



JUDITH DOUGLAS TOWN PLANNING LIMITED

## Meadow Head Farm, Hothersall Lane, Preston PR3 2XB



Proposed retention of 'shepherd's hut' for use as holiday accommodation with parking.

### Planning Design and Access Statement JDTPLO200

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# **STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE RETENTION OF HOLIDAY ACCOMMODATION WITH PARKING AT MEADOW HEAD FARM, HOTHERSALL LANE PRESTON PR3 2XB**

## **1 INTRODUCTION**

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the retention of a shepherd's huts, gazebo and decking and the use of land as a parking area at Meadow Head Farm.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

Site Layout ADM/19/18/01

Location plan ADM/19/18/02

Quercus turnkey 002 sheet 1 elevations

Quercus turnkey 002 sheet 2A plan

Gazebo 002 Sheet 1 Elevations

Gazebo 002 Sheet 2 plan

Hot tub base

Timber Fired Hot tub details

Business plan

## **2.0 THE APPLICATION SITE AND SURROUNDING AREA**

2.1 Meadow Head Farm is situated within an area designated as open countryside outside a settlement boundary as defined in the adopted Ribble Valley Districtwide Local Plan. The site relates to land immediately adjacent to the group of buildings at Meadow Head Farm including the house and its outbuildings, tennis court and gardens.

2.2 Vehicle access to the site is along a private drive off Hothersall Lane which is an adopted highway. The junction of the drive with Hothersall Lane has good visibility for drivers. To the north of the site is College Wood which is designated as a County biological heritage site and is an ancient woodland. To the north west are Alston Reservoirs. Two public footpaths pass close to the site footpath 19 and 64 pass along the drive to Meadow Head and then continues westwards. Footpaths 20 and 65 passes east to west to the north of the site. These connect to a wealth of public footpaths and bridleways in the area which makes the site ideal for walking and nature watching.

2.3 The site of the shepherd's hut is within a recently planted orchard. The orchard is surrounded by a hedge of alder and fencing to protect the young trees from deer. The orchard is seen

against the backdrop of the house and outbuildings at Meadow Head Farm when viewed from the public footpath which is at a higher level than the proposed development.

### 3.0 SITE HISTORY

3.1 The planning history of the site available on the Council's website is as follows:

App No.	Address	Proposal	Decision
3/2010/0493	<b>Meadow Head Hothersall Lane Ribchester Lancashire PR3 2XB</b>	Erection of a new detached double garage with bin/log store. Conversion of an existing lean-to shippon to form a new (self-contained) habitable living space to be part of the existing dwelling. Formation of a new access track.	<b>Approved with conditions</b> date : 27/08/2010
3/2002/1055	<b>Meadow Head Hothersall Lane Ribchester Lancashire PR3 2XB</b>	Conservatory extension (resubmission)	<b>Approved with conditions</b> date : 30/01/2003
3/2002/0166	<b>Meadow Head Hothersall Lane Ribchester Lancashire PR3 2XB</b>	Conservatory extension	<b>Refused</b> date : 18/07/2002
3/2002/0167	<b>Meadow Head Hothersall Lane Ribchester Lancashire PR3 2XB</b>	Alteration to barn storage area and attic floor	<b>Approved with conditions</b> date : 07/05/2002
3/199/0094	<b>Meadow Head Hothersall Lane Ribchester Lancashire PR3 2XB</b>	Tennis court - hard surface to be painted green	<b>Approved with conditions</b> date : 06/06/1996
3/1995/0327	<b>Meadow Head Hothersall Lane Ribchester Lancashire PR3 2XB</b>	Incorporate granny flat into existing dwelling and convert part of barn to form extension to dwelling	<b>Approved no conditions</b> date : 17/07/1995

### 4.0 THE PROPOSED DEVELOPMENT

4.1 The proposal seeks permission to retain a 'shepherd's hut' a purpose built one-bedroom holiday unit. The unit is on wheels and is easily moved by swapping the cast iron wheels for pneumatic ones. It is connected to main electricity, a water supply and an existing package treatment plant. It is heated by a wood burning stove or electric heating. Adjacent to the shepherd's hut is a gazebo which provides shelter an out-door eating and seating area. An area of hard standing is set aside for car parking for one vehicle.

## 5 DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2018).

### *Core Strategy (2014)*

- 5.2 The following policies are of relevance to the proposal:

Key Statement EN2: Landscape  
Key Statement EC1: Business and Employment Development  
Key Statement EC3: Visitor Economy  
Key Statement DMI2: Transport Considerations  
Policy DMG1: General Considerations  
Policy DME2: Landscape and Townscape Protection  
Policy DMB1: Supporting Business Growth and the Local Economy  
Policy DMB3: Recreation and Tourism Development

- 5.3 National Planning Policy Framework. Section 6 Building a strong, competitive economy, Section 12 Achieving well-designed places and Section 15 Conserving and enhancing the natural environment.

## 6 EVALUATION

- 6.1 The main planning considerations are:

- ❖ Economic development and recreation and tourism development Key Statements EC1, EC3 policies DMB1 and DMB3.
- ❖ Potential impacts on the character of the landscape Key statement EN2 and policy DME2.
- ❖ Potential impact on the highway network Key Statement DMI2 and Policy DMG1

### Tourism and Economic development

- 6.2 The Council's planning policies are supportive of tourism development as it provides employment and contributes positively to the local economy.
- 6.3 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3. Key Statement EC1 'Business and Employment Development states that *"Developments that contribute to farm*

*diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle”.*

#### Economic development and recreation and tourism development

- 6.4 Core Strategy Policy DMB1 generally seeks to support business growth and the local economy, and Policy DMB3: Recreation and tourism development states *“Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough”* subject to specific criteria being met all of which this proposal can satisfy. In particular, the site is well related to an existing group of buildings. The unit is positioned to the north west of the farmhouse and attached barn (now converted to living accommodation) close to existing outbuildings and the tennis court. The proposed holiday accommodation will be seen as forming part of this existing group of buildings.
- 6.5 It is envisaged that the proposed holiday accommodation would appeal to couples visiting the area for a holiday or to attend a wedding. Self-contained single bedroom accommodation is also limited in supply and can often attract a premium rent. Additionally, ‘quirky’ accommodation providing a ‘close to nature experience’ such as ‘yurts’ and ‘shepherd huts’ also provides popular holiday accommodation. The proposed unit has been purposely designed for the visitor to be able to enjoy the outdoor space provided which includes a hot tub and fire pit with views of the landscape whilst being close to nature. There is space close to the accommodation to park a vehicle.

#### Landscape impact

- 6.6 The site is within an area of open countryside. The site is well screened and not prominent in the landscape. There is a maturing hedge around the site. The unit is positioned close to the existing buildings garden and tennis court. As the photographs 1 and 2 shows when viewed from the public footpath the accommodation is seen against the backdrop of the buildings nearby trees on the east side of the tennis court. It is hardly visible at all when the hedge is in leaf. The site is also screened from view in the wider landscape by the areas of woodland to the north east and south.





1 View of the 'shepherd's hut' and gazebo from the public footpath before the trees were in leaf.



2 View of the 'shepherd's hut' and gazebo from the public footpath with the trees and hedges in leaf.

- 6.7 The proposed structures are modest in scale and single storey in height. The shepherd's hut is finished in timber and the gazebo is oak framed. The materials are appropriate to this rural location. As such it will not be prominent or out of character within the landscape. The buildings are within an existing orchard which is surrounded by a hedge. This will provide ample screening. The proposal is compliant with Key Statement EN2 and policy DME2.

#### Highways and Access

- 6.8 The accommodation will have access from Hothersall Lane via the existing access drive to Meadow Head Farm. Hothersall Lane is lightly trafficked and the amount of traffic to and from the site is unlikely to cause any serious difficulties on the highway network. The proposal is compliant with Key Statement DMI2 and policy DMG1.

#### Tourism Development

- 6.9 The Ribble Valley Tourism Destination Management Plan September 2018, recorded the latest figures (2016) for tourism in the Ribble Valley which show £225,914 million tourism spend, 5 million day-visitor days and night and a growth of 6.3%. Tourism is undeniably a significant part of the Ribble Valley's economy. The applicant has carried out research to inform the type of accommodation that is in demand. A business plan is submitted with this application setting out the vision for the proposed holiday accommodation and demonstrating that the scheme is economically viable<sup>1</sup>.
- 6.10 There are a high number of public footpaths running near to the site through high quality landscape including the long-distance footpath the Ribble Way. The site is in walking distance of paths along the River Ribble. There are number of bridle ways in the area which can be easily access from the proposed development. The area is also suitable for cycling.
- 6.11 The business plan submitted with the application demonstrates that the proposed accommodation is designed appeal to a specific market. The anticipated revenue from the scheme indicates that the scheme is viable as a business proposition. The figures show that there is a likely to be a healthy return on the investment. The development is supported by Key Statements EC3 and policies DMB1 and DMB3.

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<sup>1</sup> Appendix Business Plan

## **7 CONCLUSION**

- 7.1 The proposed retention of the shepherd's hut and gazebo to provide one bedroomed holiday accommodation will expand the choice of holiday accommodation in the area and boost the local economy through the provision of additional tourism accommodation. We have demonstrated that the proposal can be carried out without harm to the landscape. The proposal complies with the policies of the Core Strategy and the NPPF.

Appendix Business Plan