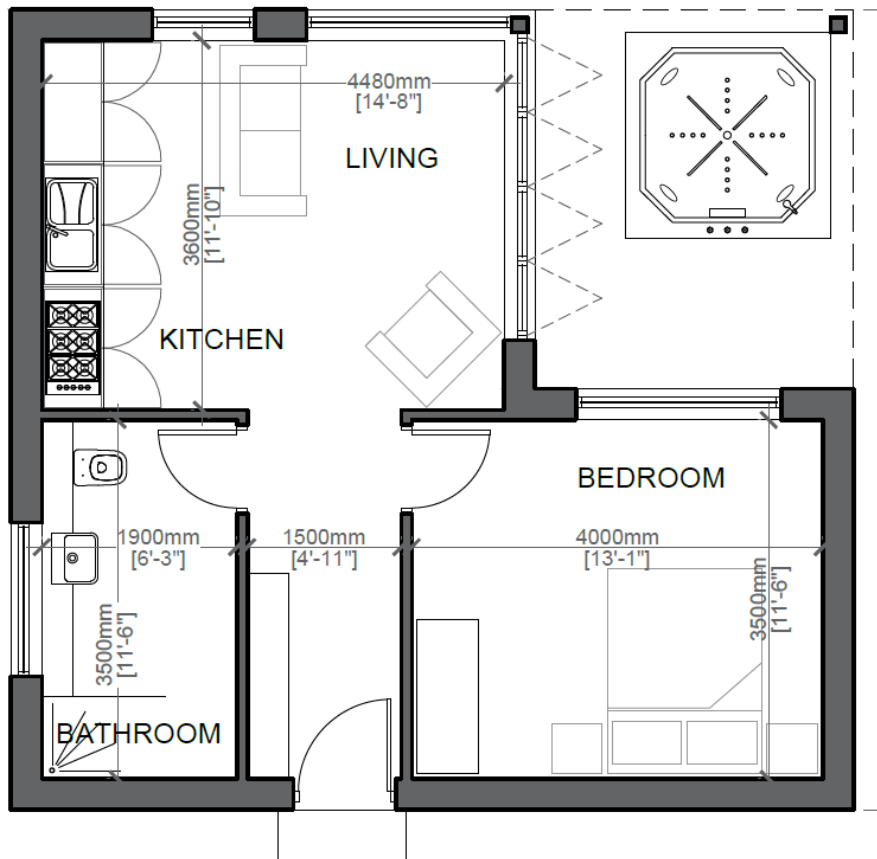


Wellsprings, Clitheroe Road, Sabden, Clitheroe BB7 9HN.



Proposed extension to create a one-bedroom holiday apartment and construction of two single storey one bed roomed holiday let units with parking.

Planning, Design and Access Statement

JDTPL0295

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED EXTENSION TO CREATE A ONE-BEDROOMED HOLIDAY APARTMENT AND CONSTRUCTION OF TWO SINGLE STOREY ONE-BEDROOMED HOLIDAY UNITS AT WELLSPRINGS, CLITHEROE ROAD, SABDEN CLITHEROE BB7 9HN.

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 three new holiday units at the Wellsprings Spanish and Mexican Restaurant.

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:

6218 - E00 Location Plan

6218 - E01B Existing Site Plan

6218 - E02 Existing Plans and Elevations

6218 - P01B Proposed Site Plan

6218 - P02 Proposed Plans and Elevations

6218 - P03 Proposed Plans and Elevations

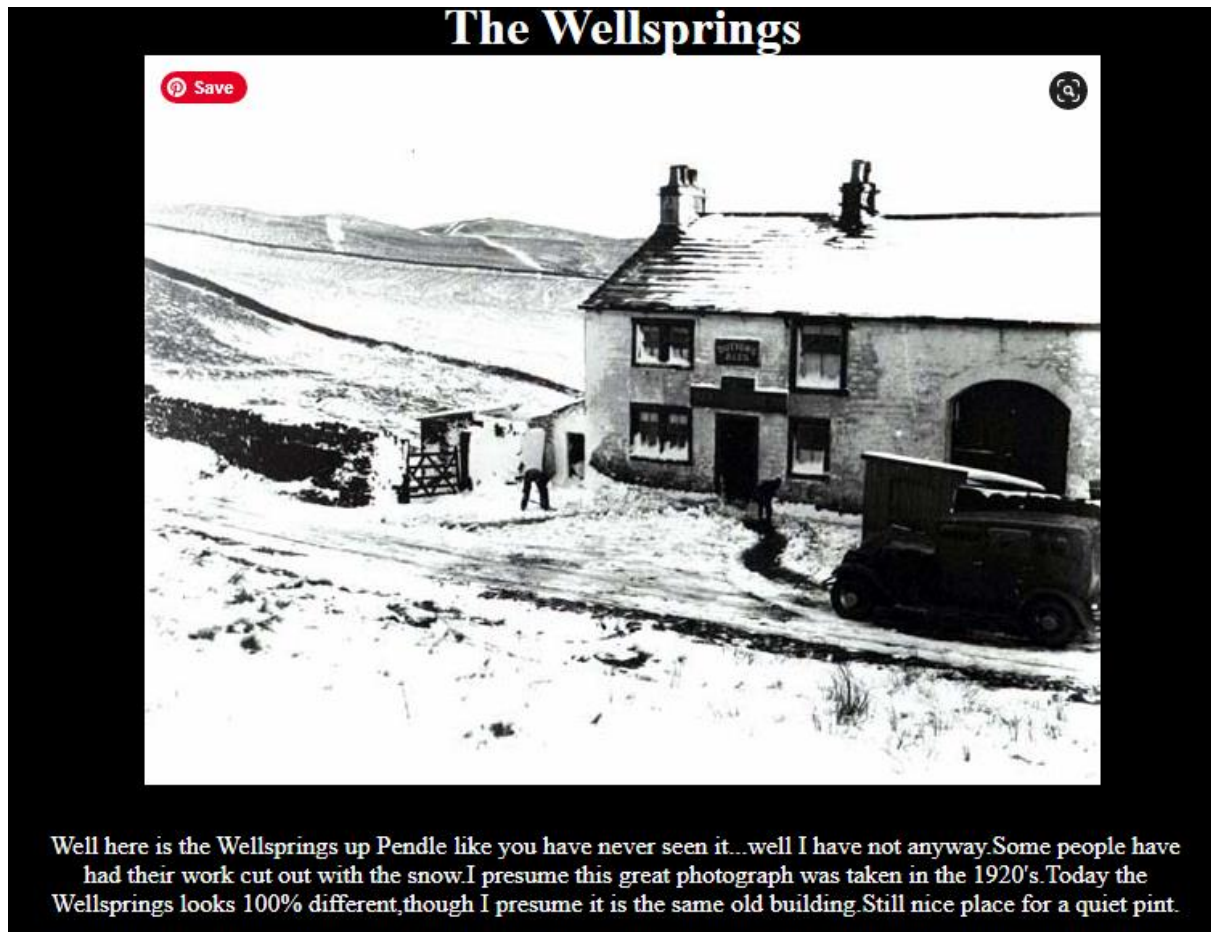
Business Statement.

Bat report

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located on the slopes of Pendle Hill within the open countryside and the Area of Outstanding Natural Beauty as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The site is approximately 2.6 miles south east of Clitheroe and 1.5 miles from the A59. It is 2.8 miles from the A6068 north of Padiham. The Wellsprings is a long-established restaurant, and it stands within a group of building including the Pendle Ski Club and dry ski slope.

2.2 The current owners have run the restaurant for the last 22 years. The Restaurant has a seating capacity of 200 and car parking for 72 cars on the main car park with further to the east and north of the building. Historically the building has been an Inn and a hotel. The website www.oldclitheroe.co.uk has the photograph below.



1 Source: www.oldclitheroe.co.uk

- 2.3 There are many public footpaths in the area including popular walks up to the summit of Pendle Hill. The Lancashire County Council mapping service mariomaps shows large areas of the land around the Wellspring is designated as 'access land'. The Wellsprings is situated on land described as landscape type Moorland Hills with the land lower down the hillside to the north being described as landscape type Moorland Fringe. The land on the eastern side of Clitheroe Road is designated as a biological heritage site 'Pendle Hill' but the site itself is outside the biological heritage site. The landscape around the site are agricultural fields used for grazing sheep which are bounded by stone walls. There are few trees and shrubs. The most notable man-made landscape features are the dry ski slope, the Wellsprings, the Ski Clubhouse and their car parks.
- 2.4 The Wellsprings is currently a single storey building where it faces the road but becomes two storeys at the rear. A large part of the building has a flat roof. The Ski Clubhouse is at a further lower level below. The original building was two storeys in height as it faces the road, but the first floor was removed some time in the 20th century.

- 2.5 None of the building on the site are listed buildings and the site is not within a conservation area the site is in flood zone 1 least likely to flood.
- 2.6 Access to the car park and parking areas is off Clitheroe Road at the southern end of the car park is an emergency helicopter landing area.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks permission to create a first floor over the existing single storey flat-roofed section of the building which faces the car park. The first floor is to be created by extending the roof of the main building over the flat-roofed area. The first-floor extension will provide a self-contained single storey, single-bedroom, two-person holiday unit. Access is via a new external staircase on the eastern side of the building. The eastern roof slope will contain two small, piked windows. The main aspect from the accommodation is to the west to take advantage of the spectacular views. Two pitched roofed dormers are proposed which will give access to a balcony. Low key lighting is proposed as wall lights at the entrance and wall lights on the balcony.
- 3.2 The detached single storey units are proposed to replace the existing prefabricated garage on the western side of the building. Each unit measures 8.2m by 7.8m in total and is 2.85m high. The buildings are to be clad in vertical timber with grey aluminium windows and doors. Low key external wall fixed lighting is proposed. The units will be provided with a hot tub beneath an outdoor canopy which also covers a small outdoor space. Each unit has parking for one vehicle. The accommodation is single bedroom two person with a lounge/kitchen area and shower room. An area of paving is proposed around the units

4. PLANNING HISTORY

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

Reference	Address	Description	Decision
3/1997/0193	Wellsprings Hotel, Clitheroe Road Sabden	Minor amendments to existing building	Approved 06/05/1997
3/1992/0520	Wellsprings Inn Clitheroe Road Sabden	Erection of bottling plant building	Approved 16/10/1992
3/2015/0507	Pendle Ski Club Clitheroe Road Sabden	Extension to clubhouse and enlargement to existing car park	Approved 28/07/2015

5. DEVELOPMENT PLAN POLICY

5.1 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)

5.2 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)

6 EVALUATION

Principle of the Development

- 6.1 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.
- 6.2 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 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.
- 6.3 The proposal to create three holiday units involves an extension of the existing building and two new built units. The proposed detached units are physically well related to the existing group of buildings at Wellsprings. Whilst Wellsprings is detached from any settlement it is reasonably close to Clitheroe, local wedding venues and local attractions. The location of the proposed accommodation is compliant with policy DMB3.
- 6.4 The accommodation will also be used in connection with an existing business. Policy DMB1 supports the expansion of local businesses. The extension to the existing building is through the addition of a first floor over an existing flat roofed structure. The additional accommodation has been designed so that it assimilates into the landscape. The proposal accords with policy DMB1.

Visual Appearance

- 6.5 The existing buildings at the Wellsprings comprise a single storey restaurant building with a large two storey flat roofed extension on the down slope side as well as a single storey flat roofed addition on the south side. There are a number of single storey outbuildings around the site. The Pendle Ski Club occupies a flat roofed single storey building at a level below the two storey restaurant. The ski club has a number of structures and cabins around the ski slope.
- 6.6 The proposal continues the existing pitched roof slope over the adjoining single storey flat roofed section. Given the scale of the buildings on the site it will have minimal impact on the landscape and arguably will improve the appearance of the main building especially as seen from Clitheroe Road. The proposed detached units will replace an existing prefabricated

garage and are set within an area of land already used in association with the restaurant. They will be seen against the backdrop of the main building when looking from the west and will be screened by the existing building when viewed from higher ground to the east.

- 6.7 The use of timber for the detached units helps to blend the buildings into the landscape and is less stark than the white rendered walls of the restaurant building. Parking is positioned towards the centre of the group of buildings so that it is well screened. 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 The proposed apartment will be created by extending the roof over the existing single storey flat roofed part of the restaurant. The two detached holiday units will replace the prefabricated garage. In the left of the picture at the lower level is the ski slope clubhouse.

- 6.8 The proposed development will result in an improvement to the landscape quality of the AONB. The proposed apartment extension will provide a traditional pitched roof over a non-traditional flat roofed extension to the main building. The proposed detached units are modest in scale and the use of naturally coloured materials will improve upon the pebble dashed prefabricated garage which they replace. The design of the holiday accommodation is in line with Key Statement EN2, policies DMB3 and DME2.

Highways and public rights of way

- 6.9 The vehicle access to the site is off the Clitheroe Road into the car park. There is ample parking on site for visitors. The Wellsprings and the Ski Club have their own off-street parking. However the area around the buildings is also popular with walkers and they chose park on the roadside. Parking for the proposed apartment will be on the main car park. A private parking space is provide for each of the detached holiday units. The proposed development

has easy access to the network of local footpaths and bridleways. The proposal complies with the requirements of DMG1 and DMG3.

Tourism Development

- 6.10 The Ribble Valley Tourism Destination Management Plan September 2018, recorded the latest figures (2016) for tourism in the Ribble Valley which show £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. A business statement is submitted with this application setting out the vision for the proposed holiday accommodation and the benefits to the local economy. The development is supported by Key Statements EC3 and policies DMB1 and DMB3.

Protected Species survey

- 6.11 A bat survey is submitted with the application which confirms no evidence was recorded to suggest bats were roosting within the buildings. No bats were observed or recorded using the buildings for roosting and the building is considered to be of negligible potential for roosting bats. The proposal conforms to the requirements of policy DME3.

7 CONCLUSIONS

- 7.1 The proposed development at the site for tourism accommodation will bring benefits to the local economy and strengthen the vitality and viability of the existing business. 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.