


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	18.12.2020	Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2020/0942	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	15 th December 2020	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision REFUSE

Development Description:	Change of use of agricultural land to the siting of a camping pod and decking. Access track to camping pod.
Site Address/Location:	Burnhouse Farm, Back Lane, Slaidburn.

CONSULTATIONS:	Parish/Town Council
Newton Parish Council – no response at time of writing.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections

CONSULTATIONS:	Additional Representations.
<p>One objection has been received which raises concerns with regards to</p> <ul style="list-style-type: none"> Poor connectivity Impact on Landscape Poor access Environmental impacts Poor services Waste disposal Increased risk of Covid 19 transmission 	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <ul style="list-style-type: none"> Policy DS1: Development Strategy Policy DS2: Sustainable Development Policy EN2: Landscape Policy EN3: Sustainable Development and Climate Change Policy EN4: Biodiversity and Geodiversity Policy EC3: Visitor Economy Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape and Townscape Protection Policy DMB3: Recreation and Tourism Development

Relevant Planning History:

3/1989/0436 – Three holiday chalets – Withdrawn
3/1990/0063 – Four holiday chalets – Refused
3/1999/0788 – Change of use barn to dwelling – Approved
3/2009/0424 – Extension to agricultural building – Approved
3/2020/0787 – PN for new agricultural road - Approved

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The site forms part of the farmstead at Burnhouse farm, Back Lane, Slaidburn. Burnhouse Farm and 3 other properties are accessed via a single track lane, a public footpath which branches off Back Lane and leads to Burnhouse Farm and Cottage then crosses through the farm yard eventually leading to The Heys and Oxenhurst beyond which it narrows to a path. The main farm complex is located approximately 250 metres to the east of the site. The site comprises an isolated stone field barn which has no roof and is in a derelict state. By the applicant's admission this is redundant for the purposes of agriculture given its condition and isolated position away from the main farm buildings. Given its condition and isolated position it would most likely not be suitable for a conversion

A camping pod with, hot tub, hardstanding, decking area and access track have been installed adjacent to this barn. The track necessary to access the camping pod is approx. 220m in length to where it meets the above-mentioned lane. The site is located in the Forest of Bowland AONB in open countryside approx. 1.5 miles north of Newton-in-Bowland and 2.5 miles to the West of Slaidburn.

Proposed Development for which consent is sought:

The application seeks retrospective planning consent for the retention of the pod, associated decking and hot tub, hardstandings and access track.

Principle of Development:

The applicant asserts that they were unaware that planning permission was required as this is a temporary structure. It does not move and so is a permanent structure which requires planning permission notwithstanding the change of use of the land.

Core strategy policy DMG2 seeks to direct development towards the settlement boundaries except in certain limited circumstances. One of these is small scale leisure or tourism developments appropriate to a rural area. However, it stipulates that these developments must be in keeping with the special character of the landscape and special consideration will be had to preserving and enhancing this, especially in the AONB.

Policy DMB3 sets out the Council's aims specifically with regard to recreation and tourism development. It is broadly supportive of new developments which improve the range of tourist facilities however it stresses that developments must meet certain criteria and must not conflict with other policies. One of these criteria is that:

THE PROPOSAL MUST BE PHYSICALLY WELL RELATED TO AN EXISTING MAIN SETTLEMENT OR VILLAGE OR TO AN EXISTING GROUP OF BUILDINGS, EXCEPT WHERE THE PROPOSED FACILITIES ARE REQUIRED IN CONJUNCTION WITH A PARTICULAR COUNTRYSIDE ATTRACTION AND THERE ARE NO SUITABLE EXISTING BUILDINGS OR DEVELOPED SITES AVAILABLE;

Furthermore, In the AONB

THE SITE SHOULD NOT INTRODUCE BUILT DEVELOPMENT INTO AN AREA LARGELY DEVOID OF STRUCTURES (OTHER THAN THOSE DIRECTLY RELATED TO AGRICULTURE OR FORESTRY USES).

This site is not considered to be well related to a main settlement or existing buildings given that the only existing structure is a derelict barn which is typical of this landscape. It is not considered appropriate to

introduce built form in this form into this isolated location which is largely devoid of structures particularly given the track required to access it and the associated built form.

As such it is considered that the proposal is in conflict with policy DMB3 and unacceptable in principle.

Residential Amenity:

The additional use of the lane by visitors may cause some minor disruption to other dwellings who share this access however given the distance to nearby properties it is not considered that the proposal raises any significant residential amenity issues to warrant a refusal on these grounds. The points raised with regards to pressure on services such as electricity and broadband and concerns with regard to the current pandemic are noted but are not material planning considerations.

Visual Amenity / Landscape:

Notwithstanding the above matters of principle, the pod is located adjacent to an existing barn which is clearly no longer in use and is a relic of past farming practices. The pod is a modest structure but it and the access track are still visible from some distance away given the topography of the land. It is incongruous in this protected landscape particularly given that it is necessary to form a substantial new access from the lane across an otherwise undeveloped field. The use of the pod, parked cars, hardstanding, domestic paraphernalia, lighting and activity in this isolated position would also detrimentally alter the landscape. The minor benefit to the choice of tourist facilities would not outweigh this harm. The design and access statement says that it cannot be located near to the existing farm yard due to health and safety issues as it is in conflict with a working farm, however in planning terms this would be a more suitable location for it.

Highways:

The highway authority has not raised any concerns with respect to potential highway safety issues on the surrounding road network. The proposal would not result in a material increase in volumes of traffic on surrounding roads but it is acknowledged that it would increase the use of the substandard lane which may cause some inconvenience to those residents who share this.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons discussed above the holiday lodge is considered unacceptable in terms of policy DMG2 and DMB3 and it is recommended accordingly;

RECOMMENDATION:

That planning consent is refused.