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**RESUBMISSION FOR A PROPOSED RURAL FARM SHOP WITH A RETAIL UNIT & CAFÉ
AT CLERK LAITHE LODGE, NEWTON-IN-BOWLAND**



Purpose

This statement supports a resubmission following the refusal of the previous planning application 03/2020/0444. This application also follows advice and guidance sought from the local planning authority from the pre-application enquiry dated 25th April 2018 RV/2018/ENQ/00016 demonstrating a design and layout for a proposed rural farm shop with retail units.

The Author

Roger Hines ACIAT, the author, an Architectural Technologist with a background in traditional masonry construction methodology also, a professionally qualified Landscape designer; specialising in the integration of the built environment with the landscape.

Site

The site is situated between Newton-in-Bowland and Slaidburn. Access to the proposed site is directly off the B6478 and forms part of the Clerk Laithe Lodge facility. The site resides within the Forest-of-Bowland AONB, it does not reside within the Newton Conservation Area, although consideration of the potential impact has been given.

Planning history

03/2020/0444 – Construction of rural farm shop with the inclusion of two retail units.

Refused

RV/2018/ENQ/00016 – Pre-Application Enquiry for a proposed link between dwelling and bed & breakfast, and proposed farm shop and rural retail units.

The principle was supported by the council.

3/2011/0417 – Application for proposed annexe

Approved with conditions

3/97/0058/P – Application for the conversion of an agricultural barn to a private dwelling.

Application approved

Layout

The scheme is designed to maximise the use of the natural topography of the site. By nesting the building within the topography, the potential for any visual impact that may be associated with the proposal has been reduced.

The building comprises of a farm shop area for the sale of locally sourced produce, including elements generated from the client's farm. Within the farm shop, a café area is located to the south of the building serving food & drink.

The proposal also includes the addition of one retail unit at the northern end of the building; this unit will be used for the sale of ice cream produced by the farm.

Access to the farm shop and retail unit will be via an altered existing ingress point off the highway with off-road parking to the front of the building to accommodate all parking needs.

Massing

The proposal consists of erecting a single-storey farm shop which includes off-road parking.

The proposed farm shop inc. café and ancillary rooms have an internal floor area of 194.5m².

The car parking area comprises of 12 standard parking bays and two accessible parking bays. The car park is to be finished in permeable tarmac to allow for the natural permeation of surface water and to take into consideration the position of the building within the AONB.

Materiality & Appearance

The farm shop will be set down and built into the hillside positioned approximately 15m from the existing B&B and main dwelling house. The external materials will be sympathetic to the existing buildings and surrounding local vernacular to ensure it sits harmoniously within its setting.

The façade will be constructed of local limestone with quoin stones at the corners. The windows and doors will be timber-framed with sandstone window sets. The roof will be finished in Westmorland Blue Slate.

The design has been informed by the rural setting of the building and is reflected in the use of the local vernacular and natural materials. Internally, the proposed design will be completed to a high standard to reflect the businesses core strategy.

The proposals consideration for sustainability will include photovoltaic panels to the south-west facing roofs along with the inclusion of electrical charging points for vehicles.



Figure 3, Location plan



Figure 5, Existing entrance



Figure 4. Existing site



Figure 6, Existing site - construction area