroom into accommodation at first floor. The plans submitted denote low level solar panels installed within the garden area and earth mounding with a planted screen to the western boundary as it is intended to set the building down into the landscape and reuse the soil from excavations to form the mound. No details have been provided of the amount of excavations involved but from discussions with the applicants agent, this will only be minimal and a condition requesting the submission of finished floor level would, I believe, be sufficient in this instance.

In assessing this proposal it is important to have regard to the principle of development, highway safety, visual and residential amenity. In terms of principle, regard should be had to Policy RT1 of the Districtwide Local Plan which allows the developments which extend the range of tourism and visitor attractions in the borough. It advises that the proposal must be physically well related to an existing settlement/village or to an existing group of buildings. In addition the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design. The site of the proposed

SUBMISSION 6

holiday let, whilst extending the ribbon of development on Mill Lane closer to Slaidburn Road would be seen as relating to well to an existing group of buildings given there is a dwelling directly opposite the proposed site. Again in terms of the design and materials of the holiday let, I consider these would be appropriate to the area and not significantly undermine the visual qualities of the AONB in which it is set.

The County Surveyor has not raised any objections from a highway safety point of view and I consider that the residential amenities of surrounding properties would not be significantly compromised as a result of this scheme's implementation.

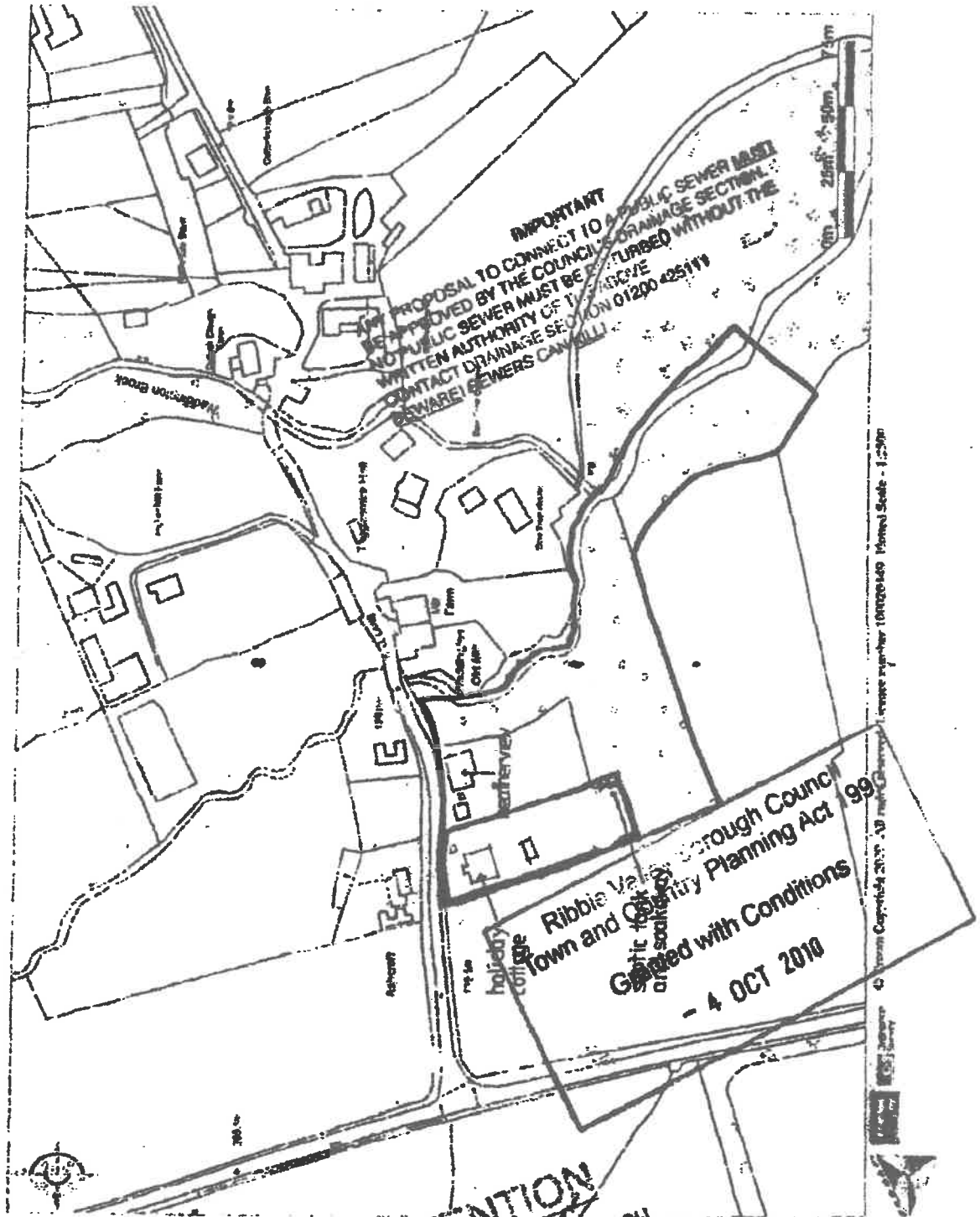
Thus having regard to the above, I am of the opinion that the scheme would not prove significantly detrimental to the visual amenities of the AONB and thus recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That conditional planning permission be granted.

320100572P



ATTENTION
WORK MUST NOT START UNTIL YOU
HAVE CHECKED IF BUILDING REGULATION
APPROVAL IS REQUIRED. TELEPHONE
BUILDING CONTROL ON 01200 425111

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: GT

Application No:	3/2010/1023/P
Development Proposed:	Proposed one and a half storey holiday accommodation on existing hard standing at Higher Mill Farm, Mill Lane, Slaidburn Road, Waddington, Lancashire.

CONSULTATIONS: Parish/Town Council

Parish /Town Council - No comments received at time of report preparation.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objection in principle on highway safety grounds.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Policy G1 - Development Control.
 Policy G5 - Settlement Strategy.
 Policy ENV1 - Area of Outstanding Natural Beauty.
 Policy RT1 - General Recreation and Tourism Policy.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Consent is sought for the erection of a holiday cottage within the curtilage of Higher Mill Farm, off Mill Lane, which is situated approximately 240m to the east of Slaidburn Road within the AONB. The site is accessed via Mill Lane, which runs eastwards from the main road and serves a number of residential properties to the east of the application site.

The plot of land in question is an existing hard standing area used previously for offloading materials, prior to the access being improved to the agricultural buildings directly adjacent to the Farm House. The land cannot be grazed, and converting it back to arable land is not financially beneficial given its size. The site is screened from the south and east by virtue of the existing trees on the site boundary, and also by established hedgerows and trees to western boundary. The site is also set approx. 2-3m higher than the access track, which also adds to the secluded nature of the site as viewed from neighbouring properties. The holiday cottage would be 1½ storey and have dimensions of approx. 10.575m x 10.355m x 6.31m to the apex of its pitch, and will be constructed in stone with a slate roof, and will have timber windows and doors. It has been designed to replicate the features of existing buildings within the nearby surroundings, and internally the layout has been proposed to allow a more appealing retreat for holidaymakers. The proposal also includes a biomass heat source within the building to reduce the consumption of fossil fuels, which coupled with the energy efficient building regulations requirements, will mean the development is environmentally friendly.

In assessing this proposal it is important to have regard to the principle of development,

highway safety, visual and residential amenity. In terms of principle, regard should be had to Policy RT1 of the Districtwide Local Plan, which allows the developments, which extend the range of tourism and visitor attractions in the borough. It advises that the proposal must be physically well related to an existing settlement/village or to an existing group of buildings. In addition the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design. The site of the proposed holiday let would be seen as relating well to an existing group of buildings, both on and off the site in question, given the number of dwellings in the nearby vicinity. It also sits close to a range of footpath routes, leading both west and east of the site, which will also be an attraction to visitors to the borough, as they will not necessarily need to drive off the site to go walking. Finally, again in terms of the design and materials of the holiday let, I consider these would be appropriate to the area and not significantly undermine the visual qualities of the AONB in which it is set.

The County Surveyor has not raised any objections from a highway safety point of view and I consider that the residential amenities of surrounding properties would not be significantly compromised as a result of this scheme's implementation.

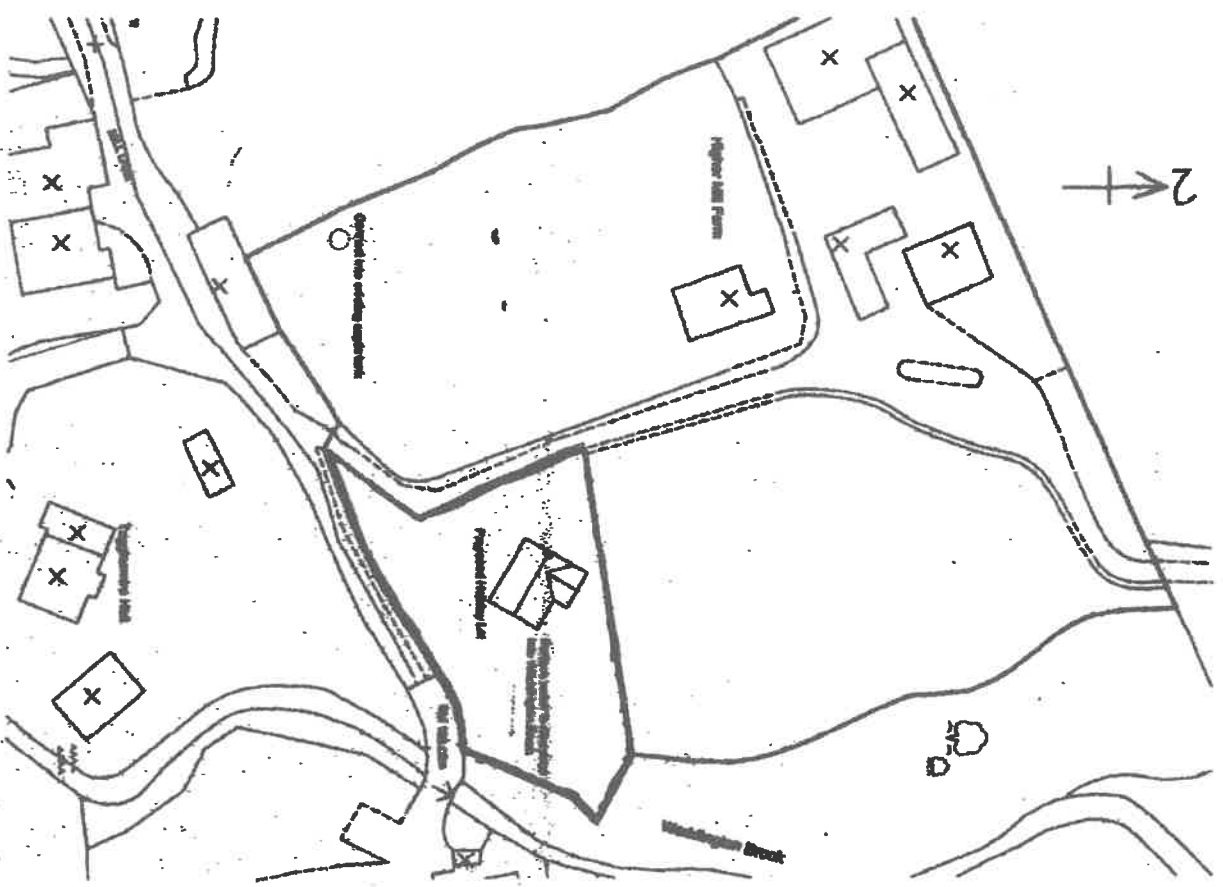
Thus having regard to the above, I am of the opinion that the scheme would not prove significantly detrimental to the visual amenities of the AONB and thus recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

RECOMMENDATION: That conditional planning permission be granted.

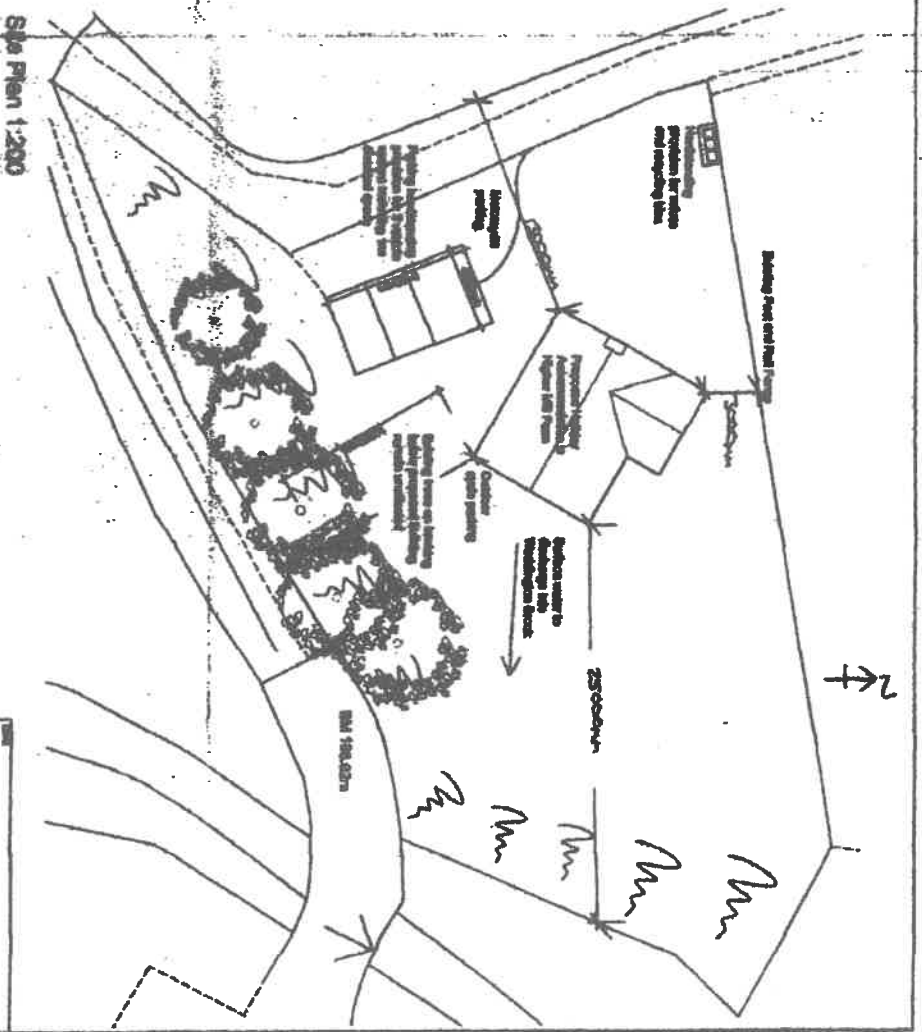
2



Plan 1:500

32013 0208P

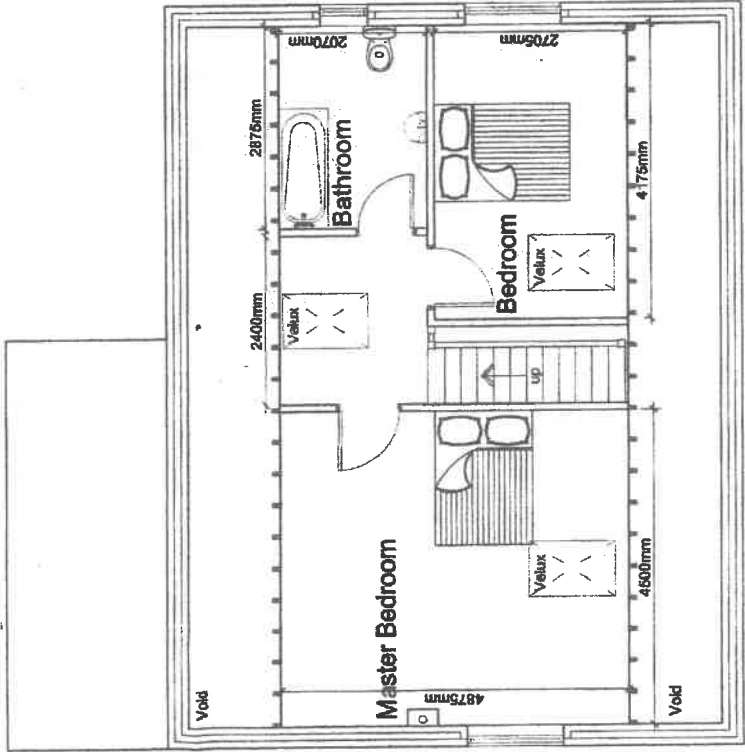
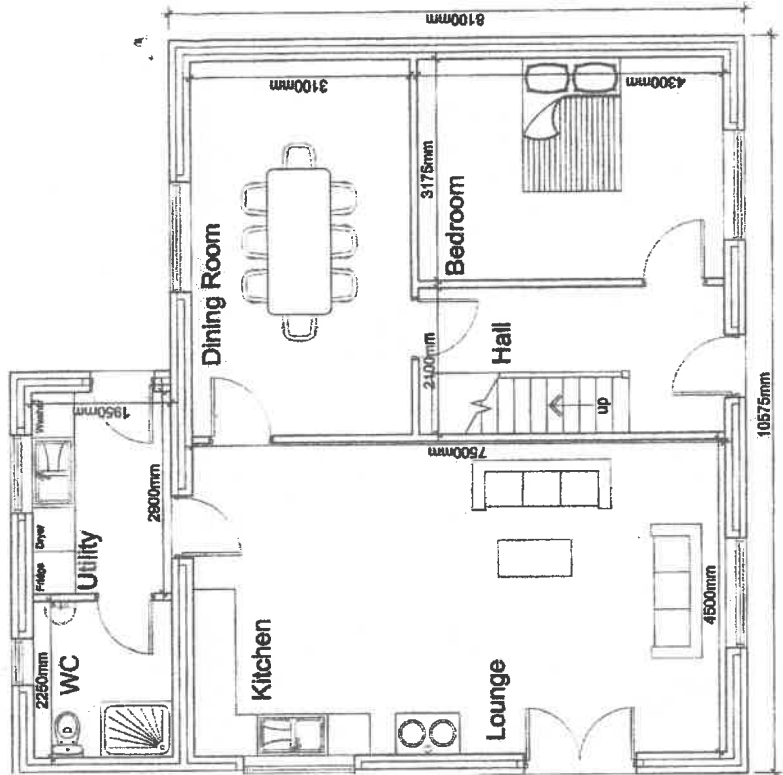
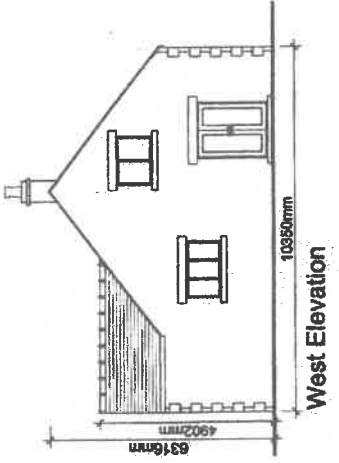
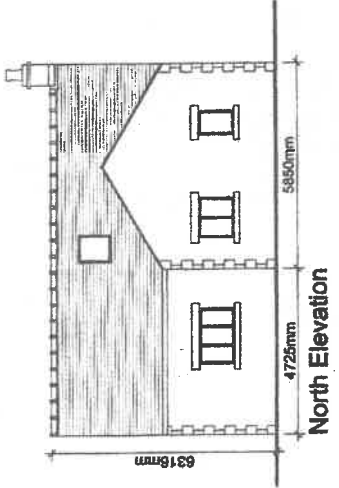
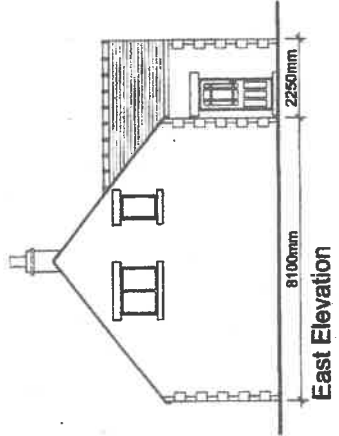
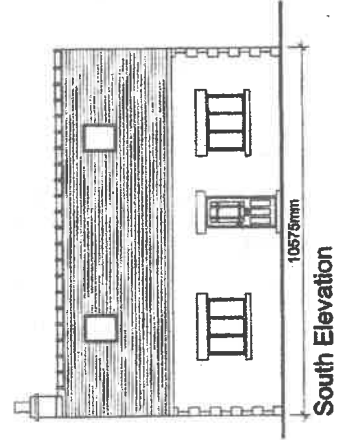
2



Site Plan 1:200

32010 1023P

Mr. & Mrs. [Name] and Mrs. L. Ago Proposed Building Collapse at Higher Hill Farm Hill Lane Southdown Road Westdown DT7 3LJ	
Proposed Site Plan	
Scale: 1:200	Date:
Drawn: [Name]	Checked: [Name]
DWG-02	1/1



Client: Mr B Blackburn and Miss L. Alpe
 Job Title: Proposed Holiday Cottage at Higher Mill Farm
 Mill Lane
 Staldbum Road
 Waddington
 BB7 3JJ

Drawing Title: Proposed Plans and Elevations

Ground Floor Plan

First Floor Plan

320101023P

DWG - 01

Scale: 1:50
 Date: 08/08/10
 Drawn: JAH

Subject: Re: S106 agreement
From: Linda Wasdell (linda_wasdell@yahoo.co.uk)
To: Rachael.Stott@ribblevalley.gov.uk;
Date: Monday, 12 March 2018, 17:14

Hi Rachael,

Re 10) and 11). Are you saying we should adopt 10 and 11 from the template or remove altogether?

We are desperately trying to get it right so that there are no more set backs!

Kind regards

Linda Wasdell

On Tuesday, 6 March 2018, 14:55, Rachael Stott <Rachael.Stott@ribblevalley.gov.uk> wrote:

Hi Mrs Wasdell

I have just met with the Council's legal officer and discussed the points of the agreement that were not in the standard template. Within the agreement 5a) would not be accepted, we would not accept a named person in the agreement they have to be generic. However as we have discussed your son would fall into an eligible criteria and therefore would be an approved person for the property.

This would also apply to 10) and 11) we would not have a first priority for your family it would just be the approved person standard criteria.

The remainder of the agreement appeared to match the standard affordable housing restrictions.

Regards Rachael

Rachael Stott
Housing Strategy Officer
Ribble Valley Borough Council
Council offices Church Walk
Clitheroe
BB7 2RA
Email; Rachael.stott@ribblevalley.gov.uk
01200 413235

From: Linda Wasdell [mailto:linda_wasdell@yahoo.co.uk]
Sent: 06 March 2018 09:51
To: Rachael Stott
Subject: S106 agreement

Hi Rachael,

Have had time to go through the S106 we sent through covering the criteria you requested. We await an update.

SUBMISSION 7

Subject: RE: Options

From: John Heap (John.Heap@ribblevalley.gov.uk)

To: linda_wasdell@yahoo.co.uk;

Cc: Cllr.Hilton@ribblevalley.gov.uk; John.Macholc@ribblevalley.gov.uk; Rachael.Stott@ribblevalley.gov.uk;

Date: Thursday, 14 September 2017, 18:05

13

Good afternoon Mr. and Mrs. Wasdell,

My letter outlined 5 (five) options available to you.

One is to do nothing and keep the property as a holiday let. Another is to submit any planning application that you feel appropriate.

The other three all involve a S106 Agreement of one form or another:

1. To secure a local occupancy condition and 40% discount from OMV in perpetuity
2. To provide a commuted sum of 40% of OMV for the Council to secure an affordable property, or
3. To buy a suitable property and transfer it through the agreement to the Council for use as an affordable property in perpetuity

The amount of the commuted sum will be based on OMV of the property that is the subject of the application at the time of signing of the agreement, so I can't give you a figure today.

If you intend to pursue any of the three mechanisms that are subject to a S106 Agreement, I would suggest that progressing the agreement is critical, so a starting point might be a clear statement of intent – in writing – outlining your preferred path. Our staff will do all they can to process things quickly, but there are many important issues involved so we will (and I would advise you to) be careful that we progress by agreement at each stage.

Taking advantage of a property that is presently available complicates matters unless you could secure an agreement to buy, subject to the processing of your application. Otherwise there would be risk involved that would not be there if the Agreement were made first and your permission, if granted, were to be subject to satisfaction of that part of the Agreement relating to the purchase and transfer of a property, which you then sought to identify/acquire.

In any case, though, the first step will be to notify the Council formally of your intentions.

Regards,

John Heap

SUBMISSION 8

(15)

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: John Heap
01200 414461
direct line: john.heap@ribblevalley.gov.uk
e-mail: JCH/IW
my ref: 19 September 2017

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA
Contact Centre: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Mr and Mrs Wasdell

Thank you for your e-mail of 18 September 2017.

As I explained in my letter, there are 5 options available to you, that have been explained to your previously.

The first is to leave your property as a holiday let under its current permitted use. Alternatively, you can simply submit an application for change of use (with no S106 Agreement) but you have been advised that this would not be in line with either RVBC policy or with the NPPF.

If, by entering into a S106 Agreement, you will release an affordable property, there is an argument to be made that the departure from policy is justified by the knock-on benefit that results. Otherwise, there can be no planning reason to justify the departure that you desire.

From that approach, three mechanisms have been outlined to you. Each of them is dependent on a S106 Agreement that releases an affordable home in perpetuity. The 40% discount methodology is the one used in other sites across the borough, so it is consistent with existing policy.

If you do not wish to use either of the mechanisms that involve that discount, the final option of securing a two-bedroom property in good repair and signing that over (by way of a S106 Agreement) as an affordable property in perpetuity was identified to you.

You have made plain many times that you disagree with the Council's policies but our officers are obliged to adhere to them, and have identified for you a variety of ways to achieve your objective WITHIN the provisions of those policies.

Mr & Mrs P Wasdell
Heatherview
Mill Farm Lane
WADDINGTON BB7 3JJ

Cont'd ...

16

Waddington Parish Council

Clerk: Mrs Natalie Cox
3 Knunck Knowles Drive
Clitheroe
Lancashire BB7 2JF

Tel: 01200 424535
07904 846063

Email: natcox73@hotmail.com
Website: info@waddingtonvillage.co.uk

Monday, August 14th 2017

Mr John Macholc
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Dear Mr Macholc

Re: Planning application 3/2017/0674 Proposed demolition of The Moorcock Inn and erection of four dwellings including associated drives, gardens and external landscaping works. Creation of work from home office/studio space. Resubmission of application 3/2016/0587

I write on behalf of Waddington Parish Council concerning the latest planning application for The Moorcock Inn, Waddington. The parish council's position has remained the same for each of the previous four planning applications and it fully, and unanimously, supports the redevelopment of the site; and in this case the building of new homes within its parish.

We understand that our two borough council representatives also support the application. - However, members of the parish council would like to query why; when Ribble Valley Borough Council is under so much pressure to build new homes; previous applications have been rejected?

The Moorcock Inn is now boarded up. It was on fire recently which engaged precious police and fire brigade resources.

It has become a total eyesore and for this reason alone, members of Waddington Parish Council fully supports the demolition of the current premises and the building of these valuable new homes.

Kind regards

N. Cox

Natalie Cox
Clerk to Waddington Parish Council

F	IG
15 AUG 2017	
FO	ATTENTION OF

SUBMISSION 9

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2016/0587

DECISION DATE: 22 August 2016

DATE RECEIVED: 20/06/2016

APPLICANT:

Messrs S and A Thornber
C/o Agent

AGENT:

Mr S Herd
Sunderland Peacock and Ass Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Demolition of The Moorcock Inn and erection of four dwellings including associated drives, gardens and external landscaping works. Creation of work from home office/studio space.

AT: The Moorcock Inn Slaidburn Road Waddington BB7 3AA

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the above development for the following reason(s):

- 1 The proposed development is contrary to Key Statement DS1 and Policy DMG2 and DMH3 of the Ribble Valley Core Strategy submission version as proposed to be modified as it would involve the construction of 4 dwellings in an isolated open countryside location that do not meet an identified local need. As such, the proposal would cause harm to the Development Strategy for the Borough as set out in the emerging Core Strategy leading to unsustainable development.
- 2 Permission for the proposed development would create a harmful precedent for the acceptance of other similar proposals without sufficient justification which would have an adverse impact on the implementation of the Core Strategy of the Council contrary to the interests of the proper planning of the area in accordance with the core principles and policies of the NPPF.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
P.T.O.

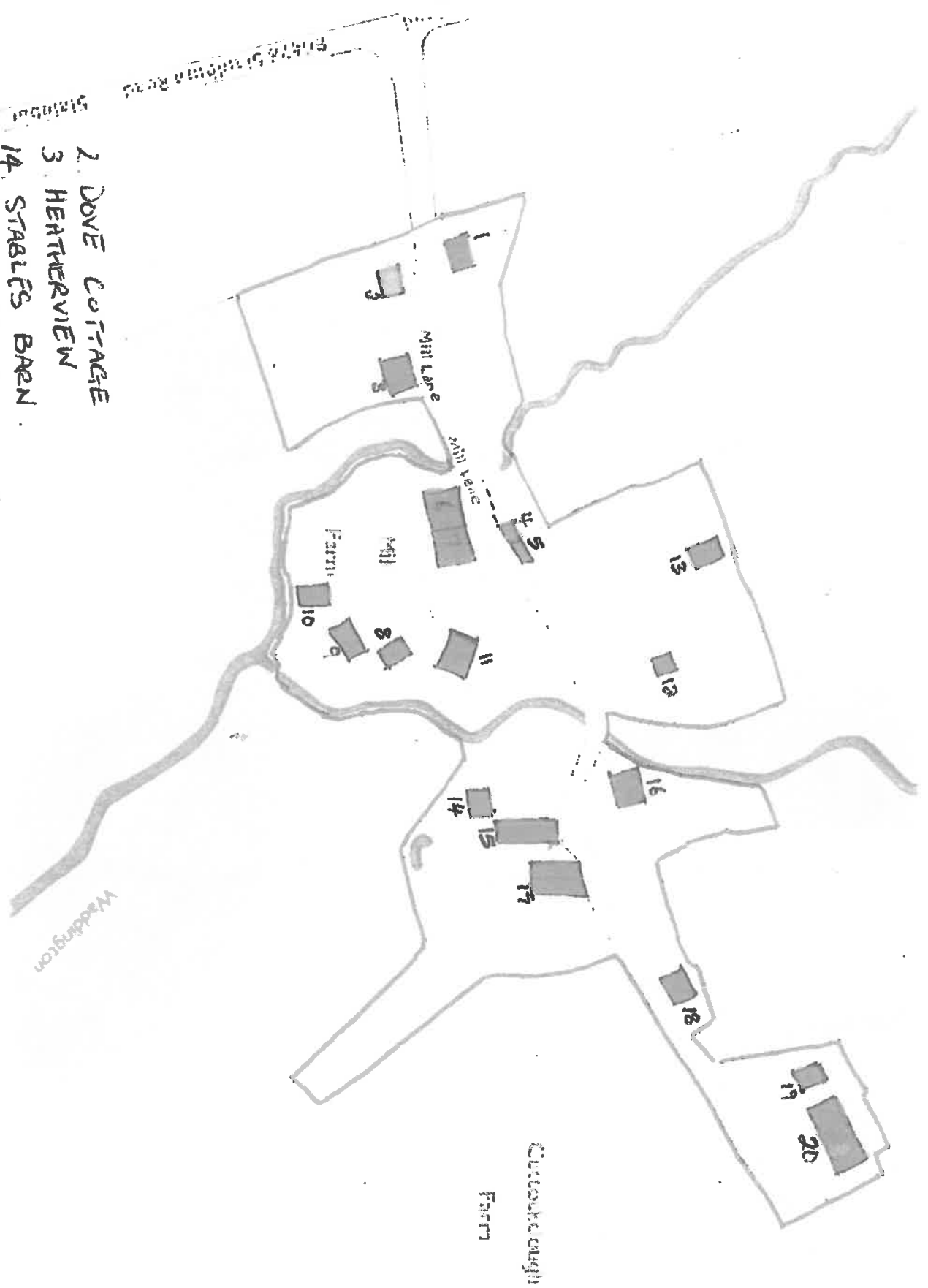
**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

APPLICATION NO: 3/2016/0587

DECISION DATE: 22 August 2016

- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**



- 2. DOVE COTTAGE
- 3. HEATHERVIEW
- 14. STABLES BARN

16. HIGHER MILL COTTAGE (B. BURCBURN)



Ordnance Survey
 First Edition 1962
 Revised 1978

