

Supporting Statement

Garden Office/ Studio Resubmission of application 3/2020/0612

Holden Clough Nursery
Holden
Bolton-by-Bowland
Clitheroe
BB7 4PF

On behalf of Samuel Hill
Croft Complete Homes Ltd

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Accompanying Plans & Drawings

1.0 BACKGROUND

- 1.1 Rural Futures have been commissioned to submit a planning application for a showcase Garden Office Studio at Holden Clough Nursery on behalf of Croft Complete Homes Ltd. This application is a re-submission of Application 3/2020/0612. This statement should be read in conjunction with the attached planning application forms, plans and supporting statements.
- 1.2 Croft Complete Homes Ltd manufacture prefabricated Garden Office/Studios. The company have approached Holden Clough Nursery to provide a showcase office to be located at the nursery which will be used as a design studio for the nursery garden designer.
- 1.3 The design of the proposed office is in keeping with the nursery and will allow customers to discuss their individual garden design and planting scheme surrounded by a large range of perennial plants.
- 1.4 This application includes:
 - The positioning of a Garden Office/Studio within the boundary of Holden Clough Nursery.

2.0 SITE

- 2.1 The site lies within the Forest of Bowland Area of Natural Beauty. Holden Beck is located to the east of the proposed site.
- 2.2 The proposed structure will be positioned to the east of the site within an area used for growing perennial plants and west of Holden Beck. The area is gravel and land form is level.
- 2.3 The office/studio will be accessed directly within the perennial growing area.
- 2.4 The site is well screened from all external viewpoints.
- 2.5 Environment Agency Flood Risk Maps show the proposed works are within Flood Zone 3a. A flood risk assessment accompanies this application.

3.0 DESIGN

- 3.1 The office/studio is constructed around a timber sectional system with insulated internal walls and roof. External walls will be vertical timber boarding.
- 3.2 The roof design is a mono-pitch arrangement with overhang front eaves to form a sheltered porch. The roof materials will be insulated sheet profile sheets.
- 3.3 The doors are double glazed triple fold sliding doors constructed with aluminium frames.

3.4 Windows will be timber frames.

3.5 The structure will be constructed on a raised timber sub-frame.

Appearance

3.6 The building is clad in timber boarding on three sides with glass doors on the principle elevation. The roof overhang shades the glass and prevents glare. Holden Clough Nursery is characterised by a range of buildings using various traditional materials and materials found in rural settings such as steel sheeting. The building is congruent with the overall aesthetic of the nursery.

3.7 Scale

The office/studio measures 6.19m x 7.75m with a 1.20m deck across the front elevation. The height at the lower roof height (eaves) is 2.34m and 2.50m in height at the front of the building.

3.8 The office sits on a timber sub-frame at 600mm from ground level.

3.9 Use

The building will be used as a design studio whilst simultaneously providing a showcase for the building.

4.0 ACCESS

4.1 Access to Holden Clough Nursery is directly off Barret Hill Brow.

4.2 A one way traffic system works within the lower car park area which will allow access to an overflow car park which is under construction.

4.3 The office/studio will be used by existing customers. No additional vehicle movement will result from the proposed development.

4.4 Access for emergency services is unrestricted with adequate turning and operating space for emergency vehicles.

5.0 PLANNING POLICY

Planning History

A number of planning applications have been submitted as the development of the nursery has taken place.

3/2020/0612 Siting of showcase prefabricated office/studio to be used to sell similar products by Croft Complete Homes Ltd Withdrawn

3/2020/0602 Creation of additional dining space, a bakery deli food sales area with storage and office facilities. Additional Terrace dining with storage below Undecided

3/2019/1119 Change of use of agricultural/horticultural land to overflow car park and associated landscaping (Re-submission of Application 3/2019/0588). Retrospective consent for two subterranean LPG tanks and stone/gravel surface service area to the rear (north) of the existing potting shed. Retention of plant growing area in association with the existing nursery.

Approved with conditions

3/2019/0588 Change of use of agricultural land to parking and landscaping. Two poly tunnels and stone service area. **Refused**

3/2019/0016 Application for the variation of Condition 2 (Plans) from planning permission 3/2018/0396 **Approved with conditions**

3/2018/1069 Application for a non-material amendment to planning permission 3/2018/0396 consisting of changing roof materials and rooflight arrangement on the demonstration barn, change of glasshouse roof to a single ridge system and addition of two rooflights on each ridge of the roof of the connecting building **Approved with conditions**

3/2018/0396 Demolition of an existing potting shed and covered sales area, to be replaced with a glasshouse and linking access to the existing Garden Kitchen. Construction of a two storey demonstration unit with offices and toilets. The construction of a covered terrace area adjacent to the Garden Kitchen. Construction of a training/classroom. Covered walkways. **Approved with conditions**

3/2017/0517 Proposed two storey extension to existing café & kitchen **Approved with conditions**

3/2016/0078 To vary condition to allow (3) café opening hours & (4) lecture room opening hours of permission 3/2011/0838 to allow the business to operate until 23.00hrs on one occasion /week **Withdrawn**

3/2013/0408 Variation of conditions 3 & 4 of planning application 3/2011/0838 **Approved with conditions**

3/2011/0838 Proposed creation of a new café, training broom and nursery shop at the existing Holden Clough Nursery **Approved with conditions**

3/2009/0431 Erection of replacement advertising boards associated with the erection of a new car park and re-aligned entrance gateways **Approved with conditions**

3/2009/0464 Creation of an on site car park; improvements to the entrance

Approved with conditions

National Planning Policy

- 5.1** The project is in line with the relevant National Planning Policy Framework (NPPF) policies. Sustainability is central to the aims of the policies and policies applicable to this application area:

3. Supporting a prosperous rural economy

28. 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 buildings;*
- *Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.*

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Conserving and enhancing the natural environment

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

5.2 Local Planning Policy

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

In respect of local planning policy the project is compatible with all relevant policies.

KEY STATEMENT EN2: LANDSCAPE

KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

KEY STATEMENT EC3: VISITOR ECONOMY

POLICY DMG1: GENERAL CONSIDERATIONS

DESIGN

ENVIRONMENT

INFRASTRUCTURE

POLICY DMG2: STRATEGIC CONSIDERATIONS

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

- 5.3 The proposed project is in line with the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan Submission Version

6.0 CONCLUSION

- 6.1 The proposed project is to install a temporary building within an existing site to provide design space for customers whilst providing a showcase for the office studio.
- 6.2 The design of the structure is harmonious with the rural setting and will have no visual impacts. The landscape character is not affected by the project. The special qualities of the AONB will not be threatened.
- 6.3 No protected species will be harmed.
- 6.4 A flood risk assessment has been provided which mitigates the risk of development and allows for predicted climate change.
- 6.5 The development is congruous with national and local planning policies and will make a valuable contribution to an important local business.

John Metcalfe October 2020