



SUPPORTING STATEMENT (INC. DESIGN & ACCESS STATEMENT)

6th November 2020

Change of use from agricultural to the siting of a camping pod and decking.



Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr Stuart Hartley

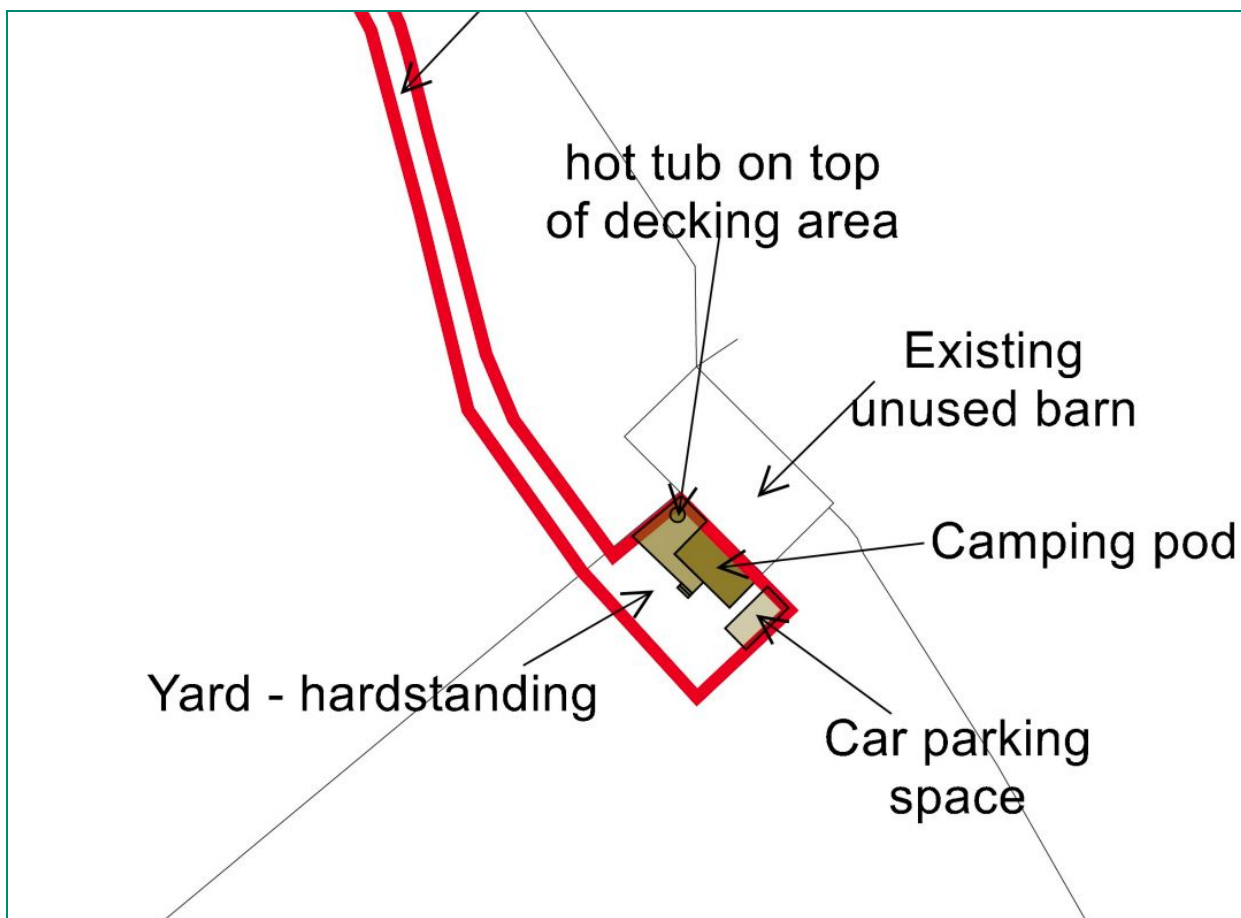


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1. THE APPLICATION SITE, APPRAISAL OF THE CONTEXT & SUSTAINABILITY

- 1.1. 'The site', known as the stone barn associated with Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE is shown edged red on the submitted 'to scale' site and location plans. An extract of the site plan is also displayed below.



- 1.2. Burn House Farm is a working farm supporting the applicant and family members. As well as sheep farming, the approximately 151 hectares of land is within an Entry Level plus Higher Level Stewardship Agreement. The farm is part of approximately 36,699 hectares of the Higher Level Stewardship Target Area for the Forest of Bowland. The primary objectives of the stewardship scheme are:
- 1.2.1. Wildlife conservation
 - 1.2.2. Maintenance and enhancement of landscape quality and character
 - 1.2.3. Natural resource protection

- 1.2.4. Protection of the historic environment
 - 1.2.5. Promotion of public access and understanding of the countryside
- 1.3. The site is located next to a stone barn in a field approximately 220m from the main farm buildings. The barn is not in use as it is too far from the main yard area to be efficient. The roof is also missing from the barn, however walls remain intact and provide a backdrop to the site.
- 1.4. The site is located in the Forest of Bowland Area of Outstanding Natural Beauty (AONB) within the open countryside. The site lies approximately 2.2 miles north west of the village of Newton and approximately 2.7 miles west from the settlement of Slaidburn where local facilities are found.
- 1.5. Slaidburn and its surrounding areas are popular with ramblers and tourists alike. It is close to the Hodder River, with its network of paths leading to ancient moorland and the Bowland fells that also adjoin the site. Here panoramic views and waterfalls are found. There are more than 500 listed buildings and 18 scheduled monuments with the AONB.
- 1.6. Local attractions include:
 - 1.6.1. Gisburn Forest & Stocks;
 - 1.6.2. Bowland Wild Boar Park;
 - 1.6.3. The Clitheroe Mystery Treasure Trail;
 - 1.6.4. Clitheroe Castle Museum;
 - 1.6.5. Pendle Hill;
 - 1.6.6. Ingleborough Cave;
 - 1.6.7. Pendle Witches mystery Treasure Trail.

2. PLANNING HISTORY

- 2.1. The following planning applications relating to Burnhouse Farm were obtained from the Council's online portal:
- 2.1.1. **3/1989/0436** - The Erection Of Three Self-catering Chalets Of Wood Construction. Withdrawn 31/10/1989
 - 2.1.2. **3/1990/0063** - Erection Of 4 Chalet Type Self Catering Holiday Units. Refused 24/05/1990
 - 2.1.3. **3/1999/0788** - Change Of Use Of Barn Attached To Dwelling To Form 2 No. Dwellings. Approved 30/12/1999
 - 2.1.4. **3/2009/0424** - Extension to existing agricultural building to form covered midden. Approved 29/07/2009
 - 2.1.5. **3/2020/0787** - Prior notification for an agricultural access road. Prior approval not required 12/10/2020

3. THE PROPOSAL

- 3.1. The application seeks retrospective approval for the change of use from agriculture to the siting a camping pod/shepherds hut to be used as a holiday let. An area of decking, including a hot tub and a car parking space has also been sited adjacent to the pod. The layout is shown on the site plan.
- 3.2. Elevation and layout plans for the camping pod have been submitted. The pod is 6.2m x 3.4m with a eaves height of 2.3m and a ridge height of 2.7m. The pod offers temporary holiday accommodation for 2 individuals with a double bed, smaller kitchen/living area and a shower room.
- 3.3. The pod was brought onto site by the applicant using his tractor and trailer. The photos below show this happening earlier in the year. It is therefore capable of being transported on and off site and is not a fixed building.



- 3.4. The pod has been operational from 1st August 2020. Screenshots of the AirBnB calendar from then until present are shown below (taken in September). It can be seen that the pod has proven popular with tourists and many want to rebook for next year. This shows the proposal is sustainable in the long term.



EE 20:08 58%

Shepherd's Res...od with hot tub. ⚙️

Month

Details

Aug 2020

M	T	W	T	F	S	S
					1	2
	4	5	6	7	8	9
	11		13	14		16
	18		20		22	23
	25		27		29	
31						

Sep 2020

M	T	W	T	F	S	S
Inbox	Calendar	Listings	Performance	Profile		

EE 20:08 58%

Shepherd's Res...od with hot tub. ⚙️

Month

Details

31

Sep 2020

M	T	W	T	F	S	S
		3			5	6
	8		10		12	
14		16	17	18		20
21	22	23	24	25		27
28		30				

Oct 2020

M	T	W	T	F	S	S
Inbox	Calendar	Listings	Performance	Profile		



EE 20:08 58%

Shepherd's Res...od with hot tub. ⚙️

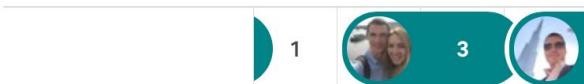
Month

Details



Oct 2020

M T W T F S S



Nov 2020

M T W T F S S

- Inbox
- Calendar**
- Listings
- Performance
- Profile

EE 20:08 58%

Shepherd's Res...od with hot tub. ⚙️

Month

Details



Nov 2020

M T W T F S S



- Inbox
- Calendar**
- Listings
- Performance
- Profile

Shepherd's Res...od with hot tub. ⚙️

Month

Details

30						
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Dec 2020

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
	22	23	24	25	26	27
28		30				

Jan 2021

M	T	W	T	F	S	S
Inbox	Calendar	Listings	Performance	Profile		

- 3.5. The applicant was informed that the pod did not need planning consent due to it being capable of being easily moved on a trailer. He had not considered the change of use. Accordingly, the current application is retrospective.
- 3.6. Direct farming subsidies are being phased out on farms by 2027. Although this is being replaced by environmental schemes, there are no guarantees this will work for all farms and the monies may be significantly reduced. Farms are heavily subsidised in the UK at present. There needs to be a future plan to replace lost incomes. With the increase to holidaying at home taking a sharp incline, there is an opportunity for farmers to supplement their income with tourist sites, where appropriate.

3.7. **PLANNING POLICY**

3.8. The following policies are relevant to the proposal.

3.9. National Planning Policy Framework (NPPF) - February 2019

3.10. Planning Practice Guidance (PPG)

3.11. Ribble Valley Core Strategy Policies:

3.11.1. DS1 Development Strategy;

3.11.2. DS2 Sustainable Development;

3.11.3. EN2 Landscape;

3.11.4. EC1 Business and Employment Development;

3.11.5. EC3 Visitor Economy;

3.11.6. DMG1 General Considerations;

3.11.7. DMG2 Strategic Considerations;

3.11.8. DMG3 Transport and Mobility;

3.11.9. DME2 Landscape and Townscape Protection;

3.11.10. DME3 Site and Species Protection and Conservation;

3.11.11. DMB1 Supporting Business Growth and the Local Economy;

3.11.12. DMB3 Recreation and Tourism Development.

4. PLANNING ANALYSIS

- 4.1. It is necessary to consider the following main matters relating to this proposal:
- 4.1.1. The principle of the development;
 - 4.1.2. The impact of the development on the character and visual appearance of the area;
 - 4.1.3. Impacts on residential amenities;
 - 4.1.4. Effects on the highway network.
- 4.2. **The principle of development** - Policy EC3 states that proposals that contribute and strengthen the visitor economy in the Ribble Valley. Small scale tourism is recognised as being one of the appropriate development types outside of defined settlement areas. Being a proposal for only 1, 1 bedroom pod, it therefore meets the requirements of Policy DMG2.
- 4.3. **Impact of the development on the character and visual appearance of the area** - Policy DMB3 states that tourism attractions are generally supported subject to meeting the list of criteria. One of them is the visual and landscape impacts of the development. Being in the AONB only reinforces policy in respect of development in the open countryside. The siting of the camping pod was carefully considered to have minimal impact on the landscape. Its positioning next to the barn offers both protection from the weather for occupants, whilst blending in with the barn and hardstanding. The barn provides a backdrop to the camping pod. The parking space is also right next to the barn, retaining the cluster of development. It is not possible to site the pod close to the main farm buildings as it is a busy working farm and would not be safe from a health and safety perspective. Occupants also have the ability to walk out to the local settlements and fells right from the pod, minimising travel on and off site whilst in occupation. No landscaping is proposed due to the screening created by the adjoining barn and maintaining open views for the occupants of the pod.
- 4.4. **Impacts on residential amenities** - The nearest neighbour is approximately 220m away from the barn. Due to the distance away from them, there will be no negative impact on residential amenity of neighbouring properties.
- 4.5. **Effects on the highway network** - Policy DMB3 requires that developments are well related to the existing highway. The application is 0.8miles from Back Lane that leads to Slaidburn and Newton-In Bowland. The small scale nature of the development will only require one car to travel to and from site. There is no capacity with the pod for more than one couple. Accordingly, the proposal is not thought to create any problems or disturbance on the highway network.

5. TREES, DRAINAGE, & ECOLOGY

- 5.1. **Trees** - No trees are impacted by the proposal.
- 5.2. **Drainage** - Existing surface water drains and watercourses drain the site. Water flows into the lower valleys, away from residences. The hardstanding is compacted hardcore, being permeable and acting as a soakaway. There will be no adverse impacts to the surrounding watercourses.
- 5.3. **Ecology** - The barn structure was not affected by the proposal. Accordingly, it is considered that the proposal will not have any adverse impacts on protected species or habitats.

6. CONCLUSION

- 6.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan, *'the determination must be made in accordance with the plans unless material considerations dictate otherwise'*.
- 6.2. It has been shown that the proposal complies with the development plan and is consistent with the NPPF and the PPG.

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