

# Memo

**From:** Phil Dagnall

**To:** Adrian Dowd

**cc:** Colin Hirst

**Ref:** PD/AD/4-19

**Ext:**

**Date:** 03/04/19/

**Re:** Application 3/2019/0180. Edisford Bridge Farm, Clitheroe

Dear Adrian,

## **Brief Description of Proposal and Observations**

The proposal involves the construction of a new dwelling to provide accommodation for a site manager on a combined farm, caravan and camping complex close to the western boundary of Clitheroe but in the open countryside. The complex is adjacent to a pub and is a short walk from some of Clitheroe's amenities in Low Moor and one mile from the town centre. The complex currently provides accommodation for the current farming family and their relations and it is stated that a 24 hour a day need for a manager now requires this new accommodation.

## **Relevant Core Strategy and Other Policies, Discussion and Conclusion.**

The in principal matter here revolves around whether there is an on-site operational need for a new dwelling within the complex given its position in the open countryside but also its close proximity to Clitheroe.

In the Planning Statement provided, which is the only substantial information provided in support of the application, the agent suggests that the dwelling is needed for operational reasons, ie to provide for 24 manager's accommodation needed for the busy and expanding business.

DMB1 is generally supportive of business growth and expansion on land outside settlements

The agent goes on to state (Para 4.7) that this development should fall within Key Statement DS1 as an "identified local need" and I assume this relates also to DMG2 which deals with development outside the defined settlements.

This policy sets out a number of potential considerations that could be relevant here including that development should be essential to the local economy or social well- being of the area, development for small scale tourism /recreational uses or small scale uses appropriate to a rural area where a local

need or benefit can be demonstrated. The issue of the scale of the current enterprise may preclude some elements of the above.

DMH3 also has a possible bearing in terms of residential development which meets an identified local need. If the agent here is referring to the manager's on site requirements being such ie an essential workers need then the policy then goes on to specify the application for a functional and financial test that would support such a essential need for, in this case, additional on-site accommodation.

From the limited information supplied it is difficult to see that this real detailed case has been made to have new accommodation on site given the proximity of the business to Clitheroe town and its facilities and not alternatively by renting or buying accommodation in the town itself. It may be that there are practical constraints and business needs that may require on- site accommodation but they are not apparent from the information supplied.

It may be possible to encourage the proposer/agent to provide a more detailed case before coming to a final judgement but, solely in terms of the information supplied, I do not consider that this proposal could be supported in-principle at this stage.

Also I have discussed this matter with Craig Matthews, our Regeneration Officer, who has also seen the application material mentioned above, and he concurs with my views. If you want more information from him please let him know.

This advice is offered without prejudice to any other matters that you may consider to be relevant to this application.

Regards, Phil Dagnall, Assistant Planning Officer, Forward Plans