



Gary Hoerty Associates

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE CHANGE OF USE OF A
GROUP OF TRADITIONAL AGRICULTURAL
BUILDINGS TO RURAL ACTIVITY CENTRE WITH
BEDROOM ACCOMMODATION**

AT

**SANDAL HOLME BARN OFF CLITHEROE ROAD
BASHALL EAVES BB7 3DD**

Prepared by:	Colin Sharpe DipTP MRTPI
Our Client:	Mr & Mrs B Hartley
Our Ref:	Har/774/2849/CS
Date:	July 2020



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



CONTENTS

1.	INTRODUCTION AND BACKGROUND INFORMATION	Page 3
2.	PLANNING HISTORY	Page 4
3.	THE APPLICATION SITE AND SURROUNDINGS	Page 4
4.	THE PROPOSED DEVELOPMENT	Page 4
5.	PLANNING POLICY CONSIDERATIONS	Page 5
6.	SUMMARY AND CONCLUSION	Page 11

1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Ben and Heather Hartley of Mason House Farm to submit a planning application on their behalf for the change of use and conversion of a group of traditional agricultural buildings to form a rural activity centre with accommodation at Sandal Holme Barn, off Clitheroe Road, Bashall Eaves, BB7 3DD.
- 1.2 Ben and Heather together with Ben's parents operate a dairy farming enterprise at Mason House Farm, comprising of approximately 200 cows and 160 followers, the tenanted farm extends to approximately 330 acres all of which is rented and the farmstead is situated approximately 1.3km to the east of Sandal Holme Barn.
- 1.3 Following the relatively recent construction of a second farm workers dwelling at Mason House Farm, Ben and Heather Hartley who have a young family now live on site at the farm which has enabled them to become very much more involved with the running of the farm and the future of the family business. Mason House Farm and the application property are part of the Bashall Eaves Estate, and the applicants landlords have agreed to allow them to take a lease of Sandal Holme Barn for it to be used for the proposed diversification enterprise that has been applied for.
- 1.4 Ben and Heather are fully aware of the attractiveness of the Ribble Valley and in particular the Forest of Bowland Area of Outstanding Natural Beauty as a tourist destination and they are keen to diversify their farming business by bringing people to the area to undertake activities and enjoy the peace and tranquility that the property can offer. The new enterprise will provide full time employment for Heather and for a number of other local people.
- 1.5 There have been numerous recent planning permissions granted by the Council for new developments of various types of self-catering accommodation, including holiday lets formed through the conversion of existing buildings, new build holiday lets, caravan sites, lodges, chalets, yurts and shepherds' huts, however we are not aware of any recent permissions for the type of development proposed by this application, which combines activities and accommodation on the same site. The buildings at Sandal Holme Barn are ideal for the establishment of this type of development, hence the submission of this application.
- 1.6 We set out in this Planning Statement the planning history of the property, a description of the application site, a more detailed description of the

proposed development, details of the relevant planning policies against which the development will be assessed and provide the planning case for the approval of the proposed development.

2. PLANNING HISTORY

- 2.1 A planning applications search on the Council website has revealed just one application at Sandal Holme Barn as follows:

3/1990/0797 – An application by the Ribble Valley Conversation Group for the conversion of the building to a conservation group operating centre - Approved with conditions on 13 December 19990.

- 2.2 It would appear from the internal layout of the main building, which includes a kitchen and wc's, that the above planning permission was implemented. Since that permission, there does not appear to have been any other planning applications relating to the property. We are, however, aware from our clients that, until recently, the barn had been used by a scout group as a camping barn for a period in excess of ten years.

3. THE APPLICATION SITE AND SURROUNDINGS

- 3.1 The group of buildings that are the subject of the application comprise a stone built barn, a Dutch barn of brick and block construction, and two single storey outbuildings that are a mixture of brick and stone construction. All the buildings have corrugated sheet roofs. There is a two-storey dwelling attached to the stone-built barn that is occupied by a third party.
- 3.2 With regards to the wider locality, other than the attached dwelling, the application site is surrounded by open agricultural fields.
- 3.3 With respect to the Council's adopted Core Strategy, the site is within the Forest of Bowland Area of Outstanding Natural Beauty (the AONB).

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposal is to change the use of all of the existing buildings to form a rural activity centre with bedroom accommodation. No additional buildings will be required, but some of the existing buildings will be altered both internally and externally to make them suitable for their proposed new uses.

- 4.2 The stone barn will require only minimal external alterations which will include the replacement of existing windows and doors the insertion of two roof lights and two sections of glazing in the roof slope and the corrugated sheet roof will be replaced with blue slate. Internally, this building will be altered in order to provide three bedrooms, an office, W.C facilities and a communal kitchen/dining/classroom area on the ground floor with two further bedrooms, another large communal room, and a storeroom on the first floor.
- 4.3 The Dutch barn would have minimal alterations and would be used as an outdoor classroom, as would the small building attached to the Dutch barn. The other small building would also have minimal external alterations and would be used as a plant room, laundry and storage of equipment associated with the outdoor activities.
- 4.4 The activities that would be provided would include (but not be restricted to) such things as weekends for artists, cookery courses, yoga, shooting weekends, cycling, guided walks and nature rambles, and outdoor classroom activities, all of which would be run by suitably qualified persons.
- 4.5 The proposal will create four full-time employment opportunities for marketing and sales, cleaning, cooking (as breakfasts would be provided for guests) leaders for the activities, laundry, and grounds maintenance.
- 4.6 Parking provision will be made for eight vehicles, which is considered appropriate for the scale of the business.

5. PLANNING POLICY CONSIDERATIONS

- 5.1. Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. If it is to be approved, a development must satisfy as far as possible guidance contained within the National Planning Policy Framework (NPPF 2019) and the relevant policies of the Council's Adopted Core Strategy.
- 5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

National Planning Policy Framework (NPPF 2019)

- 5.3 The NPPF 2019 is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of

the planning system in the country is the achievement of sustainable development; and that, for decision taking this means that proposals that accord with an up to date development plan should be approved without delay.

- 5.4 Section 6 of NPPF relates to “Building a strong, competitive economy” and paragraphs 83 and 84 are particularly relevant to this application as they relate to “Supporting a prosperous rural economy”

- 5.5 Paragraph 83 states:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.*
 - b) the development and diversification of agricultural and other land-based rural businesses.*
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*
- 5.6 The approval of this application will support the establishment of a new rural tourist activity and accommodation business through the conversion of former agricultural buildings which already have a history of similar use in recent years. The proposal therefore satisfies the first three criteria of Paragraph 83, and the future occupiers of the proposed accommodation would provide increased custom for local services and facilities thereby satisfying the final criteria. We therefore contend that the proposed development is clearly supported by NPPF.
- 5.7 Paragraph 84 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. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits the scope for access on foot, by cycling or by public transport. The use of previously developed

land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

- 5.8 The approval of this application will support the development of a sustainable rural tourism business which will provide an attractive location for visitors to the Ribble Valley to stay. The NPPF clearly supports sustainable rural tourism and leisure development provided that it respects the character of the countryside, which this development does.

Council's Core Strategy 2008/2028 – A Local Plan for Ribble Valley Adoption Version

- 5.9 We comment below on the Key Statements and Policies within the Adopted Core Strategy that we consider to be relevant to the determination of this application.

Key Statement DS2: Presumption in favour of Sustainable Development.

- 5.10 Key Statement DS2 identifies that the Council, when considering development proposals, should take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF. The policy states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. The proposed activity centre with accommodation constitutes a highly sustainable and appropriate development for this site and it is anticipated that, in addition to enjoying the activities at the site, visitors will also explore the area on foot or bike, as well as by car. It is anticipated that visitors to the centre will also provide increased business for local shops, public houses, restaurants etc to the benefit of the rural local economy.

Key Statement EN2: Landscape

- 5.11 Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty (the AONB) will be protected conserved and enhanced; and that, as a principle, the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. This site is within the AONB but, through the appropriate conversion of existing buildings, and no requirement for the provision of extensive external curtilage areas, we consider that the

proposed development adequately addresses all the requirements of the Key Statement. Through the use of existing buildings with minimal external alterations, the proposed development will not appear in any way as an incongruous feature within the local landscape.

Key Statement EC1: Business and Employment Development

5.12 Key statement EC1 states

“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”.

As we have stated the proposed activity centre will form part of the applicants existing farming business and will therefore clearly contribute to farm diversification, it will provide local employment and will undoubtedly strengthen the local rural economy.

Key Statement EC3: Visitor Economy

- 5.13 This Key Statement relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. We consider it important to note that this Key Statement does not place any locational requirements on the buildings to be converted. This proposal relates to the conversion of buildings that (with the exception of one dwelling) are not adjoined or surrounded by other buildings. The development will strengthen the visitor economy by providing increased custom for local businesses, including public houses, restaurants, shops and tourist attractions, not only in the countryside and the nearby villages, but also the larger village of Whalley and the towns of Clitheroe and Longridge. We therefore consider the proposal to be fully compliant with Key Statement EC3.

Policy DMG1: General Considerations

- 5.14. This is a general development management policy which states that, in determining planning applications, all development must satisfy a total of twenty criteria relating to matters of design, access, amenity, environment and infrastructure. We only consider the criteria below to be of relevance to the consideration of this application:
- The development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale,

massing, style, features and building materials. development on existing amenities.

- The development must consider the potential traffic and car parking implications and ensure that safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- The development must not adversely affect the amenities of the surrounding area.

5.15 For reasons previously stated, we consider that the proposal represents an appropriate and sensitive conversion of existing buildings which will therefore have no negative impacts on the existing landscape. As it involves the conversion of existing buildings, with no new buildings either required or proposed, the density and layout of the site will remain unchanged with no effects on the local landscape character of the area. With regard to existing amenities, we do not consider that the proposed use of the site will have any detrimental effects on the occupiers of the dwelling that is attached to the barn on the application site. Those occupiers are tenants of the same estate that owns the application property and they have been fully informed of our clients' intentions and have no objections to the proposed development. Also, as explained above, the users of the building will be there to enjoy quite hobbies and pastimes attracted to the venue because of its tranquil location. The next nearest residential properties to the site are the applicants' own dwellings at Mason House Farm which is over 1.3km away.

5.16 We consider that the lane between Clitheroe Road and Sandal Holme Barn is perfectly adequate to safely accommodate the volume of traffic that will be generated by the proposed use of the buildings. Furthermore, we consider that the limited additional traffic that would be generated by the proposed activity centre and accommodation would not have any material effect upon the wider local highway network.

5.17 With regards to parking provision, a parking area for eight cars will be provided which we consider to be an appropriate level of parking provision for the proposed development.

5.18 Overall, in our opinion, the development undoubtedly complies with the relevant requirements of Policy DMG1.

Policy DMG 2: Strategic Considerations

5.19 Policy DMG2 requires development to be in accordance with the Core Strategy Development Strategy and to support spatial vision and identifies certain forms of development that are acceptable outside of the settlement areas, three of which are that the development (1) should be essential to

the local economy or social well-being of the area; (2) should be for small scale tourism or recreational developments appropriate to a rural area; and (3) should be for a small scale use appropriate to a local area where a local need or benefit can be demonstrated.

- 5.20 The proposal is unquestionably small scale and is appropriate to a rural area, it will clearly be beneficial to the local economy and social well being of the area providing employment and a diversified source of income for a local farming business.
- 5.21 The Policy also states that 'within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting.' For reasons already given in this Statement, we consider that the proposal satisfies those requirements of Policy DMG2.

Policy DME 2: Landscape and Townscape Protection

- 5.22 This policy identifies that development proposals will be refused which significantly harm important landscape features and sets out a list of relevant landscape features, there will be no harm to any of the identified features as a consequence of the approval of this application. Therefore, in our opinion, the proposal does not contravene any of the requirements Policy DME 2.

Policy DME 3: Site and Species Protection and Conservation

- 5.23 This policy states that development proposals that are likely to adversely affect any of the following will not be granted planning permission.
1. Wildlife Species protected by Law
 2. SSSI'S
 3. Priority habitats or species identified in the Lancashire Biodiversity Action Plan.
 4. Local nature reserves.
 5. County Biological Heritage Sites.
 6. Special areas of conservation (SACS).
 7. Special protected areas (SPAS).
 8. Any acknowledged nature conservation value of sites or species.
- 5.24 Of those stated considerations only the first one is of relevance to the application. A survey of the buildings in respect of their possible habitation by bats, barn owls and nesting birds has been undertaken, and a separate report of its findings has been submitted with the application. Subject to compliance with the mitigation measures stated in that report,

we consider that the proposed development would not contravene any of the requirements of Policy DME3.

Policy DMB 1: Supporting Business Growth and the Local Economy

- 5.25 Policy DMB1 indicates that the Council will support proposals that are intended to support business growth in the local economy provided such proposals are in conformity with other relevant policies of the local plan. The proposed development is in full conformity with all the relevant policies and policy DMB1 clearly supports the proposed development.

Policy DMB 3: Recreation and Tourism Development

- 5.26 Policy DMB3 states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough subject to a number of criteria being met. As we have stated, we are not aware of any other recently approved tourist and visitor facilities in the Borough that are similar to the development that is proposed in this application. As far as the criteria are concerned, the proposed development does not conflict with other policies of the plan. The proposal does not undermine the character, quality, or visual amenities of the plan area by virtue of its scale, siting, materials, or design. The site is large enough to accommodate the required parking spaces, and the small scale of the proposal is such that it would not have any harmful effects upon the local highway network.
- 5.27 The proposed development will support the development of tourism in the Ribble Valley by providing a new facility including accommodation of a type which, so far as we are aware, is not to be found elsewhere in the Borough.

6. SUMMARY AND CONCLUSIONS

- 6.1 The proposal will support and extend the range of tourism and visitor facilities in the Borough thereby supporting business growth and the local economy in keeping with the aims embodied in the relevant Policies of the Council's Core Strategy.
- 6.4 We consider that we have demonstrated in this Planning Statement that the proposal represents sustainable development that is in compliance with NPPF and the relevant Policies of the Council's adopted Core Strategy. Therefore, in order to comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.

- 6.5 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted, we would ask that you give us the opportunity to address the same (in accordance with NPPF paragraph 187) prior to the determination of the application.

Signed..........Date 2/7/2020



Colin Sharpe Dip. TP MRTPI