



Cragg House Fish House Lane Chipping Lancashire PR3 2NQ

Application to vary Condition no.2 of planning permission 3/2008/0036
under Section 73 of the Planning Act

PLANNING STATEMENT

January 2020



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/1 INTRODUCTION

- 1.1 This Planning Statement forms part of a planning application to vary a condition under Section 73 of the Planning Act at Cragg House, Fish House Lane, Chipping, Lancashire PR3 2NQ, to seek to use the building for permanent residential accommodation.
- 1.2 PWA Planning has been appointed by Mr Hugh Gornall, the property owner, to progress this application. The owner wishes to use the property as permanent residential accommodation, but Cragg House's original 2008 planning consent included a condition (Condition no.2) to limit its use to a holiday home.
- 1.3 This Planning Statement will justify the proposal to remove Condition no.2, considering the Development Plan and other important material considerations. Should the Local Planning Authority (LPA) require any further information to ensure the positive determination of the application, it is requested that PWA Planning ('the Agent') is contacted in the first instance.

/2 SITE DESCRIPTION

- 2.1. The application site relates to Cragg House, Fish House Lane, Chipping (Figure One), which lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The stone building on the site was originally a barn. In 2008 planning consent was granted to convert the barn into a single holiday cottage under permission ref: 3/2008/0036. The application site is detailed in Figure Two.



Figure One: Cragg House

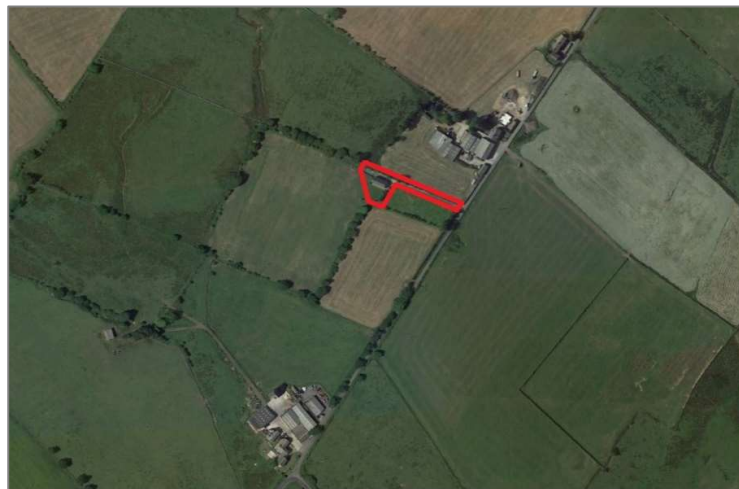


Figure Two: aerial image of the application site, edged in red (source Google Maps 2020)

- 2.2. While rurally located, the centre of Chipping is 1.5 miles away. In Chipping there are a variety of local services. For example, there is a local store, café, primary schools, public houses, places of worship and a village hall. Additionally, in 2016, planning consent was granted in Chipping for the redevelopment of Kirk Mill to create a hotel, bar, restaurant, spa, wedding venue, creche and a trailhead centre with café.
- 2.3. Chipping is within walking/cycling distance of the application site along a lightly trafficked rural road. Indeed, many roads around Chipping are so lightly-trafficked that Lancashire County Council and the (then) Countryside Agency designated a number of "Quiet Lanes" to encourage cycling and walking – and to widen transport choice. Indeed, the route from Cragg house to Chipping is promoted by Lancashire County Council as a cycling route. The estimated travel times to Chipping are 15 minutes to cycle, and 30 minutes to walk.
- 2.4. Chipping is serviced by four bus routes, connecting to Clitheroe (9 miles) and Preston (12 miles) and beyond – given both Clitheroe and Preston are serviced by rail. In this way, the larger settlements in the area – for example, Blackburn and Lancaster – are accessible to those living in the Chipping area. The site also lies within 9 miles of the M6-M55 junction.

/3 PLANNING HISTORY

3.1 The application site has been the subject of a planning history search on Ribble Valley Borough Council's website. This confirmed that the site has been subject to a single relevant planning application.

Ref.	Description	Decision	Date
3/2008/0036	Conversion of a stone barn to form a single holiday cottage	Approved with conditions	27/02/2008

3.2. As shown above, consent was granted in 2008 to convert a vacant stone barn into a single holiday cottage. The LPA concluded that the proposal had no significant detrimental impact on residential amenity, highway safety or visual impact, and approved the application with conditions.

3.3. Of the conditions, Condition no.2 is the focus of this application. When planning consent was granted, the Decision Notice stressed that *"the building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation"*. As such, Condition no.2 stated:

"The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis".

3.4. The Decision Notice indicates that the Council deemed Condition no.2 necessary to ensure that the proposal complied with Policies G1, G5, ENV1, RT3 of the now superseded Districtwide Local Plan and Supplementary Planning Guidance (Housing).

3.5. Of relevance to understanding the 2008 approval, with conditions, is the former Districtwide Local Plan Policy H23: removal of holiday let conditions. This stated that

proposals seeking the removal of conditions which restrict the occupation of dwellings to tourism/visitor usage would be refused unless the proposal conforms to the normal development control policies of Districtwide Local Plan. The supporting justification text went on to explain the rationale behind it was to encourage economic ventures in rural areas, help the preservation rural buildings, and because holiday lets required less facilities: for example, smaller areas of curtilage and – in the case of building conversions – less need for windows.

- 3.6. The supporting justification text of Policy H23 continued, however, that government guidance had changed over recent years, meaning that some properties tied to such conditions can often be released without setting a precedent for other properties.

Conclusion to Planning History

- 3.7. A key point to make is, when the scheme gained planning consent in 2008, it was clear it was a good scheme and conformed to many policies of the Districtwide Local Plan. It was a small-scale development which was sympathetic to the character of the rural area, in terms of its size, intensity and nature.
- 3.8. As a conversion of an existing historic stone barn, its appearance did not damage the AONB designation. Indeed, it helped enrich the area's landscape character. Furthermore, being a conversion meant a neglected, unused structure was brought back into use, therefore making full and economic use of buildings/land.
- 3.9. The design of the conversion was to a high standard and in keeping with local tradition, particularly in terms of materials and its window/door openings. The original stone barn was also structurally sound and capable of conversion into a habitable property without the need for major alterations which would have adversely affected the character of the building.
- 3.10. In the years which have passed since consent, the land around the conversion have been respectful of its rural location and there has been no 'urbanisation' of the immediate landscape.

- 3.11. Despite its many merits, the enduring issue with the conversion of Crag House, however, is that the owner/applicant would like the property to be a permanent dwelling house.

/4 PLANNING POLICY CONTEXT AND POLICY CONFLICT

- 4.1 Planning conditions limit and control the way in which a planning permission may be implemented. However, Section 73 of the Town and Country Planning Act (1990) allows applications to vary or remove these following the grant of consent. Section 73 (2) states that, in receipt of an application of this nature, the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and

"if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application".

- 4.2 In 2008, when the original consent was granted, the Districtwide Local Plan was the Development Plan which guided planning decisions in the Ribble Valley. The Districtwide Local Plan is no longer part of the area's statutory Development Plan. It has been superseded by the Core Strategy, which was formally adopted in 2014 and sets out the development strategy for the borough until 2028.

- 4.3 As such, it is against the Core Strategy that a Section 73 application for the removal of Condition no.2 – relating to occupancy only as a holiday let – is to be assessed, whereby Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that its determination shall be made in accordance with the plan unless material considerations indicate otherwise:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

- 4.4 Herein lies a problem: Policy DMH3 and Policy DMH4 are the two key Core Strategy policies relevant to this application, yet they conflict and do not indicate whether the proposal should be either a) refused or b) granted unconditionally/subject to differing conditions.
- 4.5 If the building had remained as a disused barn and determined against Policy DMH4, then the conversion of Cragg House from a barn to a dwelling house would satisfy Policy DMH4's criteria (covered in the next section). However, the creation of a permanent dwelling by the removal of any condition that restricts the occupation to tourism/visitor use or for holiday use would be refused, as it conflicts with Policy DMH3: Dwellings in the Open Countryside and AONB.
- 4.6 Due to this conflict in local policy, the Core Strategy renders itself silent in determining applications of this nature. Therefore, it is deemed that there are no relevant development plan policies. As such, the Council must apply the presumption in favour of sustainable development, as per the National Planning Policy Framework (NPPF) (para 11), whereby planning decisions – when assessed against the policies in the NPPF as a whole – should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Development Plan

- 4.7 The Core Strategy contains policies that superseded the policies of the Districtwide Local Plan. For Policy H23, the key replacement policies in Core Strategy are:
- 4.8 **Policy DMH3: Dwellings in the Open Countryside and AONB**, which states that the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.
- 4.9 Despite both relating to the removal holiday let conditions, the rationale behind Policy DMH3 differs from Policy H23 of Districtwide Local Plan Policy. The stated aim of Policy DMH3 is to protect the open countryside and designated landscape areas from sporadic or visually harmful development, and to deliver sustainable patterns of development.

4.10 In response to Policy DMH3, Cragg House is the conversion of the type of historic stone barn which forms an important part of local landscape, and its ongoing conservation would significantly enhance its immediate setting, while also being sensitive to the defining characteristics of the local area. Therefore, Cragg House is far from visually harmful. Furthermore, as a previously developed site, the proposal seeks to make sustainable use of buildings/land/existing infrastructure, and it is sited just 1.5 miles from the centre of Chipping along a route promoted by Lancashire County Council for safe cycling.

4.11 **Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings,** which states planning permission will be granted for the conversion of buildings to dwellings where:

1. *The building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and*
2. *There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and*
3. *There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and*
4. *There would be no detrimental effect on the rural economy, and*
5. *The proposals are consistent with the conservation of the natural beauty of the area.*
6. *That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

The building to be converted must:

1. *Be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alternation, which would adversely*

affect the character or appearance of the building. The council will require a structural survey to be submitted with all planning application of this nature. This should include plans of any rebuilding that is proposed;

- 2. Be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and*
- 3. The character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and*
- 4. The building has a genuine history of use for agriculture or another rural enterprise.*

4.12 In response Policy DMH4, a key point to make is that, Cragg House, if it had been left as an agricultural building, would be fully compliant with this policy. Whilst separate to Out Lane Head farm, the building is within close proximity to this farmstead and seen in context of these existing buildings.

4.13 It is not isolated in the landscape. In planning terms, 'isolated', for the purpose of applying Paragraph 79 of the NPPF, means "far away from other places, buildings, or people; remote" (Oxford Concise English Dictionary) – as established in the High Court Decision relating to *Braintree District Council v Secretary of State for Communities and Local Government*. Crag House is not isolated in the landscape, but – sited between two farms – it forms part of a group of buildings. [Indeed, it stands adjacent to Out Lane Head Farm, to the north-east, which gained consent for the change of use of an agricultural stone barn to form two dwellings in March 2011: planning ref 3/2011/0004. While not exercised, this consent helps demonstrate that the principle of agricultural conversion to residential use in the vicinity is acceptable].

4.14 In terms of the other criteria of Policy DMH4, the use Cragg House as a permanent residence would utilise existing infrastructure and visually remain the same, with no damaging effect on local landscape qualities or nature conservation interests – and

with no detrimental effect on the rural economy. Furthermore, as a historic stone barn, the building has a genuine agricultural history, is built of appropriate materials and, through its ongoing conservation as a historic stone barn conversion, as a permanent residence, the proposals are consistent with the conservation of the natural beauty of the area. Moreover, as a structurally sound three-bedroom building, any future residential use would require no building extensions/alternations: Cragg House is already of sufficient size.

/5 PLANNING ASSESSMENT

5.1 As already highlighted, Policy DMH3 and Policy DMH4 are the two key Core Strategy policies relevant to this application, yet they conflict and do not indicate whether the proposal should be either a) refused or b) granted unconditionally/subject to differing conditions. In this way, the Core Strategy renders itself silent in determining applications of this nature, and it is deemed that there are no relevant development plan policies.

5.2 Therefore, the Council must apply the presumption in favour of sustainable development – as per the NPPF (para 11), whereby planning decisions – when assessed against the policies in the NPPF as a whole – should be approved unless any adverse impacts of doing so would significantly outweigh the benefits.

National Planning Policy Framework (NPPF):

5.3 The NPPF lists 12 core planning principles which should underpin a council's approach towards plan-making and decision taking. Of these, the following are of relevance to the application:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Conserving and enhancing the natural environment

5.4 Furthermore, given this is an application to vary a condition under Section 73 of the Planning Act, the NPPF's section on 'Planning conditions and obligations' is also of relevance.

5.5 Each of the relevant sections of the NPPF are now examined in further detail, in terms of how they relate to the application site.

NPPF: Delivering a sufficient supply of homes

5.6 The government is trying to boost significantly housing supply. As such, the NPPF states that, in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment (para 60), and that small sites can make an important contribution to meeting the housing requirement of an area (para 68).

5.7 In terms of a local housing need, the Planning Inspector's report for the Kirk Mill Planning Appeal (2016), stated it had been established that 145 new homes were needed across the borough, outside its three main settlements/strategic sites. On this point, it needs highlighting that the NPPF (para 11) makes clear that, when councils make their assessments of local housing needs, these figures are to be regarded as a minimum target amount of new dwellings.

5.8 As a permanent residence, Cragg House offers an immediately deliverable housing site, able to contribute towards this minimum. Furthermore, the NPPF states that, in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs (para 77). The current construction of 39 detached houses 1.2 miles from the application site, at Fellside (along with 7 bungalows), demonstrates an identified demand in the vicinity for this type of home. As a permanent residence, Cragg House offers the opportunity for one further detached house and – while due its size – its limited in extent of its contribution to local housing need, Cragg House as a permanent residence would be appropriate in scale to the existing population size of the Chipping area, and to its location within the AONB/open countryside.

5.9 Moreover, to promote sustainable development in rural areas, the NPPF states that housing should be located where it will allow opportunities for villages to grow and thrive, especially where this will support local services (para 78). Cragg House is

physically well-related to the existing settlement of Chipping: sited just 1.5 miles from the centre of the village along a route promoted by Lancashire County Council for safe cycling (Figure Three). Moreover, while located in the countryside, the site fulfils the NPPF's criteria for allowing housing (para 79) as the development can be considered an enabling development that would secure the future of a heritage asset. Crag House is the conversion of the type of historic stone barn which forms an important part of local landscape, and its ongoing conservation would significantly enhance its immediate setting, while also being sensitive to the defining characteristics of the local area.



Figure Three: Extract of cycling route from Lancashire County Council's 'Bowland by Bike' guide. The application site is marked with a star symbol.

NPPF: Building a strong, competitive economy (including the rural economy)

- 5.10 The NPPF requires local authorities to “*be flexible enough to accommodate needs not anticipated in the plan ... and to enable a rapid response to changes in economic circumstances*” (para 81). Only 1.2 miles from the application site is the new Kirk Mill development. This hybrid scheme includes a hotel, bar, restaurant, spa, wedding venue, creche and trailhead centre with café – with the creation of over 30 jobs – as well as 46 residential units currently under construction at its Fellside development. As

such, economic circumstances are changing in the vicinity, with improved employment opportunities combined with the housing market opening-up. In response, Cragg House – as a permanent residence – would form part of these wider changes, offering one additional home to help service Chipping’s growing economy and community, while also helping to support local services.

5.11 Furthermore, the NPPF advises local authorities, in terms of building a strong economy, that their *“approach taken should allow each area to build on its strengths”* (para 80). One of Chipping’s strengths, as a settlement, is that it already offers a limited range of services to the local community, and Cragg House – as a permanent residence – would contribute to supporting local businesses and sustaining local services and, overall, help Chipping to seek to meet local needs. It is also a strength of the Chipping area that it is serviced by Quiet Lanes. These lanes, in turn, enable a site like Cragg House to be physically well-related to Chipping, accessing this existing settlement via cycling (or walking) along safe and attractive routes.

5.12 Moreover, in terms of supporting a prosperous rural economy, the NPPF recognises the opportunities that sites like Cragg House offer, whereby they are physically well-related to an existing settlement, while not falling within any neat settlement boundary line:

“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 ... the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist” (para 84).

In terms of supporting the rural economy, Cragg House is not only well-related to Chipping, but this application relates to previously developed land.

NPPF: promoting sustainable transport

5.13 One of the core planning principles set out in the NPPF is that the planning system should actively manage patterns of growth to make the fullest possible use cycling and walking, as well as public transport, in order to promote sustainable transport (para 102).

5.14 Furthermore, the Department of Transport's *Cycling and Walking Investment Strategy* (2017) sets out the government's ambition to make cycling and walking the natural choices for shorter journeys, or as part of a longer journey. A 'shorter journey' is defined as 5 miles or less:

"Two out of every three personal trips are within five miles - an achievable distance to cycle for most people, with many shorter journeys also suitable for walking" (para 1.16).

5.15 The centre of Chipping is a 1.5-mile journey from the application site: easily within the government's definition of a shorter journey. Moreover, the journey is largely along a designated 'Quiet Lane', which are safe, attractive routes established to encourage cycling and walking – and to widen transport choice.

5.16 Furthermore, the government wants more people to have access to such safe, attractive routes for cycling and walking by 2040 (para 1.6). As previously highlighted, estimated travel times to Chipping are 15 minutes to cycle, and 30 minutes to walk. Given the Core Strategy's Policy DMH3 states that the creation of a permanent dwelling by the removal of any holiday let condition would be refused based on unsustainability, it cannot be claimed that the application site is 'unsustainable' for permanent residents, in terms of transport choices.

NPPF: making effective use of land

5.17 The NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (para 117). The application relates to previously developed land: as a conversion of an existing stone barn, a

neglected, unused structure was brought back into use, therefore making economic use of buildings/land. A key point to make is that, as an additional dwelling house, Cragg House is not a greenfield development – unlike the 46 new residential units 1.2 miles away at the Fellside development, which largely occupies Chipping’s former cricket pitch.

NPPF: achieving well-designed places

- 5.18 The NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process seeks to achieve, and that good design is a key aspect of sustainable development, by creating better places in which to live (para 124).
- 5.19 In terms of high-quality design, when the scheme gained planning consent in 2008, it was clear it was a good scheme and conformed to many design policies of the Districtwide Local Plan. It was a small-scale development which was sympathetic to the character of the rural area, in terms of its size, intensity and nature. Being a conversion of an existing stone barn, its appearance did not damage the AONB designation. Indeed, it helped enrich the area’s landscape character. The design of the conversion was to a high standard and in keeping with local tradition, particularly in terms of materials and its window/door openings.
- 5.20 In the years which have passed since consent, the land around the conversion have been respectful of its rural location and there has been no ‘urbanization’ of the immediate landscape. It is not envisaged that the current application to vary a condition under Section 73 of the Planning Act, to enable Cragg House to become a permanent residence, will change this situation.

NPPF: Conserving and enhancing the natural environment

- 5.21 The NPPF states that planning decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes in a manner commensurate with their statutory status [in this case an AONB] and recognising the intrinsic character and beauty of the countryside (para 170). As previously highlighted,

it is not envisaged that the current application to vary a condition under Section 73 of the Planning Act, will negatively impact Crag House's contribution to the local landscape as a conserved stone barn.

NPPF: planning conditions and obligations

- 5.22 The NPPF makes clear that planning conditions should be kept to a minimum (para **55**) and only used where they satisfy the following six tests: that they are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. It is argued that Condition no.2, whereby Crag House *"cannot be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation"* is not reasonable. This argument centres around the policy conflict inherent in the Ribble Valley Borough Council Core Strategy, relating to Policies DMH3 and DMH4.
- 5.23 In terms of policy conflict, as highlighted, the key point to make is, if determined against the Core Strategy's Policy DMH4, if still a disused barn, the conversion of Crag House from a barn to a dwelling house would satisfy Policy DMH4's criteria. However, the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use would be refused, as it conflicts with Policy DMH3: Dwellings in the Open Countryside and AONB. In this respect, Condition no.2 is not deemed reasonable under the NPPF's six tests.

/6 CONCLUSIONS

- 6.1 This Statement has been prepared in support of the removal of Condition no.2 of the 2008 planning consent (Ref 3/2008/0036) relating to Cragg House, Chipping.
- 6.2 Section 73 of the Town and Country Planning Act (1990) allows applications of this nature, to seek to develop without complying with a condition previously imposed on a planning permission.
- 6.3 It is against the Core Strategy that a Section 73 application for the removal of Condition no.2 – relating to occupancy only as a holiday let – should be assessed. Herein lies a problem. Policy DMH3 and Policy DMH4 are the two key Core Strategy policies relevant to this application, yet they conflict and do not indicate whether the proposal should be either a) refused or b) granted unconditionally/subject to differing conditions.
- 6.4 If determined against the Core Strategy’s Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings, if still a disused barn, the conversion of Cragg House from a barn to a permanent dwelling would satisfy Policy DMH4’s criteria. As a permanent dwelling, Cragg House would be suitable for consent. However, the creation of a permanent dwelling by the removal of any condition that restricts the occupation to tourism/visitor use or for holiday use would be refused, as it conflicts with Policy DMH3: Dwellings in the Open Countryside and AONB.
- 6.5 Furthermore, the rationale behind Policy DMH3 is to protect the open countryside and designated landscape areas from sporadic or visually harmful development, and to deliver sustainable patterns of development. However, Cragg House already stands in open countryside, and is far from visually harmful. It is a conversion of a historic stone barn and its ongoing conservation by the applicant helps enrich the area’s landscape character. Additionally, as a permanent residence, Cragg House would not constitute an unsustainable site, and would not lead sustainable patterns of development. The application site is physically well-related to the existing settlement of Chipping. It is sited just 1.5 miles from its centre along a route promoted by Lancashire County Council

for safe, attractive cycling. Moreover, a 1.5-mile journey is easily within the government's definition of a shorter journey suitable for cycling and walking. Furthermore, the proposal seeks to make sustainable use of land and existing buildings/infrastructure.

6.6 However, due to the local policy conflict between Policies DMH3 and DMH4, the Core Strategy renders itself silent in determining applications of this nature, and therefore the Council must apply the presumption in favour of sustainable development – as per the (NPPF) (para 11), whereby planning decisions – when assessed against the policies in the NPPF as a whole – should be approved unless any adverse impacts of doing so would significantly outweigh the benefits. In this light, the proposal is in accord with key policies of the NPPF in that Cragg House as a permanent dwelling would:

- Help boost the supply of housing and offers an immediately deliverable housing site.
- Help support a prosperous rural economy. Economic circumstances are changing in the vicinity, with improved employment opportunities combined with the housing market opening-up. In response, Cragg House – as a permanent residence – would form part of these wider changes, offering one additional home to help service Chipping's growing economy and community, while also helping to support local services.
- Promote sustainable transport. The application site is physically well-related to the existing settlement of Chipping, sited just 1.5 miles away along a route promoted by Lancashire County Council for safe cycling. The application site also lies at the heart of a network of "Quiet Lanes", an initiative intended to encourage cycling and walking – and to widen transport choice.
- Make effective use of land. The application relates to a conversion of an existing stone barn which, as previously developed land, therefore seeks to make economic use of buildings/land/infrastructure.

- Achieve well-designed places. In terms of high-quality design, when the conversion gained planning consent in 2008 the design was to a high standard and in keeping with local tradition, particularly in terms of materials and its window/door openings.
- Conserve and enhance the natural environment. As a conversion of an existing historic stone barn, the ongoing conservation of Cragg House by the applicant has helped enrich the area's landscape character.

6.7 Moreover, given the conflicting local policies, this calls into question if Condition no.2 is 'reasonable' under the NPPF's six tests for planning conditions.

6.8 To finish, on balance, having assessed the application against the relevant policies of the Core Strategy and current government guidance of the NPPF, it is concluded that the beneficial effects of the proposal outweigh any perceived negative aspects related to the removal of Condition no.2.



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