

Planning Supporting Statement

Dilworth Barn, Back Lane, Slaidburn. BB7
3EE

April 2019

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Planning Supporting Statement

This statement is made in support of a planning application submission to Ribble Valley Borough Council under section 73 of the Town and Country Planning Act 1990, to vary condition 5 on the planning permission issued under reference 3/2017/0256 and dated 18 May 2017.

1 Site Location

- 1.1 The application site comprises a stone built agricultural building. It is sited approximately 60m north west of Back Lane, 1.4 miles North West of Newton and 1.2 miles from Slaidburn.
- 1.2 The site sits within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

2 Recent Planning History

- 2.1 Under planning application 3/2014/0139, consent was granted for conversion of the barn into a unit of holiday accommodation. A total of 12 planning conditions were attached to the consent. In particular, condition 5 on the decision notice stated: ***All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.*** The applicant at the time was a Mr S Hartley.
- 2.2 Under planning application 3/2017/0256, consent was sought for a variation of condition 5 on consent 3/2014/0139. Permission was granted to vary that condition on 18 May 2017; the condition stated: ***All the external works of the development hereby permitted shall be completed before the expiration of two years from the date of this permission.*** The applicant at the time was a Mr S Hartley

3 The Development Plan

- 3.1 In preparing this statement, full regard has been made to the relevant policies in the Adopted Core Strategy. Current Government advice contained in the National Planning Policy Framework has also been considered. It is respectfully considered that the following Development Plan Policies are the most relevant against which to assess the merits of the proposal:

The Core Strategy

Key Statement DS1: Development Strategy

Key Statement DS2: Presumption in favour of sustainable Development

Key Statement EN2: Landscape

Development Strategy

Policy DMG1: General Considerations

Policy DME2: Landscape and Townscape Protection

Policy DMB1: Supporting Business Growth and the Local Economy

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Policy DMB3: Recreation and Tourism

National Planning Policy Framework (NPPF)

Chapter 6 – Building a Strong and Competitive Economy

Chapter 11- Making effective use of Land

Chapter 12- Achieving well designed Places.

4 Issues that Arise and Demonstrated Need for the Variation

- 4.1 In terms of the conversion, it is clear from the previous decisions that there can be no objection in principle to the eventual conversion. Such a use meets the tests set down in Ministerial and Development Plan policy.
- 4.2 The fundamental issue at state here is the simple fact that the current applicant cannot meet the requirements of condition 5 on application 3/2017/0256. It is not physically possible, within the time frame left before 18 May, for the new owner to undertake all that is now required in order to complete all the necessary work on the external walls and roof.
- 4.3 The applicant has only recently taken over the full freehold ownership of the site following an extremely long and drawn out legal procedure.
- 4.4 As a consequence of these procedures, and the fact that the applicant currently has business commitments that make it extremely difficult for him to undertake all the necessary actions required to put together a business plan and finance for completing the works within the current timescale allowed.
- 4.5 It would be unreasonable in the extreme, for the planning authority to withhold a further variation of the condition as requested. Such an extension of time would allow the applicant to put in place all that is required to ensure compliance with the overall requirements of the planning consent. He needs to instruct architects and other professions, engage appropriate builders to carry out the work. The applicant has already, as a result of the difficulties that arose during negotiations for completion of the purchase of the barn, instructed structural engineers to review the status of the current barn. The report is appended to the application submission and forms part thereof.

5 Formal Variation

- 5.1 It is formally requested that condition 5 on approval notice dated 18 May 2017 be varied as follows: ***All the external works of the development hereby permitted shall be completed before the expiration of 12 months from the date of this permission.***

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6. Conclusions

- 6.1 The variation to condition 5 on application 3/2017/0256 will enable the application to put in place a comprehensive program for the carrying out of the development as approved and in accordance with the conditions attached to the consent.

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