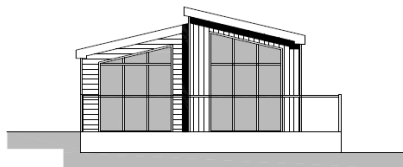


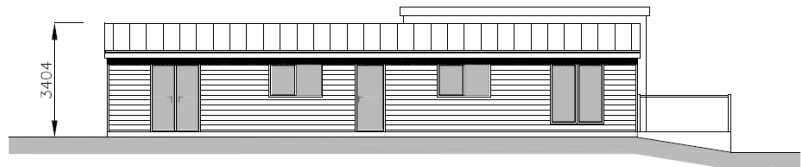


JUDITH DOUGLAS TOWN PLANNING LIMITED

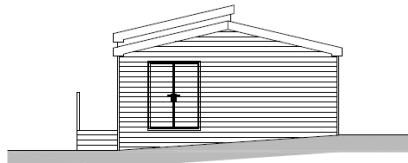
Land at Morans Farm, Pendleton Road, Wiswell, Clitheroe. BB7 9BZ



west elevation



south elevation



east elevation



north elevation

Proposed change of use of agricultural land for the siting of four holiday lodges with associated parking, access and amenity areas.

Planning, Design and Access Statement JDTPL0255

Judith Douglas BSc (Hons), Dip TP, MRTPI



8 Southfield Drive, West Bradford, Clitheroe,
Lancashire, BB7 4TU

Telephone: 01200 425051

Mobile: 07729 302644

Email: enquiries@jdouglastownplanning.co.uk

Website: www.jdouglastownplanning.co.uk

STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED SITING OF FOUR HOLIDAY LODGES WITH ASSOCIATED PARKING, ACCESS AND AMENITY AREAS ON LAND AT MORANS FARM, PENDLETON ROAD, WISWELL. BB7 9BZ

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the construction of four holiday lodges, Unit 1 and 2 are three-bedroom, five person units and lodges 3 and 4 are two-bedroom, four person units. Farming activities at Morans Farm have ceased and land is rented to another farmer who has his own buildings. As part of the development, it is proposed to demolish the existing redundant farm buildings at the site.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

ADM/20/34/01 Site layout and landscaping

ADM/20/34/02 Lodge 3&4 plans and elevations

ADM/20/34/03 Lodge 1&2 plans and elevations

ADM/20/34/04 Section through site

ADM/20/34/05 Location plan 1:1250

Bat report

Traffic Survey

Arboricultural Impact Assessment

Details of materials

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the open countryside outside the settlement boundary of Wiswell. It is also outside the Area of Outstanding Natural Beauty as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The site is approximately 1/2 mile north east of Wiswell on the north western side of Pendleton Road. Land on the opposite side of Pendleton Road is within the Area of Outstanding Natural Beauty.

2.2 The application site comprises the now redundant farm buildings, farmyard and riding arena at Moran's Farm. These buildings are between two dwellings Lynwood and High Field. Lynwood and High Field are detached properties with outbuildings set within substantial gardens.

- 2.3 The land around the site is used for grazing and the field boundaries are generally hedges with trees. There are a number of trees along Pendleton Road within the gardens of the nearby properties. The landscape character type for the site is described as 'Undulating Lowland Farmland' whilst the rising land on the opposite side of Pendleton Road is described as 'Moorland Fringe'.



1. View across the field below the application site indicating the character of the area.
- 2.4 The existing farm buildings are in a run-down condition. They are of a modern construction of blockwork with timber boarding or sheeting above and sheet roofing. They are clustered around a small yard. Access from Pendleton road to the field beyond runs through the yard. A small riding arena is behind the farm building on the north side.
- 2.5 The vehicle access to the site is directly off Pendleton Road into the farmyard. There are no public footpaths on or near the site. The Lancashire County Council mapping service mariomaps does not record any vehicle collisions near to the site.
- 2.6 The site is within flood zone 1 and area least likely to flood.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks permission for four holiday lodges. Units 1 and 2 are designed to accommodate five people in three bedrooms and the overall size of the building is 6.6m by 16.1m by 3.4m high. Unit 3 and 4 have the same footprint but the internal layout is designed to provide a more spacious accommodation for four people in two bedrooms. The units are to be finished in timber with a metal roof. The roofs are shallow pitched. Attached to the units is a modest terraced area on the northwest side to take advantage of the views across the countryside. The buildings have been positioned so that each has modest amenity area around the units and space to park two vehicles. The vehicle parking is positioned on the uphill side of the unit so that cars are not visible in the wider landscape.
- 3.2 The land level slopes downhill across the site from Pendleton Road to the northwest. The existing farm buildings and arena are already on two levels. The ground level is proposed to be modified slightly. See section through site. This will allow each unit to be able to enjoy the views across the surrounding landscape from the gable full-height glazing in the lounge and dining area. Presenting the gable of the units towards the northwest reduces any impact of the development on the landscape. The design of the units responds sensitively to the landscape. When viewed from the lower ground to the northwest, the proposed buildings will be seen in the context the existing properties along Pendle Road which are all larger in scale and height than the proposed units.
- 3.3 An access to the farmland beyond the site is retained through the centre of the site and will only be used occasionally. The development necessitates the removal of all of the buildings on the site which will ensure that there is no conflict between the proposed and previous use of the site.
- 3.4 The vehicle access onto Pendleton Road is to be repositioned centrally along the site frontage. Visibility splays of 34.15m are provided towards Pendleton and 31.5m towards Wiswell.

4. PLANNING HISTORY

4.1 The relevant planning history of the site is as follows:

Reference	Address	Description	Decision
3/1992/0382	Morans Farm Pendleton Road Wiswell	Demolition of all agricultural buildings and erection of one detached single storey dwelling (outline application)	Refused 08/09/1992

5. PRE-APPLICATION ADVICE

5.1 Pre-application advice reference RV/2019/ENQ/0097 was received in September 2019 for a proposal to redevelop the same site for two holiday cottages with stables and refurbishment of the riding arena. The Council confirmed that the development would be acceptable in principle.

6. DEVELOPMENT PLAN POLICY

6.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

Core Strategy (2014)

6.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

Key Statement DS1-Development Strategy
Key Statement DS2-Sustainable Development
Key Statement EN2 – Landscape
Key Statement EC3 – Visitor Economy

Policy DMG1 – General Considerations
Policy DMG2 - Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME1 - Protecting trees and woodlands
Policy DME2 – Landscape and Townscape Protection
Policy DME3 - Site and species protection.
Policy DMB1 – Supporting Business Growth and Local Economy
Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)

7 EVALUATION

Principle of the Development

- 7.1 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.
- 7.2 Core Strategy Policy DMB1 also seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 supports the extension of the range of tourism and visitor facilities in the Borough. It also requires new tourism development to 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.
- 7.3 The application site is physically well related to the existing group of buildings surrounding Morans Farm. Whilst the site is outside the settlement of Wiswell is only a short distance away and it is reasonably close to the principle settlement Clitheroe and Whalley. It is also close to the Freemason's Arms a public house with restaurant in Wiswell and local wedding venues such as Whalley Abbey as well as other local attractions. The location of the proposed accommodation is compliant with policy DMB3.
- 7.4 Paragraph 83 of the NPPF advocates that sustainable rural tourism and leisure development which respects the character of the countryside would assist in supporting a prosperous rural economy.

Visual Appearance

- 7.5 The proposed holiday units are positioned within the site to take best advantage of the existing screening and the existing levels across the site. The use of lodges which have a low profile will have a reduced impact on the landscape when compared to the existing buildings on the site. The development when viewed from the northwest will be seen against the backdrop of the larger and higher buildings and trees on this part of Pendleton Road and will have no harmful impact on the quality of the landscape. A new native hedgerow is proposed adjacent to Pendleton Road and tree planting is proposed within the development.
- 7.6 The existing pattern of development along Pendleton Road is one of individual or groups of dwellings reasonably close to the road with large gardens to the rear. The land falls away to the north west. The placing of the proposed units is within the confines of the existing built up

area of the farmyard and between the residential curtilages of the adjacent properties. The proposal does not extend into the surrounding agricultural land. This will allow the proposed development to assimilate into the landscape and when viewed from a distance and will read as part of the existing development on this part of Pendleton Road.

- 7.7 The proposed holiday units have been designed to be sensitive to the rural landscape. They use a palette of materials which will blend into the landscape. The buildings are low in height and simple in form. Parking is positioned to the up-slope side of the units so that it is well screened. A terraced area and modest amenity areas have been provided for visitors to be able to enjoy the exceptional views and relax outdoors. The scale, mass, height and detailing of the development will not undermine the visual qualities of the area and complies with the requirements of Key Statement EN2, policies DMB3 and DME2.



2 Buildings on the upper part of the site to be removed.



3 Buildings on the lower part of the site to be removed.



4 Former arena on the lower portion of the site.

Residential Amenity

- 7.8 The proposed development is small scale. The activity resulting from the development is unlikely to impact negatively on the adjacent properties. High Field and Lynwood are positioned away from the development site and have substantial garden areas. The development complies with the requirements of policy DMG1.

Highways

- 7.9 The applicant has commissioned a traffic survey. This shows that the average speed of vehicles passing the site is in the low to mid twenties mile per hour. Manual for Streets suggests that the stopping site distance of 25m at 20mph and 33m at 25mph. The visibility splays at the proposed site entrance is 34.15m to the north and 31.5m to the south which is adequate and demonstrates that the development will not adversely affect highway safety. The proposal complies with the requirements of DMG1 and DMG3.

Tourism Development and Business Information

- 7.10 The Ribble Valley Tourism Destination Management Plan September 2018, recorded figures (2016) for tourism in the Ribble Valley which showed £225,914 million tourism spend, 5 million day-visitor days and night and a growth of 6.3%. The recent Tourism Review Report presented

to the Economic Development Committee on the 5th November 2020 states the most recent figures show that tourism in Ribble Valley contributes £260 million into the local economy. In recent years, and certainly up until the current crisis, it has been an expanding sector, in which both the economic impact and visitor numbers were rising by over 7% per annum with employment figures growing by more than 6%p.a.. Tourism is undeniably a significant part of the Ribble Valley's economy.

- 7.11 Tourism accommodation comes in many forms from and includes hotels, bed and breakfast, people letting existing houses, purpose-built holiday homes, prefabricated units, and novel accommodation such as 'pods' and 'yurts. The proposed development will contribute to the range of holiday accommodation in the area which conforms to the aims of policy DMB3 to extend the range of tourism and visitor facilities.
- 7.12 In order to secure the use of the units as holiday accommodation and prevent them being used as permanent homes the applicant is content for a restrictive planning condition to be applied. A condition limiting the number of units on the site is also accepted. The following conditions are suggested to achieve these aims:

The four holiday units hereby approved shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants/owners of the holiday unit hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier/owner(s) together with all dates of occupation

No more than four holiday lodges shall be stationed at any one time on the site as defined in red on this application.

- 7.13 The holiday accommodation is located in an area with easy access to outdoor activities. There are public footpaths close by. It is also close to popular wedding and reception venues in the area including Whalley Abbey, Clitheroe Castle, Holmes Mill as well as within the wider Ribble Valley Area. The development is supported by Key Statements EC3 and policies DMB1 and DMB3.

Trees

- 7.14 An Arboricultural Impact Assessment is submitted with the application which has considered the health of the trees on the site and the potential impact of the development on trees. There are four trees which are affected by the development which are T3 hawthorn category C2, T3

ash category C2 (vulnerable to ash die back) T4 sycamore category U and T6 ash category U (infected with ash die back) as well as a group of goat willow probably self-seeded. The arboricultural method statement has set out measures to protect the trees during development. Post construction impacts have been considered which indicate that the treescape can be positively managed resulting in improved management to the benefit of the health and viability of the local treescape. The report concludes *“that in respect of arboricultural issues should the proposed development proceed there is likely to be a material benefit to the future viability of the treescape.”* The proposal complies with the requirements of policy DME1.

Protected Species survey

- 7.15 A bat survey is submitted with the application. This indicates that the site is in an optimal foraging location for bats. The buildings on the site are not optimal roost sites so that the demolition of the buildings will not impact upon the local bat population and will not remove any high value roost/hibernation potential. No mitigation or further survey work is required. The proposal complies with the requirements of policy DME3.

7 CONCLUSIONS

- 7.1 The proposed development of the site for tourism accommodation will bring benefits to the local economy. The design of the development is appropriate to its location and will not have any adverse impact on the quality of the landscape. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.