

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	16.9.2020	Manager:	Date:
Site Notice displayed	N	Photos uploaded	Y			

Application Ref: 3/2020/0579
Date Inspected: 3/9/2020
Officer: LE



**Ribble Valley
Borough Council**
www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

Decision APPROVE

Development Description: Change of use of land to erect 9 holiday lodges with parking and associated package treatment plant.

Site Address/Location: Bowland Wild Boar Park, Wardsley Road, Chipping

CONSULTATIONS: Parish/Town Council

Chipping Parish Council – No objection but would prefer the cabins to be erected on site rather than transported through the village.

Bowland with Leagram Parish Council – No objection but have concerns about a separate application submitted to the OTC and the use of the site for vehicle / caravan storage

CONSULTATIONS: Highways/Water Authority/Other Bodies

LCC Highways: No objections subject to a construction management plan being submitted and approved.

United Utilities The sewage treatment plant is located on the line of a water main and should be relocated. They recommend two pre-commencement conditions to ensure proper drainage of the site.

CONSULTATIONS: Additional Representations.

One representation has been received which also raises concerns about the separate vehicle operators licence application.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:
Key Statement EN2 – Landscape & Townscape Protection
Key Statement EC3 – Visitor Economy
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DME1 – Protecting Trees and Woodlands
Policy DME2 – Landscape and Townscape Protection
Policy DMG3 – Transport and Mobility
Policy DME3 – Site and Species Protection and Conservation
Policy DME6 – Water Management

Relevant Planning History:
Extensive history but of relevance is
2016/0027 – Camping Pods approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a roughly square site located to the south of the access track that currently serves Bowland Wild Boar Park near Chipping, it is adjacent to an area that has previously had consent for camping pods. The site is fairly flat, occupied by a number of scattered young ash and birch trees and other low lying vegetation with a track leading through it. The Park is accessed directly off Wardsley Road and is located within the AONB. The surrounding area is mainly dense ancient woodland which significantly screens the application site from public view.

Proposed Development for which consent is sought:

The application seeks consent for the construction of 9 holiday lodges with parking and associated sewage treatment plant and plant room.

Principle of Development:

Policy DMB1 generally seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 requires new tourism development to be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction. In this respect the site is within the Bowland Wild Boar Park, which is a visitor attraction/centre with its own café and shop facilities, and it is therefore considered that the proposed development specifically relates to an existing countryside attraction. The principle of the camping use/pods in this particular location is considered to comply with the requirements of Policies DMB1 and DMB3 of the core strategy.

Residential Amenity:

The Wild Boar Park occupies a large area of land in a relatively isolated position and the nearest residential properties, except the property occupied by the applicant within the grounds of the Boar Park, are over 700m away from the site within which the proposed development would take place. As such the proposed use would have no significant impact upon the amenity of neighbouring uses/residents.

The concerns with regard to how the units will be transported to the park will be covered by the submission of a construction management plan. The applicant has confirmed however that the lodges will be transported to the site in pieces and erected in situ.

Visual Amenity:

Although the proposed camping lodges and facilities building would be sited on an open area it is surrounded by extensive woodland areas and occupied by groups of young trees which will be retained interspersed between the lodges to give them privacy and a sense of seclusion. Consequently, the site and buildings would not be highly visible to the public, except from within the site and adjacent camping field and a short section of the private access track that serves the Wild Boar Park. The proposed use and low-lying buildings would therefore have no negative visual impact upon the surrounding area or the AONB. In addition, the proposed building, being of natural (timber) construction would blend into the surroundings, as would the use of bark chips to provide pedestrian access.

The proposal does also include the provision of a new car parking area and plant store, adjacent to the site and close to the access track leading to the main visitor centre. This parking area would be constructed using grasscrete so as to appear natural within the landscape. The plant room would be timber and the area would not be visible in long distance views being well screened by the surrounding woodland.

In summary, the proposed use of this field, the proposed buildings and car parking area would have no detrimental impact upon the visual amenity of the area and the AONB.

Highways:

The LCC highways officer has no objection to the proposal but would need to be satisfied that no highway safety concerns would arise from the proposal in terms of any abnormal loads being introduced to the surrounding local highway network. Therefore the lodges should be erected on site as opposed to

being transported and installed/removed to/from the site and that any materials being brought to site should be well demonstrated in a construction management plan and transport routing plan.

Observations/Consideration of Matters Raised/Conclusion:

In response to concerns raised about the OTC application, this is under consideration separately and is not a material planning consideration for this application which is considered on its own merits. The application is for holiday accommodation only and would not grant permission for any other uses.

With regards to the transportation of the cabins to the site, the applicant has confirmed that the lodges will be constructed in situ and not transported whole to the site. The condition requiring a construction management plan to be agreed will provide additional control over the construction phase. Therefore, it is recommended accordingly.

The objection from UU has been overcome following discussions between them and the agent. The sewage treatment plant has now been relocated to adjacent to the plant room.

RECOMMENDATION: To approve with conditions.