

Thorneyholme Hall, Dunsop Bridge Lancashire, BB7 3BB.

Proposed Change of Use from Private Dwelling (C3) to Function Venue (D2) with ancillary Cookery School (C2).

PLANNING STATEMENT

March 2019

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Primary Author:	Joshua Hellowell	Initialled:	JH
Contributor:		Initialled:	
Reviewer:	Louise Leyland	Initialled:	LL

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CONTENTS

1	INTRODUCTION
2	SITE DESCRIPTION
3	PROPOSED DEVELOPMENT
4	PLANNING HISTORY
5	TECHNICAL CONSIDERATIONS
6	PLANNING POLICY CONTEXT
7	PLANNING POLICY ASSESSMENT
8	CONCLUSION
APPENDIX A	Decision notice associated with application 3/2017/0408
APPENDIX B	Photos of plans associated with applications 3/90/0217 and 3/91/0668

/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr. Michael Reilly ('the Applicant') to progress a planning application for the proposed change of use from private dwelling (C3) to function venue (D2) with ancillary cookery school (C2) ('the proposed development') at Thorneyholme Hall, Dunsop Bridge Lancashire, BB7 3BB. ('application site'). The planning application is made to Ribble Valley Borough Council ('the Local Planning Authority') as a full application and relates to the red edge application site boundary defined by the submitted Location Plan (**ref. 1178-PL-01A – Location Plan**).

- 1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.

- 1.3. This statement should be read in conjunction with the submitted application package, which includes the following documents: -
 - 1 APP form, relevant certificates and notices;
 - Drawn information: -
 - Location Plan (ref. 1178-PL-01A);
 - Proposed Site Plan (ref. 1178-PL-22D);
 - Cookery School GA (ref. 1178-PL-23C);
 - Existing Ground Floor Plan (ref. 1178-PL-54);
 - Proposed Ground Floor Plan (ref. 1178-PL-55);
 - Existing and Proposed First Floor Plan (ref. 1178-PL-56);
 - Existing & Proposed Second Floor Plan (ref. 1178-PL-57);
 - Existing Elevations (ref. 1178-PL-58);

- Proposed Elevations (ref. 1178-PL-59);
- Planning Statement (this document);
- Flood Risk Assessment; and
- Arboricultural Impact Assessment

/2 SITE DESCRIPTION

- 2.1. The application site comprises of Thorneyholme Hall which was formerly a hotel premises offering accommodation for visitors to the area. This use was later changed to incorporate spa/leisure facilities before the subsequent conversion of the property to a private dwelling. The application site lies outside of the defined settlement of Dunsop Bridge, though is bound by further residential development to the east. Additionally, the site falls within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 2.2. The building is of stone construction with render cladding, exposed quoins and large chimney stacks and has been subject to a number of modifications since its initial construction. Originally there was additional built form off the western elevation which mirrored the taller portion of the dwelling to the east. A large extension to the rear was previously established and housed the swimming pool, this was later demolished by the current owner and replaced with a more modest conservatory type addition.
- 2.3. The Hall's associated curtilage is made up of a garden area which immediately adjoins the dwelling to the east and south. Beyond this is a grassed paddock, stabling and areas of hardstanding. The site is fairly flat and benefits from a number of mature trees on the edge of the curtilage, namely to the east, this will help filter views from public vantage points. The river Hodder is situated to the north, with the wider surrounding area consisting largely of agricultural land and private dwellings, land use types synonymous with its rural location. Despite not being currently occupied the building, and grounds have been kept in good condition and maintained to a high standard.
- 2.4. A location plan showing the site within its wider setting is provided with the supporting documents (drawing ref: 1178-PL-01A). Additionally, see Figure 1 below for an aerial image of the Site in its closer setting:



Figure 1: Aerial image showing the location of the site (not to scale)

- 2.5. The site lies within a rural location but does benefit from direct access to the local road network which links the site to Dunsop Bridge and wider transport routes and other larger settlements. Clitheroe is the closest larger settlement and is less than 10 miles away.
- 2.6. From the site, access can be gained to a number of Public Rights of Way allowing for access to the wider area. Footpaths 3-8-FP 20, 3-9-FP 2 and 3-29-FP 29 provide access to the wider landscape in southern and easterly directions, whilst from the centre of Dunsop Bridge bridleways 3-8-BW 8 and 3-8-BW 15 permit for walks north of the application site.
- 2.7. Whilst as previously stated, Dunsop Bridge is a rural village a number of local service are available. A filling station/garage is located centrally within the village and there is a car park and public toilets for those visiting. The village also benefits from a small church and combined post office, country store and tea room. A dedicated bus route also travels through the area to provide children access to local schools. The closest bus stop is 240m from the site.

- 2.8. The site is within an area identified by the Environment Agency's flood risk map as being subject to flooding. The majority of the site falls within Flood Zone 3 with a minor portion being detailed as Flood Zone 2. However, as part of a previous application submitted to the Council, it was successfully demonstrated that the entire site is in fact Flood Zone 2.
- 2.9. The online record suggests there are 2 known Tree Preservation Orders (references 124 and 77) within close proximity to Thorneyholme Hall, the site also lies within the Forest of Bowland AONB.

/3 PROPOSED DEVELOPMENT

- 3.1. The application proposes to change the use of Thorneyholme Hall, from a dwelling house (C3) to a Function Venue (D2) with ancillary Cookery School (C2). The application is submitted to Ribble Valley Borough Council as a full application.

- 3.2. The change of use would not result in any changes to the internal arrangement to the dwelling but would see the addition of further built elements both to the dwelling and within the wider curtilage. With regard to the dwelling, it is proposed a function space will be constructed off the rear elevation of the building, this space has been designed to be open plan to allow for varying functions to be hosted and allows the remaining rooms at ground floor level to be utilised for more intimate/small scale events. The scale of the rear extension is thought to be wholly appropriate for Thorneyholme Hall and indeed had the property benefited from permitted development rights, would be something that wouldn't require formal planning permission. Whilst the property has previously had such rights revoked, it's still worth noting that this level of development remains something that central government assesses as not being significant enough as to warrant consideration against a local authority's development plan. Moreover, previous planning permissions associated with the site, include provision to build a 30-bed extension which was of comparable scale to the current house. In this context it's considered that the proposed works are acceptable and do not detract from the existing premises to any level which rendered the proposal unacceptable. The existing bedrooms would be offered to those attending functions.

- 3.3. The second modification relates to the extension of the existing garage, to establish a cookery school which would be ancillary to the function venue. The intention would be for classes to be held within this building during times when Thorneyholme Hall is not scheduled to be in use for any functions. The existing bedrooms would also be used by those undertaken longer cookery courses but only where it doesn't inhibit the main use of the site as an Function Venue. Equally the facility will also supplement the kitchen within Thorneyholme Hall, should a large catered function be planned. It is prudent to note that the scale, design and principle of such works have already been established.

Planning Application 3/2017/0408, which was granted on the 22nd of August 2017, sought permission for a cookery school of the exact scale and design as that put forward in this instance. Consequently, the only matter for consideration is the appropriateness of the cookery school as ancillary to the proposed function venue. This is discussed further within section 6 of this statement.

- 3.4. As per the previous cookery school application, the proposal looks to establish a new area of parking to the rear of the property in place of the existing ménage. This location was adjudged as acceptable previously and as such remains a logical location for such provision. It is not considered that the proposal would generate any unacceptable highways impacts and whilst the use would represent an increase in vehicle movements associated with the site, such movements would be infrequent and transient.
- 3.5. It is the applicant's intention to deliver a scheme which respects the vernacular and enhances the local sense of character, therefore the proposed will seek to fit well alongside the adjacent development and essentially establish a sustainable use for the site. In addition, the scheme will seeks to ensure that the amenities of existing and future residents will not be compromised by the proposals.

/4 PLANNING HISTORY

4.1. In addition, the following planning applications have been made relating to the site:

- **Planning Application 3/1997/0427** – This change of use application signifies when Thorneyholme Hall formerly became a residential dwelling as opposed to the hotel/spa/nursery. The application was granted consent on the 21st of August 1997.
- **Planning Application 3/2002/0491** – Full planning application for the erection of timber framed garages. This structure, which was consented on the 25th of July 2002, is that which is proposed for remodelling/extension as part of this application.
- **Planning Application 3/2017/0408** – Full application for the extension and modification of existing garage to form a Cookery School. This application is referred to throughout this statement given the proposal at hand seeks to also include the works which were consented to as part of this application as an ancillary use associated with the proposed function venue. The application was consented on the 22nd of August 2017, see Appendix A for Decision Notice.

4.2. Whilst numerous consents associated with the site date back to the early 1990s, and as such were consented under a different set of policy considerations, it is still prudent to note that a number of extensions, of a notably greater scale were previously consented. One such proposal was application 3/90/0217, which sought permission for a 30-bed extension, resulting in additional built form of a comparable, if not greater, scale to Thorneyholme Hall. Equally a rear extension for a Swimming Pool was granted and subsequently built but this has since been demolished. Copies of the plans associated with these applications are not available online. A visit was undertaken to the Council's offices to view the plans on microfiche and copies of proposed site plans from two previously consented applications are included within Appendix B.

/5 TECHNICAL CONSIDERATIONS

5.1. The planning application submitted herein is supported by a number of technical reports which demonstrate that the proposed development is capable of being implemented without significant adverse impacts arising from site constraints. These are summarised below.

Arboriculture

5.2. A tree survey has been undertaken and an Arboricultural Impact Assessment has been undertaken. The Survey noted a total of 6 trees and 6 groups of trees. Of those surveyed 3 trees and 1 group were noted as being of high quality (category A), 3 groups were of moderate quality (category B), 1 group were of low quality (category C), whilst 3 trees and 1 group were considered unsuitable for retention (category U).

5.3. The development would involve the removal of 3 trees and 1 group, however these trees are exclusively those which have been categorised as unsuitable for retention. The proposed garage extension encroaches approximately 7% into the currently unsurfaced area of RPA of tree T1 as such the supplied report provides special design, construction and protection considerations.

5.4. It is considered that by adhering to the recommendations of the report the impacts are limited and in fact have already been adjudged as acceptable as part of application 3/2017/0408. Consequently, it is not considered that arboricultural impacts would represent a valid reason for refusal of the application.

Flood Risk Assessment

5.5. As part of the previous application a Flood Risk Assessment was undertaken to assess the sites suitability for development. This report is also provided as part of this submission. The assessment states that whilst the EA mapping tool shows the application site to be located in Flood Zone 3a, "*this whole area (the application site) lies outside of the Flood Zone 3a area. Flood water from a 1 in 100-year event would remain in the river channel past the site and is prevented from entering the site by the retaining wall*

and earth embankment to the west and south. The site would be unaffected by the 1 in 100 year event. The site therefore lies within Flood Zone 2, which is land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) in any year”.

- 5.6. Further assessment concluded that by utilising the existing private drainage system and ensuring the finished floor levels of the extension/s are the same as the existing and constructed out of appropriate materials, that the risk from flooding from most sources is low, with a medium risk from fluvial sources.

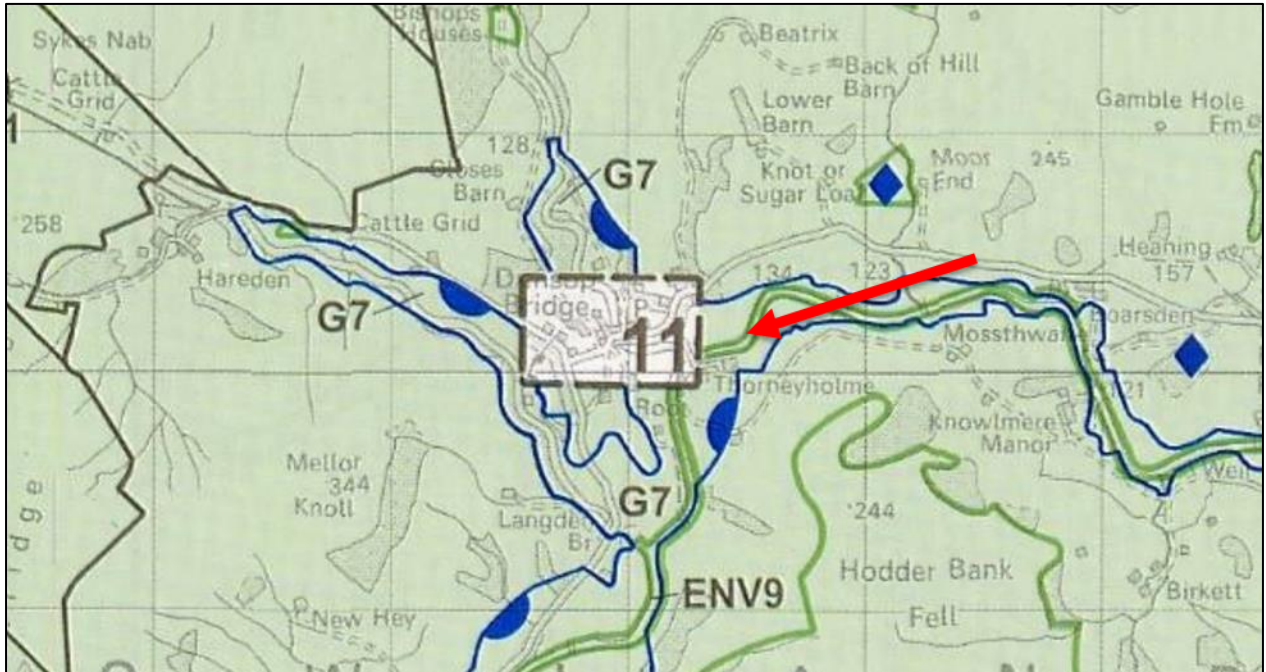
/6 PLANNING POLICY CONTEXT

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

"where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".

6.2. In this instance, the statutory Development Plan for the application site comprises of the Ribble Valley Core Strategy 2008-2028, whilst the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are material considerations.

6.3. Currently the proposal maps published within the now replaced Districtwide Local Plan remains adopted, until the revised set of plans that are being produced as part of the HED DPD becomes adopted. An extract from the Districtwide Local Plan Proposals Map (1998) is provided at Figure 2, the site is located on the periphery of the settlement of Dunsop Bridge within the Forest of Bowland Area of Outstanding Natural Beauty.



Development Plan

Ribble Valley Borough Council Core Strategy 2008 – 2028

6.4. The Ribble Valley Borough Council Core Strategy 2008 – 2028 was adopted in December 2014 and therefore can broadly be regarded as containing relevant and up to date policies in the consideration of this application. Furthermore, the following policies are considered to be relevant to the determination of the application, however they will be afforded weight in accordance with their consistency with the NPPF and this is discussed further in the Material Considerations section of the statement: -

- *Key Statement DS1: Development Strategy;*
- *Key Statement DS2: Sustainable Development;*
- *Key Statement EN2: Landscape;*
- *Key Statement EN5: Heritage Assets;*
- *Key Statement EC1: Business and Employment Development;*
- *Key Statement EC3: Visitor Economy;*
- *Key Statement DMI2: Transport Considerations;*

- *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 DMB1: Supporting Business Growth and the Local Economy;*
- *Policy DMB3: Recreation and Tourism Development.*

6.5. **Key Statement DS1** seeks to outline briefly the locations in which growth will be focused. Whilst the policy doesn't specifically refer to function venues it does infer that new leisure development will largely be directed toward Clitheroe, Longridge and Whalley. Dunsop Bridge is mentioned as a settlement where development could be acceptable, however it would have to be focused around a local need or deliver regeneration benefits.

6.6. **Key Statement DS2:** Sustainable Development looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. The Statement details that:

"When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant, policies in the neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise."

- 6.7. As discussed further within this statement, it is considered that the development can be considered sustainable development and therefore acceptable in the terms of this policy.
- 6.8. **Key Statement EN2:** Landscape, mainly focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. The statement does offer more general coverage by linking the policy to the protection of all landscapes outlining that the Council expects all development to be in-keeping with the character of the local landscape.
- 6.9. In the Council's justification for the policy they state that:
- "The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity."*
- 6.10. **Key Statement EN5:** Heritage Assets - Whilst Thorneyholme Hall is not a listed structure or detailed as a local listed heritage asset, it is accepted that the building is of historic architectural merit. The policy is generally supportive of the type of the development proposed in that it acknowledges that the best way of guaranteeing heritage assets remain protected is to ensure a viable use is permitted. It also states that proposals should seek to avoid harming any such assets.
- 6.11. **Key Statement EC1:** Business and Employment Development, directs development towards the main settlements, however it does acknowledge that priority will be given to brownfield sites in the development of employment-generating uses. Moreover, the policy also infers that development which will strengthen the wider rural and village economies will be supported in principle. The themes and aims of this policy are reiterated within the subsequent policy, Policy DMB1: Supporting Business Growth and the Local Economy.

6.12. **Key Statement EC3:** Visitor Economy, looks to support developments that aim to make a positive contribution to the tourism economy through the conversion of existing buildings.

6.13. **Key Statement DMI2:** Transport Considerations, relates mainly to new development and the need for it to be sustainably located. As this application relates to the expansion of a developed site, the proposals consideration against this policy is not thought to be determinative.

6.14. **Policy DMG1:** General Considerations assists in ensuring that development proposals are in line with numerous broad criteria by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

- Design;
- Access;
- Amenity;
- Environment;
- Infrastructure;
- Other.

6.15. **Policy DMG2** outlines further strategic considerations. The policy assists in the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. Dunsop Bridge is considered a tier 2 settlement, with the application site falling outside the adopted settlement boundary. In such locations the policy details that development must meet at least one of the following considerations:

1. *"The development should be essential to the local economy or social well-being of the area.*
2. *The development is needed for the purposes of forestry or agriculture.*

3. *The development is for local needs housing which meets an identified need and is secured as such.*
4. *The development is for small scale tourism or recreational developments appropriate to a rural area.*
5. *The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
6. *The development is compatible with the enterprise zone designation.”*

6.16. **Policy DMG3: Transport and Mobility** focuses on ensuring that proposals are sufficiently provided for by public transport and that the associated infrastructure is fit to serve the proposed development. The policy lists a number of criteria which are to be considered within the context of the development strategy, the criteria generally focus around promoting sustainable methods of transport.

6.17. **Policy DME1: Protecting Trees and Woodlands** looks to provide protection against development which would be of detriment to existing woodlands and tree coverage. The policy details that applications where arboricultural implications are likely should be accompanied by the relevant assessments and necessary plans.

6.18. **Policy DME2: Landscape and Townscape Protection** states the proposals which induce significant harm to important landscapes or landscape features will not be supported. Such features are outlined as including:

- *Traditional Stone Walls.*
- *Ponds.*
- *Characteristic Herb Rich Meadows and Pastures.*
- *Woodlands.*
- *Copses.*
- *Hedgerows and Individual Trees.*
- *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*

- *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
- *Botanically Rich Roadside Verges (That are Worthy of Protection)."*

6.19. **Policy DMB1:** Supporting Business Growth and the Local Economy, seeks to provide support for applications which look to support businesses within the Borough. A large portion of the policy relates to farm diversification or existing businesses, both of which are not applicable to the application at hand. However, the policy does outline that for proposals seeking to redevelop/convert existing sites to employment generating, uses will be assessed against a number of criteria.

6.20. **Policy DMB3:** Recreation and Tourism Development, encourages development which would "*extend the range of tourism and visitor facilities in the borough*". The support is based around general compliance with the other policies within the Development Plan and proposals being without unsurmountable technical constraints. The policy also states that within the Forest of Bowland AONB, the design of proposals is required to be of a high standard and be focused around areas of existing development.

Material Considerations

National Planning Policy Framework 2019

6.21. The NPPF sets out the Government's planning policies for England and how these should be applied. The golden thread running throughout the Framework is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

6.22. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives; economic, social and environmental.

6.23. Section 6 of the Framework is concerned with building a strong, competitive economy, with specific guidance in relation to the supporting a prosperous rural economy. Paragraph 84 within the section states:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.”

6.24. Paragraph 109 outlines that with regard to transport that “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”.

6.25. Chapter 14 of the Framework considers climate change, flooding and coastal change. Paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

/7 PLANNING POLICY ASSESSMENT

Principle of Development

7.1. The site is currently allocated as Open Countryside in the RVBC Development Plan. **Key Statement DS1** states that development in locations such as Dunsop Bridge would have to represent local need development or deliver regeneration benefits. Whilst the application site is located outside of the established settlement boundary of Dunsop Bridge it does have a clear and functional relationship with the settlement, with Thorneyholme Hall representing one of the feature buildings of Dunsop Bridge. The facilities needed to serve the proposed use are fairly minor and accommodated on site. Consequently, it is not thought that the scale of the development would be out of context with the settlement or be unsuitable within the AONB. Thorneyholme Hall has proven hard to maintain as either a residential home or a hotel and currently is not used as a residence. This application offers the opportunity to fully utilise and regenerate the site to provide a sustainable use that won't undermine or detract from the existing settlement area. Moreover, the increased use of the site would likely be of socio-economic benefit to existing village facilities.

7.2. Further to the above the Core Strategy includes a number of policies which relate to economic and tourism/recreation development. In this context the Development Plan offers a significant level of support for the proposals. **Key Statement EC1** explicitly states development which contributes to the "*strengthening of the wider rural and village economics will be supported in principle*". Such sentiments are echoed in **Policy DMB1**, however, the policy does outline that proposals seeking to redevelop/convert existing sites to employment generating uses will be assessed against a number of criteria. The latter two criteria relate to the loss of existing employment, which isn't a concern in regard to this application given the lawful use of the premises is at present C3 – dwelling house. Therefore, in order to gain support from the policy the emphasis is placed on demonstrating accordance with the adopted Development Plan and outlining the environmental benefits of the proposal. In relation to the latter point the proposed development provides the opportunity to secure development which

will be of visitor/tourism benefit to the area without permitting for any impacts on the settlements valuable landscape or strain on existing services.

7.3. With regard to tourism, **Key Statement EC3** promotes the creation of new tourism facilities and accommodation through the conversion of existing buildings, whilst **Policy DMB3** encourages development which extends tourism/visitor facilities across the Borough. Whilst the application site is not within the settlement boundary of Dunsop Bridge it is well related to it and sits within a group of buildings. Moreover, the change of use would retain Thorneyholme Hall and thus not undermine the character of the area and has the facilities to accommodate the necessary level of parking without being of a scale where highway impacts are considered likely. Moreover it is expected that the function venue will draw in people from all over the region and beyond. The varying types of functions along with the ancillary cookery school use will ensure the project is appealing to a broad range of people and groups. Considering all of the above it is concluded the proposal would not conflict with the criteria laid out within the policy.

7.4. **Policy DMG2** outlines further strategic considerations, which serve to safeguard the borough from inappropriate development. Regarding the criteria listed within the policy, whilst the development isn't essential for the local economy or social well-being it certainly would deliver associated benefits through an influx in visitors to the area. Moreover, the varied functions and classes/experiences the ancillary cookery school intends to offer will ensure the proposals can be viewed as a recreational/leisure development which by virtue of the on-site provision and limited scale can be viewed as acceptable within its rural location of Dunsop Bridge and as such compliant with this element of the policy. The subsequent section provides further clarity on development within the AONB inferring the most important consideration will be:

"The protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with

the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting."

- 7.5. Considering the NPPF, it is important to note that Paragraph 7 is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it is states that: "*Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*".
- 7.6. The first objective is with regards to the economy, where the planning system should help to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improved productivity. The second objective is a social objective where by the planning system should help to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. Finally, an environmental objective, whereby the planning system should contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, mitigating and adapting to climate change and minimising waste and pollution.
- 7.7. In terms of economic benefits, the proposal would make a positive contribution to the rural economy within the Ribble Valley Borough Council region and the settlement of Dunsop Bridge. The scale of the development is in keeping with the locality and will clearly provide a significant economic boost to the area without compromising existing facilities.

- 7.8. The social aspect of sustainability is met, in that the proposal will result in securing the retention and continued use of a high-quality building and comprises establishing the building as function venue which remains a compatible use with infrastructure largely in place to support the development. Additionally, with the site's accessibility to the associated local footpaths and bridleways, attracting visitors to this location permits for wider access and enjoyment of the Forest of Bowland AONB.
- 7.9. Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations, national Heritage designations or protected species. Tree Preservations Orders are prevalent on site but the relevant precautions have been undertaken and the applicable reports commissioned to ensure the development remains acceptable and low impact. Moreover, the proposal seeks to retain the development largely within the parameters of the existing property's curtilage, which is inherently more sustainable than the development of greenfield sites which would likely be higher of environmental and/or landscape value. The proposed development therefore meets the environmental aims of sustainable development.

Design and Technical Considerations

Design and Landscape and Visual Impact

- 7.10. **Key Statement EN2** focuses on protecting the character of the Forest of Bowland AONB. In this context whilst the proposal does seek to extend the existing building, the extension is limited to the rear of property and remains of an appropriate scale when considered alongside the proposed usage. Moreover, the use of the area to the south-west to accommodate additional car-parking is both logical and will also result in enhanced landscaping to a section of the site which has become overgrown and disused. The materials used as part of the extension will reflect those associated with Thorneyholme Hall, meaning it will largely be of stone construction including a number of window openings to maintain a significant level of openness. The proposed works will complement Thorneyholme Hall and not detract from any heritage value it is considered to have in line with **Key Statement EN5**. Equally the proposed works to the existing

garage have already been adjudged as acceptable as part of a previous extant application.

- 7.11. In summary, whilst the development does involve additional built form being established on site, it has been proposed in a manner which protects the existing built fabric without compromising the openness and character of surrounding land.

Ecology and Trees

- 7.12. The potential for the proposal to impact on localised ecology features is thought to be limited to impacts on existing trees. **Policy DME1** looks to provide protection against development which would be of detriment to existing woodlands and tree coverage. Whilst no unacceptable impacts to existing trees are anticipated the application is supported by an Arboricultural Impact Assessment on the basis the site is characterised by mature tree cover, with a number of the trees benefitting from protected status. The report confirmed that *"construction of the development, as proposed, can be achieved whilst retaining all of the trees, although the 'U' category trees and group are recommended for removal in accordance with prudent arboricultural management, regardless of the development proposals"*. As such the proposal is considered to be acceptable in the context of this policy and would not induce any unacceptable impacts on existing tree populations.

Highways

- 7.13. With regard to **Key Statement DMI2** whilst it is quite clear the site's rural location limits its accessibility via public transport, it should be noted that the expected vehicle movements are not thought to be in excess of those associated with site's previous lawful use as a spa or hotel. Additionally as noted when considering the proposals against Policy DMG1, it is thought adequate provision has been put in place on site to serve the needs of the development and ensure no increase in pressure on the existing network and parking facilities is generated as part of the proposed works.
- 7.14. Consequently, the application is considered to be generally acceptable when considered against **Policy DMG3**. It is accepted that the site's rural location doesn't lend itself well

to taking advantage of public transport however for those visiting Dunsop Bridge the application site is readily accessible on foot via established footpaths or indeed via bicycle. The function facility and cookery school will provide further attractions for Dunsop Bridge and as discussed throughout the statement, likely be of notable value in strengthening the existing village economy, whilst also providing additional employment. The proposal also seeks to safeguard the vitality of the building and bring it back into use. Therefore, whilst the proposed development could be considered as not wholly consistent with the policy there is a significant degree of compliance and moreover the policy details that proposals should be considered in the context of the wider development strategy.

- 7.15. The policy advises that proposals will be expected to meet the adopted parking standards, which in this circumstance is thought to be those detailed in Appendix 2 of the Joint Lancashire Structure Plan. The D2 – function space is limited to the ground floor level and would generate a requirement for 19 spaces (based on a 1:22 ratio). Given that the cookery school use could involve overnight stays for the C2 use the maximum standards required is 1 space per bed for short courses and 1 per 2 beds for longer courses. Thorneyholme Hall has 8 bedrooms at present, however there is potential for each room to accommodate two beds, suggesting the maximum spaces required would be 16. The two requirements should be viewed in isolation as it is not intended that any cookery classes would be undertaken when there's a planned function given the cookery school is an ancillary use. The application seeks to utilise the redundant tennis court/ménage to provide 23 parking spaces meaning spaces in excess of the minimum requirements for either use.

Flood Risk and Drainage

- 7.16. The Core Strategy does not contain any policies which relate directly to Flood Risk and Drainage. However as noted in section 5 of this statement, the application is accompanied by a Flood Risk Assessment which states the EA's mapping is incorrect and the site actually lies within Flood Zone 2, as oppose to Flood Zone 3a. This position was accepted by the EA as part of the previous application associated with the site.

7.17. Regarding drainage it is proposed that the existing private drainage system will be sufficient to serve the extended site.

Residential amenity

7.18. The proposed extensions have been designed to complement Thorneyholme Hall, without being so prominent as to detract from it. The fact the extension to Thorneyholme Hall has been kept to a single-story structure and sits solely off the rear elevation allows for the extension to provide the required space without compromising the wider site.

7.19. Equally as the works associated with the proposal does not extend beyond the curtilage currently associated with the property, nor constitute the over development of the site, it can be assumed that impacts on local amenity and indeed any environmental implications of development are not considered of significant concern as to form part of the applications determination. As such the proposal can be considered to conform with the relevant provisions of **Policy DMG1**.

The Planning Balance/Summary

7.20. This section of the Planning Statement has succinctly detailed how the proposed development can be adjudged as acceptable in the context of the Development Plan and the Framework.

7.21. Whilst the application site sits in a rural area outside the settlement boundary of Dunsop Bridge, it does have a functional relationship with the settlement and indeed sits within a clear cluster of buildings. Consequently considering the proposals would bring Thorneyholme Hall back into active use, the application would deliver clear regeneration benefits and can therefore be viewed favourably in the context of Policy DS1.

7.22. Given the application site represents a brownfield location, the site is clearly preferable to develop, even to that within settlement boundaries, which is situated on undeveloped

land. The proposal would not represent any additional incursion into the open countryside and furthermore given the existing vegetation would not induce any landscape or amenity impacts. The Development Plan contains a number of policies which promote economic and tourism development in rural locations. In this context the proposal is clearly in adherence, inferring there is significant policy support for the proposed development.

- 7.23. Taking the above into account, it is considered that the principle of the proposed development is acceptable, there are no material considerations which indicate otherwise. Moreover, it is clear that in addition to being acceptable in principle there are also no technical matters which would preclude the granting of planning permission.

/8 CONCLUSIONS

- 8.1. PWA Planning is retained by Mr. Michael Reilly to progress a full planning application at Thorneyholme Hall, Dunsop Bridge Lancashire, BB7 3BB.
- 8.2. The site represents a brownfield location within a cluster of buildings close to the settlement of Dunsop Bridge. A portion of the proposed development has previously been consented and that permission remains live, furthermore the remaining proposed works are considered compliant with the thrust of the Development Plan.
- 8.3. Although the site is currently designated as open countryside where development is not generally focused, the clear benefit to the rural economy and the opportunity to bring the property back into active use are significant material considerations. The proposed development is considered to constitute sustainable development and the limited harm as a result of the scheme is not considered to demonstrably outweigh the benefits of the scheme which include significant social and economic benefits.
- 8.4. There are no technical constraints which would preclude the development of this site for residential use. Given the above, the proposed development is considered acceptable and should be approved without delay.

APPENDIX A

Decision notice associated with application 3/2017/0408

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2017/0408

DECISION DATE: 22 August 2017

DATE RECEIVED: 02/06/2017

APPLICANT:

Mr Michael Reilly
C/o Agent

AGENT:

Mr Joshua Hellawell
PWA Planning
Ribble Saw Mill
Paley Road
Preston
PR1 8LT

DEVELOPMENT PROPOSED: Change of use of site from residential use (C3) to a cookery school with associated accommodation (C2), including an extension to the existing detached garage building.

AT: Thorneyholme Hall Newton Road Dunsop Bridge BB7 3BB

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan (scale 1:1250)

1178-PL-22B

1178-PL-23C (amended plan received 25/07/17)

1178-PL-24

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Notwithstanding any description of materials in the application no above ground works shall be commenced until samples or full details of the materials to be used on the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to secure a satisfactory appearance in the interests of maintaining the openness and visual amenity of the open countryside in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, no development, including any site preparation or tree works shall commence or be undertaken on site until an arboricultural method statement has been submitted to and approved by the RVBC Countryside Officer and all retained trees have been enclosed by protective fencing, in accordance with BS5837 (2012): Trees in Relation to Construction. Before the protective fencing is erected its type and position shall also be submitted to and approved in writing by the Local Planning Authority.

The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection area specified.

Reason: To protect trees of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement EN2 and Policies DME1 and DME2 of the Ribble Valley Core Strategy.

5. No external lighting shall be installed on any structure, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Details of any external air conditioning vents, extraction systems or any other external plant equipment shall have been submitted to and approved in writing by the Local Planning Authority prior to installation on site. The submitted information shall include details of the design, positioning, specification, fixing and finish of all external plant equipment and the development shall be carried out in complete accordance with the approved details.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

7. The residential accommodation hereby approved shall only be occupied by persons attended or associated with the cookery school hereby approved and shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier/owner(s) together with all dates of occupation.

Reason: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

8. The use of the cookery school building hereby approved shall be restricted to the hours between 08:00 - 18:00 Monday to Friday inclusive, and between the hours of 09:00 - 17:00 on Saturday and Sunday.

Reason: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

9. The car parking spaces and manoeuvring areas shall be provided as shown on approved Drawing Number 1178-PL-22B prior to the cookery school, and/or the associated accommodation, being first brought into use, and the car parking area shall be permanently maintained thereafter clear of any obstruction to its designated purpose.

Reason: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

10. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by CTC Infrastructure (reference G:\cTc Infrastructure\Projects\2017\2017-C-231\Reports\Issue) and the flood mitigation measures detailed within it. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy DME6 of the Ribble Valley Core Strategy.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local

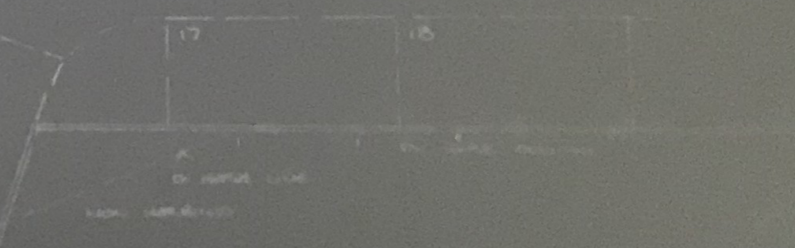
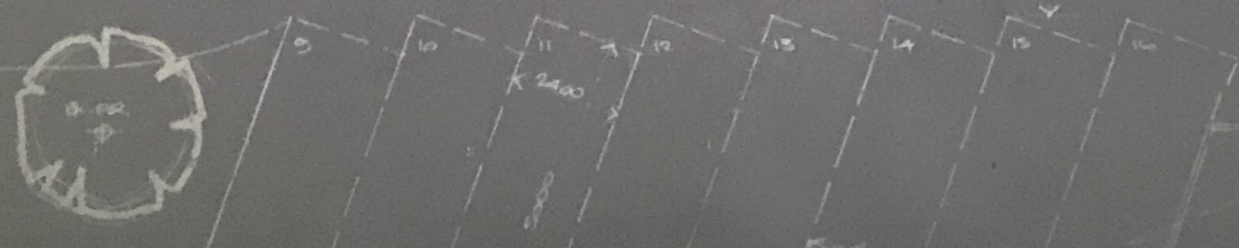
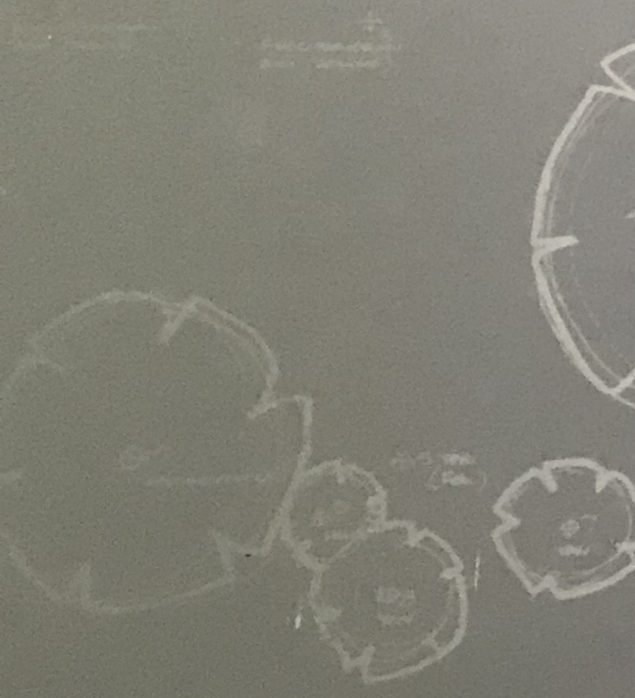
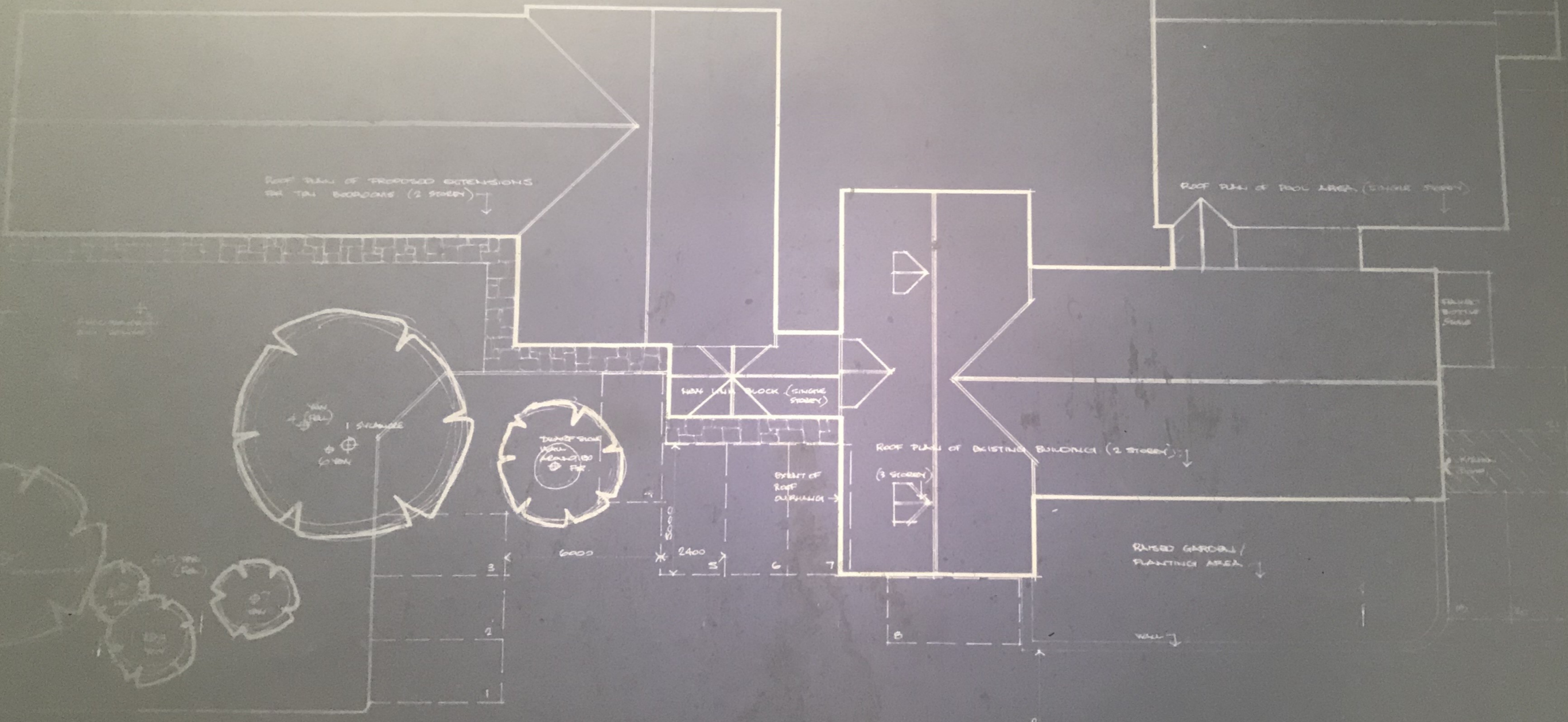
Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

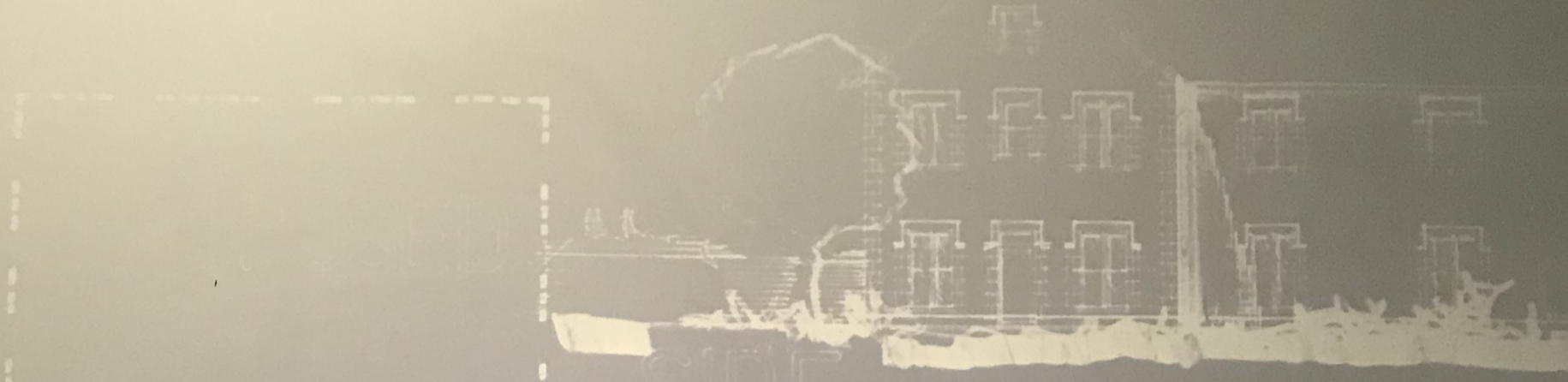
pp JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

APPENDIX B

Photos of plans associated with applications 3/90/0217 and 3/91/0668



proposed



SIDE

proposed



existing

garden

living

bedroom

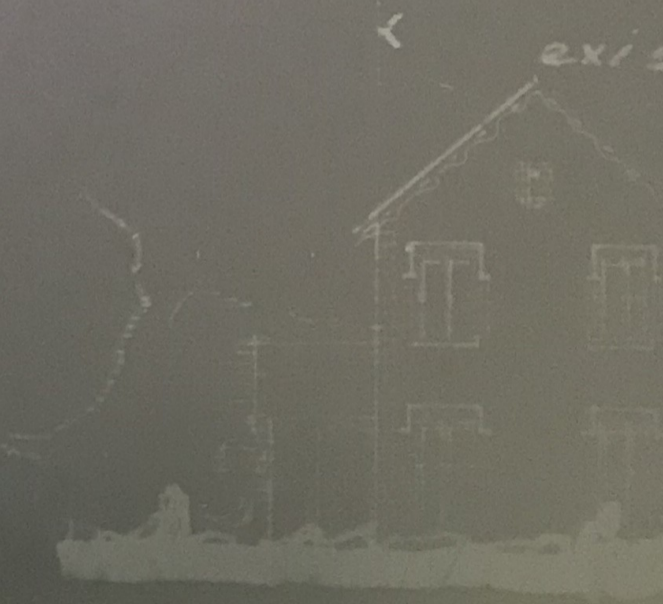
bedroom

SIDE

EXISTING

ENTRANCE

exi





www.pwaplanning.co.uk

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk