



JUDITH DOUGLAS TOWN PLANNING LIMITED

Parker Place Farm, Pendleton Road, Wiswell. BB7 9BZ



Proposed holiday accommodation with vehicle access and parking (part retrospective).

Planning Design and Access Statement JDTPLo153

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR PROPOSED HOLIDAY ACCOMMODATION WITH VEHICLE ACCESS AND PARKING (PART RETROSPECTIVE) AT PARKER PLACE FARM, PENDLETON ROAD WISWELL BB7 9BZ

1 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for development at Parker Place Farm, Wiswell.
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:
Existing plans, elevations, site plan and location plan 5669-001.
Proposed plans floor plans and elevations 5669-002.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site is located to the north of agricultural buildings at Parker Place Farm. The site currently comprises a one-bedroom units with bathroom, kitchen- living room in a single storey structure within two former steel shipping containers. The roof has been covered in corrugated sheet which extends over a wooden veranda. The veranda provides a pleasant sheltered sitting out area and access to the proposed holiday unit. Steps from the veranda lead down to a parking area created out of crushed stone. The parking area is separated from the agricultural land by a well-constructed attractive dry-stone wall.
- 2.2 To the south of the unit is a group of agricultural storage buildings beyond which is the traditional stone barn and farmhouse to Parker Place Farm. Vehicle access to the unit is via the road to Parker Place Farm which serves the buildings at Parker Place Farm and the agricultural land surrounding it. It is also a public footpath. The applicant lives at Parker Place Farm. The applicant owns 30 acres of land which is used to produce haylage.
- 2.3 Park Place Farmhouse is a grade 2 listed building. The listing description describes it as:

WISWELL SD 73 NE 3/77 Parker Place Farmhouse 13-2-1967 - II

House, mid C18. Watershot sandstone with stone slate roof. Double-depth plan. 2 storeys with attic, 2 bays. Windows of 3 lights with plain reveals and with mullions repaired with cement. All have glazing bars and have the middle lights sashed. Between bays is a blocked doorway with plain reveals and chamfered lintel. Gable chimneys. At the rear a cross window lights the stair. Interior has chamfered axial beams.

2.4 The site is far outside the curtilage of the listed building. The site and the farm are within an area designated as Area of Outstanding Natural Beauty in the adopted Ribble Valley Districtwide Local plan. The site is within grazing land to the north of Parker Place Farm. The land rises to the east. There are a number of trees along the field boundaries close to the farm which provides screening to the site.

2.5 The area is not prone to flooding and is in flood zone 1 on the GOV.UK Flood map for planning.

3.0 SITE HISTORY

3.1 The planning history of the site available on the Council's website indicates that planning permission was granted for an agricultural implements store in 1999 reference 3/1998/0030N

4.0 THE PROPOSED DEVELOPMENT

4.1 Historically there has been a timber cabin on the site from the 1920's which was used for holiday accommodation up until the 1990's. The building was replaced by a wooden railway carriage in the 1990's which has occasionally been used for camping in. The railway carriage was moved when the current structure was erected. The site is in a peaceful location with lovely views over the countryside. The unconventional approach to the construction of the holiday accommodation seeks to provide a unit which has minimal impact on the landscape being small in size, single storey, clad in timber and to have the appearance of a rural building not unlike agricultural storage buildings and stables.

4.2 It is proposed to use the unit as holiday accommodation for single occupancy or for couples. The unit will be managed by the applicant who lives at Parker Place Farm and advertised through a national holiday letting agency.

5 DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2018).

Core Strategy (2014)

- 4.2 The following policies are of relevance to the proposal:

Key Statement EN2: Landscape

Key Statement EN5: Heritage Assets

Key Statement EC1: Business and Employment Development

Key Statement EC2: Development of Retail, Shops and Community Facilities and Services

Key Statement EC3: Visitor Economy

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport and Mobility

Policy DME1: Protecting Trees and Woodlands

Policy DME2: Landscape and Townscape Protection

Policy DME4: Protecting Heritage Assets

Policy DMB1: Supporting Business Growth and the Local Economy

Policy DMB3: Recreation and Tourism Development

5 EVALUATION

- 5.1 The main planning considerations are:

- ❖ Economic development and recreation and tourism development Key Statements DS1, DS2, EC1, EC3 policies DMG2, DMB1 and DMB3.
- ❖ Potential impacts on the character of the landscape Key statement EN2 and policy DME2.
- ❖ Potential impact on the setting of the listed building Key Statement EN5 and DME4
- ❖ Potential impact on the highway network policy DMI2 and Policy DMG1

Tourism and Economic development

- 5.2 The Council's planning policies are supportive of tourism development as it provides employment and contributes positively to the local economy.

- 5.3 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3. Key Statement EC1 'Business and Employment Development states that *"Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle"*.

Economic development and recreation and tourism development

- 5.4 Policy DMB3: Recreation and tourism development states *"Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough"* subject to specific criteria being met all of which this proposal can satisfy. In particular, the site is well related to an existing group of buildings. The unit is positioned to the north east of the farmhouse close to existing buildings. The buildings at Parker Place Farm, Wiswell Eaves House and Wiswell Eaves Farm all follow a spring line across the hillside so that the development historically has followed and rough north-east southwest line across the hillside. The positioning of the proposed holiday accommodation follows this line and forms part of this group of buildings at Parker Place Farm.
- 5.5 The applicant farms 30 acres of land for haylage. He is semi-retired and lives at Parker Place Farm with his mother who is very elderly. The proposal will add to the income he receives from his farming activities and he will be able to manage the holiday accommodation along with caring for his mother. The site is approximately $\frac{3}{4}$ mile from the centre of Wiswell, 1.8 miles from the centre of Whalley and 4.5m from the centre of Clitheroe by Road.
- 5.6 There are a number of popular wedding and reception venues in the area including Whalley Abbey, Clitheroe Castle, Holmes Mill as well as within the wider Ribble Valley Area. It is envisaged that the proposed holiday accommodation would appeal to couples visiting the area to attend a wedding. Self-contained single bedroom accommodation is also limited in supply and can often attract a premium rent. Additionally, 'quirky' accommodation providing a 'close to nature experience' such as 'yurts' and 'shepherd huts' also provides popular holiday accommodation. The proposed unit has been purposely designed for the visitor to be able to enjoy views of the landscape and be close to nature. There is no garden area only space to park vehicle and a covered veranda.



1 The site has large mature trees around it



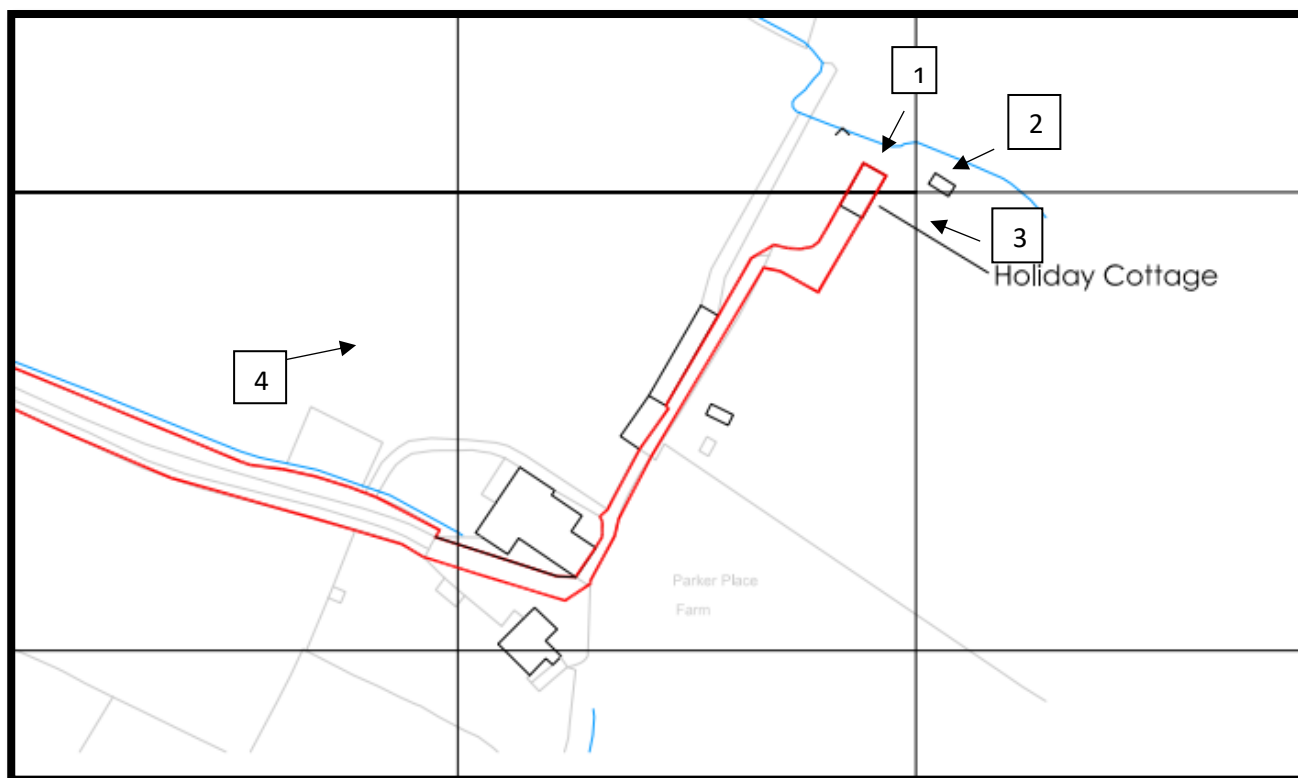
2 The site is grouped with other buildings



3 The unit is on the uphill side of a mature high hedge line



4 The unit is well screened by the mature hedge line when viewed from the west.



Photograph key number and direction from where the photographs were taken

Landscape impact

- 5.7 The site is within the Area of Outstanding Natural Beauty. The site is well screened and not prominent in the landscape. There are mature trees around the site. The unit is positioned close to the up-hill side of a mature high hedge line. This provides screening from public vantage points along Pendleton Road and public footpath 13. There are no public footpaths or vantage point on the south west uphill side of the site.
- 5.8 The proposed structure is modest in scale and single storey in height. It is to be clad in timber and will have a similar appearance to many small agricultural outbuildings. As such it will not be prominent or out of character with the landscape. The building has a corrugated sheet roof and the windows are to be agate grey composite. The boundary wall is a natural dry-stone wall and the parking area is separated from the field by a post and rail fence. The proposal is compliant with Key Statement EN2 and policy DME2.

Setting of the listed building

- 5.9 Paragraph 194 of the National Planning Policy Framework says the any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The setting

of a heritage asset is defined Annex 2 Glossary as *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

5.10 Parker Place Farmhouse has a modest curtilage. Immediately adjacent to it is a large stone barn. The proposed holiday unit is set well away from the farmhouse and will not be seen in context with it. Being positioned well apart from the farmhouse and given the intervening distance, the trees and the existing agricultural buildings, the proposed unit does not impact on the setting of the listed building and no harm to the setting of the listed building is created. The proposed unit will be seen as an extension of the existing outbuildings at Parker Place Farm to the north east of the existing modern agricultural buildings. It does not adversely affect or harm the setting of the traditional stone barn to Parker Place Farm. The proposal complies with the requirement of the NPPF, key statement EN5 and policy DME4.

Highways and Access

5.11 The site will have access from Pendleton Road via the existing access to the farm. Pendleton Road is lightly trafficked and the amount of traffic to and from the site is unlikely to cause any serious difficulties on the highway network. There are points along the access from Pendleton Road to the farm where it is possible for two cars to pass. The proposal is compliant with Key Statement DMI2 and policy DMG1.

6 CONCLUSION

6.1 The proposed retention and modification of the unit to provide one bedroomed holiday accommodation will expand the choice of holiday accommodation in the area and boost the local economy through the provision of additional tourism accommodation. We have demonstrated that the proposal can be carried out without harm to the landscape and without harm to the setting of the designated and undesignated heritage assets nearby. The proposal complies with the policies of the Core Strategy and the NPPF.