

## Planning Statement

In support of an application by Mrs Jean Knowles.

*Application for the erection of 1 no. dwelling, landscaping and associated works.*

Edisford Bridge Farm, Caravan & Camping Site.



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## 1.0 Introduction

1.1 This Planning Statement has been prepared by Maybern Planning and Development on behalf of Mr & Mrs Knowles in support of the full planning application at land at Edisford Bridge Farm, Caravan and Camping Site.

1.2 The application seeks approval of:

*'The erection 1 no. dwelling, landscaping and associated works'*

1.3 This Statement intends to summarise the nature of the proposals, compliance with the Core Strategy and other relevant material considerations.

1.4 Submitted for approval are the following plans:

- Site Location Plan (dwg ref. 5357 – P01 Rev A)
- Existing Site Layout (dwg ref. 5357- P02 Rev A)
- Proposed Floor Plans and Elevations, and Layout (dwg ref. 5357 – P03 Rev B)



## 2.0 The Site And Surroundings

### The Site

- 2.1 The site, which is currently an area of land in use as part of the caravan and camping site, is located at the entrance to the premises, fronting Edisford Road with access taken from the yard within the farm, caravan and camping site.
- 2.2 The application site is around a mile from Clitheroe Town Centre, but benefits from various amenities close by at Low Moor include a convenience shop, leisure facilities and school. To the north are a number of agricultural buildings, caravan storage and a workshop lie with dwellings to the east of the main access road to the farm and caravan site. Behind these dwellings lies the Edisford Bridge Inn with dwellings adjoining the inn to the west. The caravan and camping site lie directly west of the application site again consisting of patches of grass with tarmac road network within the site.

### Planning History

- 2.3 Set out below is a summary of the planning history of the application site:
- Application Ref: 3/2018/0098, '*Proposed new detached building for agricultural storage.*' Approved with conditions.
  - Application Ref: 3/2018/0099, '*Extension of existing agricultural building.*' Approved with conditions.
  - Application Ref: 3/2017/1168, '*A sign fixed to 2 vertical posts.*' Approved with conditions.
  - Application Ref: 3/2017/0453, '*Two new signs - one free-standing board advertisement by existing access road and one fascia sign on industrial unit.*' Split decision (part approval).
  - Application Ref: 3/2017/0369, '*Application for retention of unauthorised construction and extension of a replacement building and unauthorised change of use to joinery workshop.*' Approved with conditions.
  - Application Ref: 3/2010/0815, '*Proposed extension to the existing caravan park at the farm.*' Approved with conditions.
  - Application Ref: 3/2009/0493, '*Proposed domestic extension to Edisford Bridge Farmhouse (Listed Building Consent).*' Approved with conditions.
  - Application Ref: 3/2004/0677, '*Creation of 20 pitch touring caravan and recreational vehicle site and construction of facilities block.*' Approved with conditions.
  - Application Ref: 3/1998/0568, '*Conversion of House into Two Dwellings*' Refused.
- 2.4 The applications as noted above all relate to the applicants' long standing business activities in the locality, on both agriculture and tourism.



2.5 The planning history of the site does not raise matters which would preclude the grant of planning permission for 1 no. detached dwelling.



### **3.0 The Proposed Development**

- 3.1 The application seeks full planning permission for the erection of 1 no. dwelling and associated works. The proposed dwelling is single storey in height and is relatively modest in size, providing 2 bedroom accommodation.
- 3.2 Mr and Mrs Knowles (the applicants) parents began the caravan and camping site as a means to diversify the farm income some 35 years ago. The applicants' later took over the running of the business. Demand at the site has consistently remained high, something which led to an extension of the site with a further 20 pitches and facilities block in 2004, and later a further extension in 2013 (see planning history).
- 3.3 The business is a significant one, drawing repeat customers to the Ribble Valley each year with approximately 7000 caravans/tents per annum.
- 3.4 The Agricultural business was established almost 40 years ago, with the farm consisting of around 130 acres with a herd of 80 cows which consist of a suckler herd with calves at foot as well as around 380 sheep.
- 3.5 The farm business employs 1 full time member of staff who works on the farm as well as carrying some maintenance work on the caravan site when necessary.
- 3.6 The caravan site has a permanent full time member of staff, plus 1 part time staff who work on caravan site all year. Additionally, the applicants' employ 1 part time seasonal person for the caravan site during peak periods.
- 3.7 The main property associated with the businesses is now occupied by three generations of the Knowles family, something which is increasingly problematic given that Mr & Mrs Knowles live with their daughter, son in law and 3 children. However, Mrs Knowles is employed on the caravan site on a fulltime basis including being on call for caravan site issues on a 24 hour basis. It is therefore essential to have accommodation on site.

#### **Appearance**

- 3.8 The building layout, style, hard and soft landscape, and a use of materials that not only complement each other but will aim to work together to create a cohesive character for the site.
- 3.9 Each element must also take account of the local context, vernacular and fenestration found in the locality to ensure that the design will fit harmoniously into its local surroundings.

#### **Architectural Quality and Style**

- 3.10 The design principles adopted throughout the development will ensure that the architectural style and quality of the design is coherent. The proposed dwelling is intended to respond to the semi-rural nature of the site, ensuring that it is in-keeping with the immediate surroundings which includes recently developed buildings such as the facilities block to the north of the application site, and the existing stone-built dwellings to the east of the application site.



- 3.11 The design aim to complement the semi-rural character of the area but to also reflect similar designs found around the Ribble Valley Borough.

### **Materials Palate**

- 3.12 The proposal is to use a mixture of traditional stone with timber cladding and tiled roof. It is anticipated that the precise specification of each of the materials will be a conditional requirement of the planning permission.
- 3.13 All the proposed materials have been selected not only for their aesthetic merit, but also their sustainability, safe installation and ease of maintenance.

### **Landscaping**

- 3.14 The submitted layout provides indicative landscaping details, the design seeks to ensure that the proposed dwelling benefits from a level of privacy and residential amenity, whilst also avoiding a stark contrast between the domestic dwelling and the neighbouring commercial business. It is anticipated that planting plans if required will be secured by way of a condition of the approval.

### **Layout**

- 3.15 The layout of the proposed dwelling seeks to utilise the existing point of access of Edisford Road whilst providing an attractive street scene. This is achieved by following the building line as exists, with the front elevation of the dwelling being on to Edisford Road.

### **Mix of Housing**

- 3.16 The development consists of a single dwelling which is a single storey 2 bedroom dwelling.

### **Scale**

- 3.17 The development consists of a single dwelling which is a single storey 2 bedroom dwelling.



## 4.0 Assessment

- 4.1 The statutory development plan for the application site comprises the adopted Ribble Valley Core Strategy (adopted 2015). The Core Strategy sets out the spatial vision for the borough through to 2028, and the policies and objectives necessary to achieve this.
- 4.2 Relevant policies of the adopted Core Strategy are as follows:
- Key Statement DS1 – Development Strategy
  - Key Statement DS2 – Presumption in Favour of Sustainable Development
  - Key Statement EN2 – Landscape
  - Key Statement EN3 – Sustainable Development and Climate Change
  - Key Statement DMI2 – Transport Considerations
  - Policy DMG1 – General Considerations
  - Policy DMG2 – Strategic Considerations
  - Policy DMG3 – Transport and Mobility
  - Policy DME2 – Landscape and Townscape Protection
- 4.3 The application site is designated in the Districtwide Local Plan Proposals Map under policy ENV3 Open Countryside (now replaced by Core Strategy policies EN2 and DME2) and policy G5 (now replaced by Core Strategy policies DS1 and DMG2).
- 4.4 Key Statement DS1 of the Core Strategy states that in addition to the strategic site at Standen, housing development will be focussed within the borough's principal settlements (Clitheroe, Longridge, and Whalley), and some development in Tier 1 settlements.
- 4.5 The Council currently consider that they are able to demonstrate the requisite five-year housing land supply within the Borough, in line with the NPPF. However, in respect of other developments throughout the Borough, it is evident that the Council have considered that exceeding the residual housing need numbers would not necessarily warrant refusal, having commented in various reports to planning committee that these residual housing numbers are a minimum target to be met to achieve sustainable housing growth within the Borough as defined within the Core Strategy. It is equally important to fully recognise that the residual housing need numbers are therefore not intended to be an upper limit not to be exceeded.
- 4.6 The ability of the Council to demonstrate a five year supply is not in itself a reason to refuse planning permission for the development proposed, it remains necessary to consider the planning balance of the proposed development.
- 4.7 Policy DS1 also refers to development proposals outside of the principal and Tier 1 settlements, stating that *Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be*



considered in all the borough's settlements. The proposed development clearly satisfies a specific need in respect of the business owner (the applicant).

- 4.8 Policy DMG2 states that *"WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD"*. The proposed development seeks to ensure compliance with this policy, whilst the preference is clearly one for the reuse of existing buildings, in this instance the buildings which exist on site are currently all required as essential to the running of the agricultural and/or caravan and camping businesses operated from the wider site.
- 4.9 With regards policy EN2, the proposal site is not located within the Area of Outstanding Natural Beauty.
- 4.10 Policy DME2 states that *"DEVELOPMENT PROPOSALS WILL BE REFUSED WHICH SIGNIFICANTLY HARM IMPORTANT LANDSCAPE OR LANDSCAPE FEATURES"*. The layout of the proposed development seeks to ensure that there is no detrimental impact upon existing landscape features in the locality.
- 4.11 The application proposal seeks to support the established diversification of Edisford Bridge Farm, providing accommodation for one of the full time employees at the caravan and camping site (and owner of the business). It is not considered that the proposed dwelling would result in significant adverse impacts to warrant its refusal. Moreover, it is considered that the adverse impacts of the scheme do not outweigh the benefits of the scheme, and there should be a presumption in favour of sustainable development.
- 4.12 The site is situated within a sustainable and accessible location, close to the services and facilities in nearby Low Moor and a range of public transport modes, which provide an alternative to the private car, including for travel into nearby Clitheroe Town Centre.
- 4.13 The proposed development would result in a wide range of benefits which must be given due weight in the planning balance of the case, including to support a thriving established business in the Ribble Valley, supporting increasing spending within the local economy which the business facilitates through attracting visitors to the Valley and the ability of the site to provide a dwelling to meet the specific need of the business.
- 4.14 It is considered that there is little or no harm arising from any perceived oversupply or resulting harm to the Core Strategy, nor are there significant adverse impacts arising from technical matters, as set out below.

### **Technical Considerations**

- 4.15 The extant situation (being in use as part of a commercial business) demonstrates that, whilst there may be necessary mitigation, there are no technical matters at the application site which would preclude the development of 1 no. residential dwelling and associated infrastructure.
- 4.16 This application proposes 1 no. dwelling to be constructed on an area of regularly mown grass which is regularly occupied by users of the caravan and camping site, as such the proposal does not result in any adverse impacts given that there will be no resulting significant intensification of the use of the application site.



## 5.0 Conclusion

- 5.1 The application seeks full planning permission for the erection of 1 no. dwellings at Edisford Bridge Farm, Clitheroe. The proposed dwelling is designed in such a manner that it ensures that the development remains in keeping with the local character whilst retaining high quality of design.
- 5.2 The application site comprises a sustainable location and the proposed dwelling will ensure the long term viability of an established and thriving business, one which attracts approximately 7000 bookings per annum for caravan and camping pitches.
- 5.3 The development of the site for residential development seeks to achieve the following aims:
- To support a thriving tourism based business which serves as a diversification of the original and existing agricultural business at Edisford Bridge Farm;
  - a well planned residential development of high quality design;
  - a visually attractive development as a result of the mix of good architecture, urban design and landscaping.
- 5.4 For these reasons it is respectfully requested that the application be considered favourably and that planning permission be granted.