



PLANNING STATEMENT TO ACCOMPANY A FULL PLANNING APPLICATION TO RIBBLE VALLEY BOROUGH COUNCIL

For :

AMENDEMENT TO PREVIOUS APPROVAL 3/2018/1067
ERECTION OF NEW BUILDING FOR USE AS HOLIDAY
ACCOMODATION IN ASSOCIATION WITH EXISTING WEDDING VENUE
BUSINESS

Site at :

THE OUTBARN, CLOUGH BOTTOM, RABBIT LANE,
BASHALL EAVES.

For : Mr and Mrs Backhouse, Focus Training

Our Ref : BAC-07

As atJuly 2020.

1. This statement accompanies a planning application to amend a previous approval at this site for the erection of a new building to provide holiday accommodation in connection with the existing wedding venue business. The Council's reference for the previously approved building is : 3/2018/1067, which was approved on 18 January 2019. A copy of the approval notice for that application and the planning statement submitted in support of it is attached at appendix 1. Much of the same principles established by that previous permission remain and the main points of the previous planning statement are remade in support of this application.
2. This statement is therefore limited to those matters of amendment proposed, given that the 'principle' of the building is established.
3. In brief, the amendments proposed are as follows;
 - A resiting of the building immediately adjoining but just north of the approved site;
 - An increase in the number of bedrooms from 8 to 10;
 - Elevational changes.
 - An increase in footprint size from 17.7 x 8m to 20 x 9m.
 - An increase in ridge height from 6.98m to 7.95m
4. The principles of the use of the building remain as that previously approved, which is that the building will provide overnight accommodation for the site where there is none at present. The building will be used for persons attending wedding or training events at the site. Condition 12 of the previous approval limited the use to those persons only and excluded any persons not attending a training or wedding event. The approved application was also subject to the provisions set out in a 'Accommodation Building Management Plan', ensured by the imposition of condition 9 of that planning approval. Those same provisions apply to this amended building.
5. In terms of highway safety, the two additional bedrooms proposed will not change the view taken on the approved application that if the building is used by people already attending the functions, then it would not result in significant increase in traffic movements to and from the site.
6. The resiting of the building now proposed takes the building away from two oak trees and a hedgerow that were the subject of an arboriculturally report on the previous application. It was concluded that the building at that time would not impinge on those trees. This new siting of the building would ensure that is the case.
7. The resited building will remain physically close to the existing Outbarn building, which is where main events take place. The building will remain more or less opposite the Outbarn, about 19m distant. It will still be on the opposite side of the track but as equally well related to that building as per the approved application.

8. The building as now proposed now remains, in effect the same building as previously approved. The building maintains the same external materials and general form with timber external walls and curved roof. The changes proposed to increase the size of the building are modest and will not result in any further visual detriment to the area. More specifically, the large glazed opening previously proposed on the front elevation is now removed and a bedroom window and balcony put in its place at first floor. An external escape staircase is added to the rear but this is within the confines of the building, being located adjacent to the single storey rear projection. The extra width of the building means a slightly higher height of the building. This increases by 0.97m which is visually little different to the previous building.
9. Overall, the same conclusions apply to this as applied to the previous approval, which is that there will be limited harm caused by the proposals and such harm as there is, is outweighed by the economic benefits to this established commercial business.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2018/1067

DECISION DATE: 18 January 2019

DATE RECEIVED: 27/11/2018

APPLICANT:

The Out Barn
Clough Bottom
Talbot Bridge
Clitheroe
BB7 5JH

AGENT:

Mr Brian Sumner
Avalon Town Planning
2 Reedley Business Centre
Bedman Road
Reedley
Burnley
BB10 2TY

DEVELOPMENT PROPOSED: Erection of new building to provide eight-bedroom holiday accommodation in connection with existing wedding/training venue business.

AT: The Out Barn Clough Bottom Rabbit Lane Bashall Eaves BB7 5JH

Ribble Valley Borough Council hereby give notice that permission has been granted for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

BAC/06 Dwg 01

BAC/06 Dwg 02

BAC/06 Dwg 03a (amended plan received 16/01/19)

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

P.T.O.

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the building hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the AONB in the interests of visual amenity.

4. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of the specification of all glazing to be used on the external surfaces of the building hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the AONB in the interests of visual amenity.

5. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development.

6. Within three months of commencement of development, full details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall have been submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a site plan identifying the number and locations of the boxes to be installed.

The artificial bird/bat boxes shall be installed in accordance with the agreed details before the accommodation is first brought into use and retained thereafter.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern.

P.T.O.

APPLICATION NO. J/2018/1067

DECISION DATE:

18 January 2019

7. Within three months of the date of this permission, details of the type, species, siting, planting distances and programme of planting of the trees and shrubs shown on approved drawing BAC/06 Dwg 03a (amended plan received 16/01/19) shall be submitted to and approved in writing by the Local Planning Authority. The duly approved landscaping scheme shall be planted/carried out within 12 months of the commencement of development and shall be retained as approved thereafter. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of visual amenity.

8. Use of the external balcony areas shall be restricted to between the hours of 07:00 - 00:00 on any day.

Reason: In order to safeguard the amenity of nearby residents.

9. The accommodation building hereby permitted shall operate and be managed in complete accordance with the details submitted within the "Accommodation Building Management Plan" (received 16/01/19).

Reason: In order to prevent nuisance arising.

10. Vehicle access to and from the accommodation building hereby permitted shall accord with the one way system agreed and approved under discharge of condition application J/2017/0367.

Reason: To reduce traffic conflict on the adjacent highways and in the interest of highway safety.

11. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the accommodation building hereby approved shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

Reason: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved.

P.T.O.



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For :

**ERECTION OF NEW BUILDING FOR USE AS HOLIDAY
ACCOMMODATION IN ASSOCIATION WITH EXISTING
WEDDING VENUE BUSINESS**

Site at :

**THE OUTBARN, CLOUGH BOTTOM, RABBIT LANE,
BASHALL EAVES.**

For : Mr and Mrs Backhouse, Focus Training

Our Ref : BAC-06

As atOctober 2018.

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1. PURPOSE OF THE REPORT.

1.1. This report is made to accompany a full planning application for the erection of holiday accommodation at the application site ('the site'). It sets out the applicant's aims and aspirations for the site and provides the local planning authority with a written justification for the proposals. This report is therefore set out in the following format :

- Section 2 describes the characteristics of the site
- Section 3 describes the proposals.
- Section 4 gives the background to the development. .
- Section 5 assesses the development against planning policy.
- Section 6 considers highway implications
- Section 7 considers the economic benefits of the scheme.

1.2 This report should be read in conjunction with the submitted application plans, which will be referred to where necessary, and not read in isolation.

Limitations.

1.3. This statement is produced to provide a written description and justification of the proposals only and is not intended for any other purpose. It should be read in conjunction with the plans and information supplied in the planning application and not read in isolation. No part of this statement should be reproduced or used in any other document or circular without the prior approval of its authors as to the form and content in which it may occur, as the planning references used may not be appropriate for other purposes. The report is intended for the person to whom it is addressed only and no responsibility can be accepted for any third party for its use of a part or the whole of its content.

2.0. THE SITE AND ITS LOCATION

2.1 The site is located about 2 kilometres (1.5 miles) to the west of Waddington and just to the east of Bashall Eaves, with access to the site being along Rabbit Lane from Bashall Eaves or

Cross Lane from Waddington. Clough Bottom comprises a complex of former agricultural buildings now used residentially and for a Training Centre and a wedding venue. The wedding and training venue part of the site takes place from the building known as The Outbarn, which is permitted to operate up to 40 weddings per year as well as for corporate training events.

- 2.2. Thus this application site forms part of the wider Clough Bottom complex of commercial buildings that comprise the whole not just the wedding venue at The Outbarn but also the training business at The Outbarn. This proposed building is located to the immediate north west of the outbarn, about 14 metres from it at the nearest point.

3.0. THE APPLICATION PROPOSALS

- 3.1. What is proposed is to erect a new building to provide for 8 no holiday bedrooms. These are to serve the tourism trade in the area but more particularly are intended to expand the overnight accommodation offer at Clough Bottom for guests of weddings and events held there. Presently there is only the 'Wedding Cottage', known as The Old Dairy, that provides overnight accommodation and this is provided to the wedding couple as part of the venue wedding hire package. Thus, there is no other accommodation on site for the guests of the wedding parties. This building will fulfil that function by providing eight bedrooms suites.
- 3.2. The proposed building itself is modern and is reflective of a dutch barn in its appearance, as it has a rounded roof with green cladding, vertical timber clad walls and aluminium frame window and door openings. The building is two storey and is about 17.7 metres in length by 8 metres in depth with a single storey lean-to at the rear. It has an eaves height of about 5.14 metres and is about 7.1 metres to the highest point of the roof. The building will retain some exposed portal frame to provide for balconies and to give the building an 'agricultural look'.

Externally there is already a track at this point for vehicle access. Cars will park in the general car park for the wedding venue and only disabled spaces will be provided at the front of the building. There will be a seating area and desk for the guests within the building but otherwise they will be serviced from The Outbarn. The building will be managed by the existing staff that service The Outbarn and Training Centre.

4.0. BACKGROUND

- 4.1. Clough Bottom has diversified from its original agricultural use into firstly as a training centre from the mid 1990's and further into a wedding venue more recently at The Outbarn. The wedding venue has become increasingly successful with the result that there is increasing demand for overnight accommodation for wedding guests. There are nearby hotels but a lot of these are also wedding venues with little or no capacity for overnight guests, particularly at the weekends. The business therefore operates with a disadvantage over its competitors in not being able to provide overnight accommodation. The provision of these holiday rooms would address this failing and would serve to underpin the existing operating business at Clough Bottom. The need for the accommodation arises from the needs of the existing business at the site and thus the need is not speculative because there is existing demand from the client base already established at the existing business.

5 ASSESSMENT AGAINST PLANNING POLICY

5.1. The Planning Policy Position

The Ribble Valley Core Strategy (CS) was adopted in December 2014 and comprises the development plan for the area. Key Statement EC3 states that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourist facilities associated with existing attractions.

- 5.2. The proposals are for a holiday use and therefore the applicable policies to be applied in the

development plan are principally policy DMB3 which relates to recreation and tourism development. This is permissive of development proposals that extend the range of tourism and visitor facilities in the Borough. This is subject to meeting several criteria which, amongst other things, require the proposals to be physically well related to an existing main settlement or village or to an existing group of buildings. Other criterion relate to conflict with other policies of the plan; character of the area; be well related to the existing highway network and not generate traffic movements of a scale and type likely to cause problems; be large enough and nature conservation.

- 5.3 Policy DMB3 contains other limitations in relation to recreation and tourism development in the AONB. These are that the proposals should display a high standard of design appropriate to the area; not to introduce built development into an area largely devoid of structures, development is not large scale and is in keeping with the character of the landscape and should reflect the local vernacular, scale, style, features and building materials.

Government guidance

- 5.4 The National Planning Policy Framework at section 3 sets out that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development by, amongst other things, supporting sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors and which respect the character of the countryside.
- 5.5. At subsection 6 of NPPF entitled 'Supporting a Prosperous Rural Economy' it is stated that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new building.
- Promote the development and diversification of agriculture and other land based rural businesses.
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
- Promote the retention and development of local services and community facilities in villages such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship

5.6. Both adopted planning policy and national planning guidance adopt the position that the creation of tourism facilities that benefit visitors is to be encouraged. These provisions are subject to provisos that such proposals are sustainable; which is interpreted in local planning policy as locational (being well related to an existing group of buildings) (policy DMB 3) and visual, as in protecting the character of the AONB.. There is also reference to highway considerations. These issues are therefore considered to be the main considerations with these proposals. These are now considered below.

Sustainability of the location.

5.7. The site is within the grounds of Clough Bottom, which is already a visitor destination. In this sense therefore this proposal is not a new site and neither is it a standalone site in visitor destination terms as users of the holiday bedrooms will primarily be to existing guests at the site that result from the wedding events already held there. The provision of the holiday accommodation would provide those visitors with an opportunity to stay at the site and

thereby make use of the existing services provided there. This extension of the existing tourist facility is more sustainable than providing a new facility. It also widens the financial base of the business allowing the business to generate additional revenue and creating additional assurance of the continuance of the Clough Bottom business and its local employment. These are all achievable sustainable aims making the location of this holiday use a sustainable one.

Effect on the character of the countryside and the AONB

- 5.8. The site is within the Forest Of Bowland AONB. However these proposals are small scale and as such do not constitute major development which is not appropriate in the AONB. The building is to be located within close proximity to the existing buildings at The Outbarn and as such it is physically well related to an existing group of buildings, which meets the terms of Policy DMB3 of the Council's Core Strategy
- 5.9. The proposed building will be screened by existing trees and established field boundaries along the northern boundary. The siting of the building does not result in the removal of any hedgerows or trees. The building will form a close relationship with the existing buildings at The Outbarn and as such will not appear isolated.
- 5.10 The building will fit into and be serviced by the existing infrastructure at the site and as such there will be no need to create additional service facilities such as a car parking, new entrance or unsightly service requirements to serve the use.
- 5.11 Visually, the proposed building is representative of a farm building in its form and use of external materials and as such, whilst not traditional, it is typical of the type of building that might be found in a countryside location. The proposed timber finish of the building assist in assimilating the building into its surroundings. Additional landscaping will enhance the building making the development wholly appropriate to its setting.

6.0. HIGHWAY CONSIDERATIONS

- 6.1. The most part of the occupiers of these holiday rooms will be visitors who are already at the venue in the form of guests to the wedding functions being carried on there. As such, it is not envisaged that there will be additional car trips generated as a result of the development. There is existing access to the site and car parking areas that already serve the site and there is no need for further access alterations.

7.0. ECONOMIC IMPACT

- 7.1. There will be economic benefits in terms of construction of the building and the employment that would bring. There will also be economic benefit from the use in terms of bringing visitors to the area and the potential spin off spend into the local economy but more particularly, there would be benefit to the existing business at the site helping to secure a long term diversification and longevity to this established rural business.

8.0. CONCLUDING REMARKS

- 8.1 The applicant operates a successful business at Clough Bottom to which these holiday rooms will be attached. They will enhance and add to the existing business offer helping to secure its continued operation. As such it is a sustainable proposition. The building design has been developed to be appropriate to its rural location but without being a pastiche of a traditional stone barn. This, it is felt, complements the existing buildings at the site.

