

**Report to be read in conjunction with the Decision Notice.**

Signed: Officer: **6K** Date: **16/4/19** Manager: Date:

Application Ref: 3/2018/1124  
Date Inspected: 16/01/19  
Officer: Stephen Kilmartin



Ribble Valley  
Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**DELEGATED ITEM FILE REPORT:**

**APPROVAL**

**Development Description:** Erection of eight two-storey, open-market dwellings with means of access, associated works and landscaping.

**Site Address/Location:** Oakhill School, Wiswell Lane, Whalley BB7 9AF.

**CONSULTATIONS:** Parish/Town Council

Whalley parish Council have raised the following concerns

*Whalley Parish Council observes that the increase in the number and size of the housing will naturally lead to more car traffic. This is of a particular concern during the morning rush hour when children will be using the school entrance. The Council therefore recommends that if approval is given, the road link to the Lawsonsteads development suggested in the plans, should be the only route for road traffic to access the site.*

**CONSULTATIONS:** Highways/Water Authority/Other Bodies

**LCC Highways:**

The Highways development control section have raised no objection to the proposal subject to conditions relating to the control of delivery times and that the provision of an electrical supply for the charging of vehicles be provided within each garage.

**LLFA**

The Lead Local Flood Authority has raised no objection to the proposed development subject to the imposition of a condition requiring that details of a sustainable surface water drainage system be submitted to and agreed by the Local Planning Authority prior to the commencement of development.

**United Utilities**

United utilities have raised no objections to the proposal subject to the imposition of conditions relating to foul and surface water drainage.

**CONSULTATIONS:** Additional Representations.

No representations have been received in respect of the application.

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Sustainable Development  
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport & Mobility  
Policy DME1 – Protecting Trees & Woodland  
Policy DME2 – Landscape & Townscape Protection

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/2016/1124:**

Reserved matters relating to appearance, landscaping, layout and scale following outline planning permission 3/2015/0715 for up to 6 new dwellings. (Approved with conditions)

**3/2015/0715:**

Outline application (access only) for development of up to 6 detached low carbon eco homes on surplus land at Oakhill College/Academy. (Approved with conditions)

**3/2015/0340:**

Extension, floodlighting, resurfacing, and perimeter fencing of artificial sports pitch (resubmission of application 3/2014/1118). (Approved with conditions)

**3/2014/1118:**

Extension, floodlighting, resurfacing, and perimeter fencing of artificial sports pitch. (Refused)

**3/2014/1117:**

Development of up to 6 detached dwellings on surplus land at Oakhill College/Academy. (Withdrawn)

**3/2006/0081:**

Change of use of land to provide sport and recreational facilities and upgrading of existing football pitches. (Approved with conditions)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application site forms part of the grounds of Oakhill College, located to the south eastern extents of the grounds located to the east of numbers 6 – 12 Wiswell lane and to the south of number 14 Wiswell Lane and the existing college car parking facilities. The site benefits from a number of changes in topography with the site increasing moderately in an easterly direction.

The site is located partially upon a designated housing site allocation and partially adjacent but outside the current draft settlement boundary for Whalley being predominantly grassland in nature. A number of trees run through the eastern extents of the site in a linear fashion running from south-west to north-east.

**Proposed Development for which consent is sought:**

Consent is sought for the erection of eight two-storey open market dwellings on land located to the south of and associated with Oakhill College, Whalley.

It is proposed that seven of the dwellings will be arranged in an array around a central landscaped roundabout with the remaining eighth dwelling directly front a proposed access road to the east.

The submitted details propose that initially vehicular and pedestrian access will be provided from the north via the existing car park serving Oakhill. However, a secondary vehicular and pedestrian access is proposed that will interface with the adjacent consented housing site to the south.

It is proposed that the northern access will be utilised primarily with the secondary and southern access being utilised when the adjacent development reaches a stage in construction whereby a vehicular and pedestrian link can be made, after which it is proposed that the northern access will thereafter be closed in perpetuity. This matter will be controlled through the imposition of a phasing condition that will require the closure of the northern access prior to the southern access being first brought into use.

#### **Principle of Development:**

The application site is located partially within a current committed housing site (DS1 designation) with the eastern extents of the site being adjacent but outside the defined settlement boundary for Whalley. In relation to the adopted Settlement Strategy (Key Statement DS1), Whalley is defined as one of the Boroughs principal settlements and as such is one of the locations to which the majority of new housing should be focused towards.

Outline consent for the development of the committed housing site element of the proposal was originally granted on the 16th of October 2015 with reserved matters, pursuant to the outline consent, being subsequently granted on the 16<sup>th</sup> of January 2017. The outline consent originally required that the development be commenced before expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. As such it is considered that this consent no longer remains extant although the western extents of the site remains a committed housing site.

However, given that consent for the development of the western extents of the site for residential purposes has already been established as acceptable when considered against the currently adopted development plan, it is not considered that there is any need to assess this element of the proposal for potential conflict with currently adopted policy.

Turning to the eastern extents of the site, this element of the proposal is located outside of the DS1 allocation, however taking into account the site is bounded to the south by a consented housing site and that the eastern extents of the site benefit from a DS1 allocation, whilst taking account of the modest level of development proposed, it is not considered that that the encroachment of the development into the defined open countryside would result in a measurable level of harm that would warrant the refusal to grant planning permission.

#### **Impact Upon Residential Amenity:**

The proposed dwellings benefit from habitable floor space at third-storey level with accommodation being provided within the roof space. As such, it is imperative to not only consider potential impacts upon residential amenity by direct overlooking, but also the potential impacts upon residential amenities as a result of overlooking from an elevated position which may exacerbate any perceived over-looking or perceived loss of privacy by existing residential occupiers.

Number 8 Wiswell Lane is the closest existing located dwelling to the west, the aforementioned dwelling is located approximately 20 metres from the western boundary of the site (at its closest point) and approximately 37.5 metres from the rear facing elevation of the closest proposed dwelling. Taking into account the aforementioned separation distances it is not considered that the proposed dwellings would have any significant impact upon residential amenities of adjacent properties to the east. It is also considered that the proposed offset distances are adequate to successfully mitigate the potential for elevated overlooking from the proposed third storey rear facing windows.

The site directly adjacent and to the south currently benefits from an extant consent (3/2015/0489) for the erection of 160 dwellings, with a further application for the erection of 188 dwellings (3/2018/0914) pending approval subject to the completion of a s106 agreement. As such, consideration must be given to the proposed dwellings and any potential impacts upon their unbuilt counterparts on the site adjacent to the south.

In respect of potential impacts upon dwellings to the south, the proposed dwellings will be located approximately distances ranging from 12m to 21m from the southern boundary, when taking into account the garden depths of the extant dwellings the resultant interface distances between the proposed dwellings and those for which consent remains extant would be in excess of 21m.

#### **Visual Amenity/External Appearance:**

The proposed dwellings are of a similar scale and appearance to those previously approved albeit the now proposed dwellings possessing variations in elevational proportioning and detailing to those previously approved.

In this respect and taking account of the direct similarities between both proposals it is considered that the proposed development will not result in any detriment to the character and visual amenities of the area.

#### **Landscape/Ecology:**

The application has been accompanied by an ecological appraisal which identifies that the proposed development is likely to have limited impact upon local ecology. The report further makes a number of recommendations in respect of compensatory habitat provision and states that the development should incorporate bird-nesting boxes (both tree and building mounted) and the inclusion of a bat box which should be tree mounted.

The precise nature and detail of such provision will be required to be submitted to the Local Planning Authority through the imposition of condition. Subject to adequate mitigation/enhancement being proposed, it is considered that the proposed development would be in broad compliance with Key Statement EN4 of the adopted Core Strategy.

#### **Observations/Consideration of Matters Raised/Conclusion:**

Given the separation distances between existing and proposed dwellings and taking account of the orientation of primary habitable room windows it is not considered that the proposal would result in any significant detrimental impact upon existing or future residential amenity.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval subject to the imposition of relevant planning conditions.

#### **RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.