

Sharon Craig

From: Lorimer, Elliott <Elliott.Lorimer@lancashire.gov.uk>
Sent: 10 December 2020 18:59
To: Planning
Cc: Adam Birkett
Subject: Application 3/2020/0667

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Dear Adam

Please find comments below relating to the application ref 3/2020/0667 on behalf of the Forest of Bowland AONB Partnership:

1. The applicant does not appear to have provided a detailed landscaping plan for the site. Currently, a limited site plan is provided in the 'Proposed Floor Plans'. However, this has only limited details of mitigation planting of trees and shrubs, but does not include detail on site levels following earthworks.
2. More detailed information and a plan for ancillary buildings, outlining which will be removed and which retained is required. Ideally, a plan and elevations for the retained ancillary building (with proposed green roof).
3. I have been unable to find details on the surfacing materials for the access track, car park and curtilage of the building on the eastern and southern elevations of the main hatchery building (these areas all appear in the same colour on the plan). There appear to be glazed doors with direct access to the southern elevation. It is unclear whether guests would be able to use this area as outside space? Such use could have the potential to introduce an incongruous element to the local landscape and impact on the tranquillity of the wider locality.
4. Similarly, the use by guests of a raised terrace external to the main building on the western elevation could have a similar effect to that outlined in 3. above.
5. The large area of glazing on the eastern elevation has the potential to create light spill from the building at night and potentially impact on the visual tranquillity and the darkness experienced in the Dunsop valley.

Unfortunately, until the additional information requested can be provided by the applicant, I am unable to offer a determination on whether the proposed development could be acceptable in this location with the AONB.

Regards
Elliott Lorimer

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