

Bowland Forest lower Division Parish Council

Ribble Valley Borough Council
Director of Development Services
Council Offices
Church Walk
Clitheroe
BB7 2RA

26th April 2019.

F.A.O. Mr Macholc.

Dear Mr Macholc,

I write to advise you of the comments of the above Council with respect to planning application no: **3/2019/0228** submitted by Mr Michael Riley which is described as : *Change of use from private dwelling (C3) to mixed use of function venue (D2) with ancillary accommodation (C1) including single storey rear extension, and change of use of detached garage to cookery school (C2) including single storey extension* at Thorneyholme Hall, Newton Road, Dunsop Bridge, BB7 3BB.

After discussion, the Parish Council wish to register a strong objection to these proposals and our reasoning for that objection is set out below.

The application is presented, in essence as a 'carry on' of the previously approved application 3/2017/0408, which was approved as a class C2 use, i.e. a residential school or training centre. The Parish Council did not object to that proposal. The change here is that a new extension is proposed to the existing house which is described on the submitted plans as a '*function room*' and is some 20 metres long by 8 metres in width i.e a 160 sq.m room. This considerably changes the nature of the development at this rural location. Such a proposal changes what was previously approved. That is because the previous approval was for a residential cookery school. A large function room such as this, changes that use into something else, namely a location that can hold functions or be used as restaurant. Once built, despite any restrictive planning conditions that might be imposed, the function room would be open for any multitude of sessional uses such as weddings or other types of function and the Council would not be able to control this. Whilst restrictive conditions could be imposed, the problem with conditions is not whether they can be imposed or not, but what happens if an application is made to have them varied or removed. In this case what is proposed is a large function room and if built, any occupier would be entitled to use it for just that, whether conditions are imposed or not. The problem with a function room is that it changes the character of the use to one that is not appropriate to this quite, rural location. That is because a function room is, by its nature, providing for functions which means mass arrivals and departures, which is totally unsuitable to this rural area because of the nature of the roads and the potential for noise and disturbance to residential properties that adjoin this site.

The addition of this large function room changes the nature of the proposed use to such an extent that it is, despite what is said by the applicant, a restaurant use with functions. This is not a D2 use , as previously approved. On that point, we note that there was no condition restricting the use class operation of the site to class D2 of the 2017 approval and we feel that this has encouraged the

applicant to take advantage of that oversight to attempt now to capitalise on the previous approval to change the use to something that is not a class D2 at all.

The description on this application has several use classes given in it, D2; C1 and C2. The previous approval was described as being class C2. That is to say that it was a residential institution with the cooking school being part of that residential institution. The function room now proposed takes the proposed use well outside a residential institution definition and this application itself now includes D2 use class which is an assembly and leisure use because of the function room. In fact this proposal is now a main town centre use and as such should not be in a rural location such as this. The application should be subjected to a sequential test and there are more appropriate town or edge of town locations where a function room and restaurant use such as this should be located.

The application also purports to be in a sustainable location. However it is quite plain that it is not being as it is, in a rural location. All traffic would be car borne and such things as deliveries and servicing would all have to make specific car journeys to this one rural location, that cannot be shared with other uses, such as within an urban location. It is not therefore a sustainable location.

With regard to the extension itself, this is considered to be wholly inappropriate to the character of Thorneyholme Hall both by its scale and design. This is an attractive location with the designated Area of Outstanding Natural Beauty where new development should respect that location. Thorneyholme Hall is a character building and an extension of this scale if not in keeping with that character or history. The Hall is a not listed but is nonetheless is an important local building and should be treated as a heritage asset. This application and its documentation does not treat it as such. The applicants attempt to justify the extension by reference to what may be claimed as a house with permitted development or to now expired approvals. These are not realistic fall back positions and as such have no bearing on this application which must be decided against restrictive policies that apply to the designated Area of Outstanding natural beauty.

For all these reasons, the Parish Council strongly object to this application.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'J. Alpe', written over the printed name 'James Alpe'.

Chairman Bowland Forest Lower Division Parish Council.