

Appeal Statement

Location: Angram Green Cottage

Proposal: Conversion of existing agricultural barn to a bunk barn with parking, access and storage



Submitted: September 2021

1.0 Introduction

1. This Appeal Statement has been prepared by Fitzgerald Planning and Design on behalf of the applicant, Mr John Haworth, in support of an appeal following the refusal of planning application 3/2021/0621 which sought the conversion of existing agricultural barn to a bunk barn with parking, access and storage.
- 1.2 The application was refused on the 11th August 2021 for the following reason:

'The proposal would introduce a holiday let for use by large groups in close proximity to adjacent residential property and agricultural use. This intensification of the use of the site, through the additional recreational activity and vehicle movements is likely to result in a loss of amenity for near neighbours through noise and disturbance as well as conflicts with the existing land uses. In the absence of any detailed or convincing information provided as to how this holiday let will be managed to avoid these issues the proposal is considered to conflict with Core Strategy policies DMG1 and DMB3'
- 1.3 This Statement will address the LPA's sole reason for refusal and sets out the relevant planning policy and the planning merits of the proposal. The Statement concludes that consent ought to be granted.
- 1.4 For clarity, the proposed use is for a bunk barn as on the description of development and not for a 'holiday let' which is used in the refusal. I consider a holiday let to be a different offer of accommodation more domestic, stays of 7-14, more day trips as opposed to a bunk barn which is basic accommodation predominantly for walkers which may be used over shorter periods.

2.0 Site Description

- 2.1 The site is located off West Lane approximately half a mile from the village of Worston in an area of AONB. Angram Green consists of 2 separate residential properties, Angram Green Cottage (the applicants) and Angram Green Farmhouse which is located to the east of the application site. There are also a range of other outbuildings including stables and static caravans. The applicant has 3 holiday cottages which are located to the north of the site and beyond (along the access lane to Angram Green Cottage) is a certified camping and caravan site which has been established for over 15 years.
- 2.2 The stone barn, which is the subject of this application, is split into two separate ownerships. The application only deals with half of the barn (northern part). The existing barn has a traditional cat slide slate roof with a later extension to the northern gable which has a metal sheet roof. The barn sits approx 15m to Angram Green Farmhouse which has a wrought iron garden boundary fence around.
- 2.3 The applicant lets out some of the surrounding land to a farmer who uses the land to graze approximately 50 sheep and 10 cattle. Access is mainly though the bottom gate next to the cattle grid closest to West Lane. There is no large scale commercial farming activity at the site, with no heavy farming vehicles through the site. The applicant's family also keep horses which is purely for pleasure and there is no livery or commercial activity. The holiday cottages and caravans are the main element of the business.

Images of the site and surrounding



1: access to site from West Lane



2: barn to the right of photo and gable of Farmhouse to the left

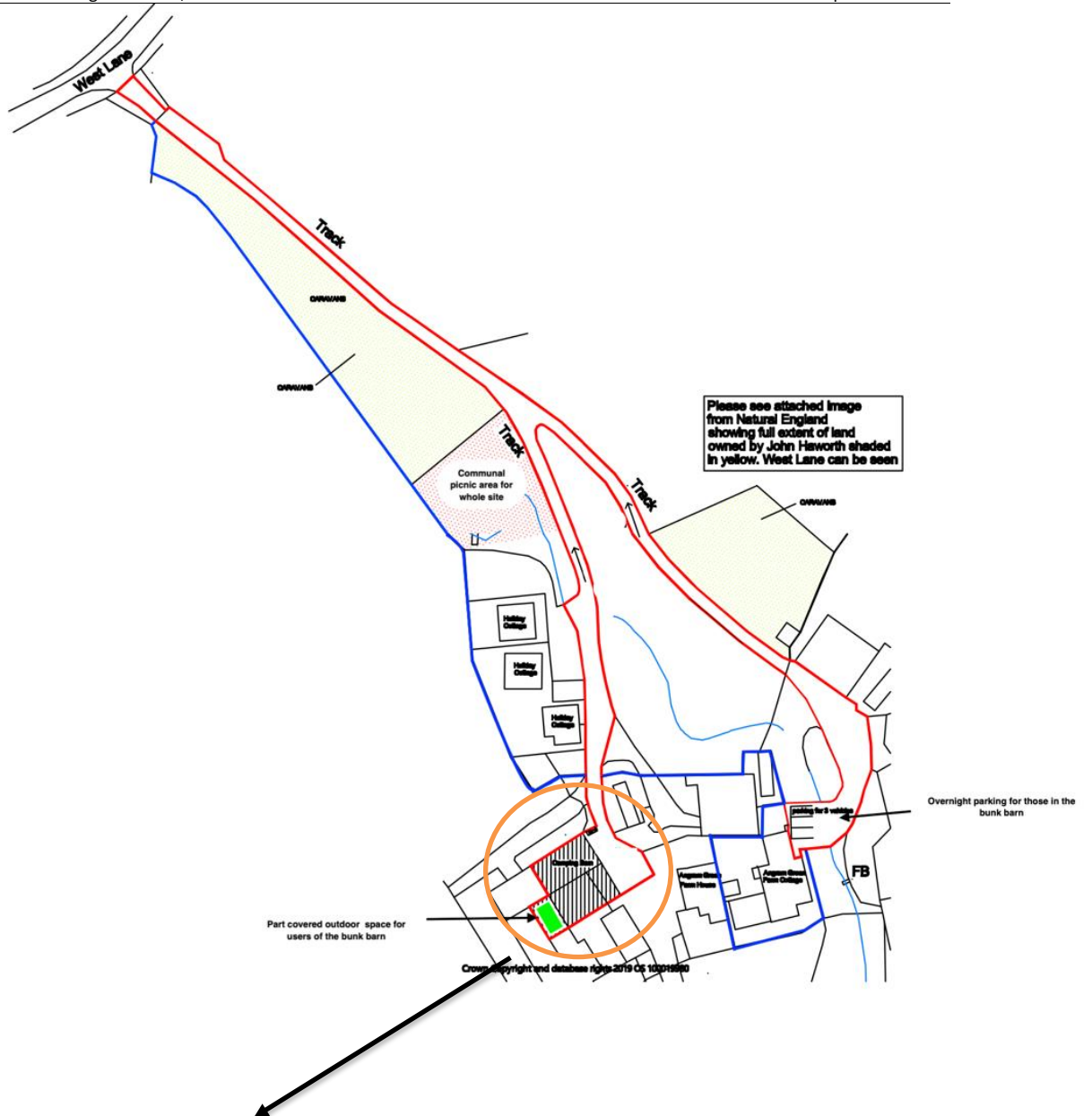


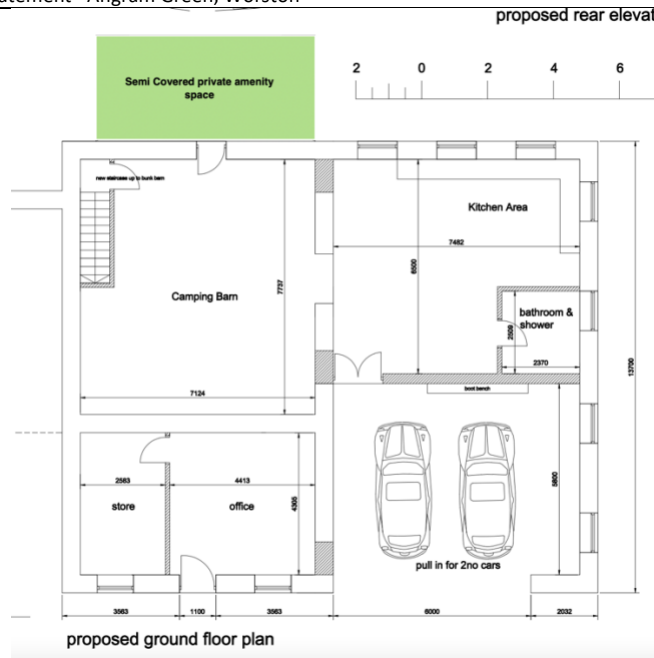
3. Angram Green Farmhouse, front elevation



4. Farmhouse rear elevation over looking fields

Plan extract: not to scale 2002 –SLP- A4 V2 Overall plan of the site





Plan extract: proposed site layout

3. Planning History

3/2021/0115 - Proposed conversion of an agricultural building to provide a 'Camping-Bunk Barn' with mainly pedestrian access from a parking area just off West Lane, Worston Refused

3/2020/0105 - Conversion of agricultural barn/shippens/equipment store into one 3 bedroomed dwelling and garage - Withdrawn

3/2013/0482 - Application for the removal of condition no 3 (S.106 agreement) and 4 (occupancy period) of planning permission 3/2002/0072P, to allow the holiday cottages to be used as permanent residential dwellings. – REFUSED

3/2013/0483 - Application to discharge condition no. 6 (occupancy period) of planning permission 3/2006/1008P to allow the holiday cottage to be used as permanent residential accommodation.- REFUSED

3/2009/0690 - Portal framed agricultural storage building, for feed, cows and machinery Approved 30/10/09

3/2008/0505 – Portal framed building for the storage of agricultural machinery Prior Notification 15/7/08

3/2006/1008 – New build holiday cottage Approved 16/3/07

3/2002/0072 – proposed 2 holiday lets Approved 2/7/02

4. Relevant Planning Policy

National Planning Policy Framework 2021

- 4.1 The NPPF sets out at paragraphs 84 and 85 that planning policies and decisions should enable;

a) sustainable growth and expansion of all types of business in the rural areas, both through the conversion of existing buildings and well designed new buildings ,

b) the development and diversification of agricultural and other land based rural businesses

c) sustainable rural tourism and leisure developments which represent the character of the open countryside

Ribble Valley Council Core Strategy 2014

- 4.2 The Core Strategy was adopted by the Council December 2014 and now forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028.

Most relevant to this site are the following:

Policy DS1: Development Strategy
 Policy DS2: Sustainable Development
 Policy EN2: Landscape
 Policy EN4: Biodiversity and Geodiversity
 Policy EN5: Heritage Assets
 Policy EC3: Visitor Economy
 Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport and Mobility
 Policy DME2: Landscape and Townscape Protection
 Policy DME3: Site and Species Protection and Conservation
 Policy DMB3: Recreation and Tourism Development

Note that policies DMG1 and DMB3 are cited in the reason for refusal.

DMG1 – General considerations

Amongst other things that all development must;

1. not adversely affect the amenities of the surrounding area
2. provide adequate day lighting and privacy distances
3. have regard to public safety and secured by design principles
4. consider air quality and mitigate adverse impacts where possible

DMB3 – Recreation and Tourism Development

Amongst other things, the proposal must not conflict with other policies of this plan

5.0 Planning Appraisal

5.1 The principle

The principle of the change of use was considered to be acceptable in the previous application 3/2021/0115;

'The barn is located within an existing group of buildings and adjacent to other holiday uses which will bring economic benefits through expansion of an existing business. As such the proposal is considered to be acceptable in principle subject to the other material planning considerations'.

5.2 Policy EC3 (Visitor Economy) and DMB3 (Recreation and Tourism Development) would support this type of development. The conversion would complement existing facilities on site, is modest in scale and would help to extend the tourism offer when the summer season has finished. Furthermore, there is little work required to the existing barn in order to achieve the conversion which is important in terms of maintaining the local character of the Angram Green and the surroundings.

5.3. Residential Amenity

The applicant is aware of the proximity of the site with Angram Green Farmhouse and acknowledgement of this has been made in the changes that have been made to the application including;

- The front elements of the barn which currently consist of middens will be used as a store and an ancillary office for the business. This reduces any direct noise and general use of the site from the users to the front of the barn and will be purely for the applicant as a small ancillary office and storage. There will be no access from the camping barn into this space.
- removal of the 'drop off zone' for cars which will now just pull into the actual barn which has a substantial door which will be closed when vehicles enter
- creation of dedicated rear semi covered space for users of the barn. This will be accessed only through the barn and is only a modest space, but enough should users of the barn want some outdoor space. There is also the option of using the communal open space which is located along the track as illustrated on the extract plan above (2002 –SLP- A4 V2). It is considered that any outdoor socialising would be done away from the front elevation of the barn, as there is no seating area etc and a short 2 minute walk down the lane would not be unreasonable for users.

5.4 Noise

The concern over the potential of noise and disturbance is not based on any evidence and it is noted that the Council's Environmental Health team made no formal comments to this or the previous application. Whilst noise and disturbance are material conditions, there is no evidence that there would be an issue and it is currently just a perceived issue.

What also needs to be recognised is that this is an existing stone barn which has substantial thick stone walls which will have no new openings in. The other half of the barn which is not in the ownership of the applicant, is used for storage only, and is therefore not going to have any impact on noise travelling between the walls.

It is considered that the existing use, should it be brought back into use for agricultural purposes, would be more detrimental in terms of noise and odour than the proposed use. There could be up to 30 cattle coming in and out of the barn, especially more so in winter time and for calving. The proposed use of the barn as a 'bunk barn' will be more transient

and will not be used for long periods of time like the holiday cottages. It is thought the barn would be used for small organised school groups such as the Duke of Edinburgh.

5.5 Current farming activity

Whilst there were concerns in the previous application for an 'intensification' of the site and a conflict with various uses, to clarify, there is no large scale commercial farming at the site with grazing sheep and some cattle (10) which are kept on the surrounding fields. The horses which are kept by the applicant's daughter are for domestic purposes only.

There are some farm vehicles owned by both Angram Green Cottage and Angram Green Farm House, but there is no daily movement of vehicles in and out and the movement of livestock.

5.6 Angram Green Farm House

There is a garden area to the front of the property as can be seen on the photos below. This is separated from the front elevation of the farmhouse by an area of hard standing drive and railings around the side of the house. To the rear of the farmhouse is an established domestic south facing garden.

Whilst not forming part of this application, this area of land to the east of the barn does have a domestic nature but it is known what the official status of this land use is. If the owners of Angram Farmhouse wanted to enjoy the use of this space, it is not considered that this would conflict with the users of the barn who would not be sat out to the front of the barn for socialising.



5 and 6. Garden area to front of Angram Green Farmhouse

5.7. **Access and movement**

Improvements had been made to this application including space for 2 cars within the actual barn and overnight parking on land adjacent to Angram Green Cottage. An earlier 'drop off' location outside the barn was subsequently removed. Lancashire County Council were consulted on the application and had the following comments:

'Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.'

Whilst LCC have not objected, subject to conditions, the LPA still have concerns over the proposed different uses and different ownerships as stated in the officer's report;

'whilst this may satisfy the highway authority in terms of highway safety there are still concerns with regard to amenity due to the use operating in proximity to a dwelling in a separate ownership and the conflicts between recreation and agricultural uses operated by different owners.'

The mix of uses on the site already exists with the main access lane serving both Angram Green Cottage and the Farmhouse being shared by people who use the holiday cottages and the camping and caravan site, so this is not a new issue. The recreational use is for the existing barn to be used as a basic 'bunk barn', and not a holiday let as has been described in the reason for refusal.

The current barn was used in the past for upto 30 cattle which would be milked, cleaned and stabled over winter months. The barn would have been a source of noise and activity all day. The barn could be reinstated for use for livestock which would present more impact in terms of noise and smells and general activity compared to that of the proposed use.

5.8 Management

The current business is run from Angram Green Cottage. Bookings can be made on line or by phone. All visitors to the site have to accept the general code of conduct and respect other users of the site this includes the applicants living at Angram Green Cottage and also Angram Green Farmhouse.

Bookings will be taken for the barn in the same way as the cottages. The barn would be cleaned, and amenities replenished prior to new visitors. Waste will be deposited within the kitchen area and be emptied by the applicant when the stay finishes.

No specific questions were asked about the management of the bunk barn during the consideration of the application. As this is an existing business, the main bookings and management will not alter from the existing. Any appropriate conditions such as keeping the barn door closed when vehicles are inside, the keeping of a guest log book and any further internal sound proofing materials deemed to be necessary would be welcomed by the applicant.

6. Conclusions

- 6.1 This Appeal Statement has carefully considered the Council's sole objection relating to perceived noise issues and introduction of a new use which could conflict with existing uses.
- 6.2 The NPPF in chapter 11 states that planning policies, and decisions should promote an effective use of land in meeting the need for homes and other uses. The conversion of the existing barn does not involve any extensive alterations or additions and will bring back into use a building previously used as part of the wider farm holdings. The use which is for a 'bunk barn' will have basic accommodation and facilities. As a fall back the barn could

- be brought back into use for farm animals which it was used for in the past, and would present greater impacts on residential amenity of Angram Green Farmhouse.
- 6.3 Furthermore, the application meets Ribble Valley policies EC3 and DMB3 and would make a positive contribution to the local Visitor Economy. Whilst there is an acceptance that the site is close to a residential property, it is considered that the scheme which has been presented, has been designed in such a way as to respect the residential amenity of the occupiers of Angram Green Farmhouse, the cottage and also those who use the wider camping site and cottages.
- 6.4 For the reasons provided throughout, the Inspector is kindly requested to grant planning permission.

Appendix 1 – Decision Notice

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION**APPLICATION NO:** 3/2021/0621**DECISION DATE:** 11 August 2021**DATE RECEIVED:** 15/06/2021**APPLICANT:**

Mr John Haworth
Angram Green Cottage
West Lane
Worston
 BB7 1QB

AGENT:

Mrs Paula Fitzgerald
 Fitzgerald Planning and Design
 1 Maybury Avenue
 Burnley
 BB12 8AL



DEVELOPMENT PROPOSED: Conversion of existing agricultural barn to a bunk barn with parking, access and storage (resubmission of application 3/2021/0115)

AT: Angram Green Cottage West Lane Worston BB7 1QB

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposal would introduce a holiday let for use by large groups in close proximity to adjacent residential property and agricultural use. This intensification of the use of the site, through the additional recreational activity and vehicle movements is likely to result in a loss of amenity for near neighbours through noise and disturbance as well as conflicts with the existing land uses. In the absence of any detailed or convincing information provided as to how this holiday let will be managed to avoid these issues the proposal is considered to conflict with Core Strategy policies DMG1 and DMB3

Note(s)

- 1 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Appendix 2: Example of a RV decision for a bunk barn with conditions for period of time used and the use of a register

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2014/0471

DECISION DATE: 13 October 2014

DATE RECEIVED: 22/05/2014

APPLICANT:

Mr John Holt
~~Grindstone~~ House
Dutton
PR3 3XY

AGENT:

Mr Stephen ~~Bialecki~~
S J ~~Bialecki~~ Limited
Rosedale
Back Lane
Grindleton
Clitheroe
~~Lancs~~
BB7 4RZ

DEVELOPMENT PROPOSED: Proposed conversion of an agricultural building to provide a camping-bunk barn with pedestrian access from public right of way footpath

AT: ~~Duddle~~ House ~~Farm~~ ~~Clitheroe~~ Road Dutton PR3 2YT

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. There shall be no vehicle access for users/visitors to the camping/bunk house barn hereby permitted. The only vehicle access permitted shall be for service and maintenance purposes and no formal access track shall be formed, constructed or provided to allow for the servicing and maintenance of the property.

Reason: For the avoidance of doubt and to protect the rural character of the remote barn and the character of the defined open countryside in accordance with Policies G1 and ENV3 of the ~~Ribble~~ Valley Districtwide Local Plan and policies DMG1 and DME2 of the ~~Ribble~~ Valley Core Strategy (as proposed to be modified).

3. Prior to the first use or occupation of the development hereby permitted, a detailed scheme for the provision of dedicated parking to serve the bunk barn, located adjacent ~~Duddle~~ House, as indicated on the approved drawings, shall have been submitted to and approved by the Local Planning Authority. The parking provision shall be laid out and completed in full accordance with the approved details prior the development being first brought into use, the approved scheme shall be permanently maintained solely for the occupiers of the bunk barn ~~thereafter, and~~ shall not be otherwise disposed of.

Reason: For the avoidance of doubt, and to ensure parking provision for potential users of the bunk barn is retained and in a location which does not detract from the character and appearance of the area in accordance with Policies G1 and ENV3 of the ~~Ribble~~ Valley Districtwide Local Plan and policies DMG1 and DME2 of the ~~Ribble~~ Valley Core Strategy (as proposed to be modified).

P.T.O.

RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED

APPLICATION NO. 3/2014/0471

DECISION DATE: 13 October 2014

4. The premises shall not be let to any person or connected group of persons for a period exceeding 28 days in any one calendar year.

Reason: To ensure that the conversion remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1, EC1 and DME2 of the Ribble Valley Core Strategy (as proposed to be modified).

5. A bound register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall comprise consecutively numbered pages, which shall be kept in order, and each entry shall contain the name and address of the principal occupier together with the dates of occupation.

Reason: To ensure that the conversion remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1, EC1 and DME2 of the Ribble Valley Core Strategy (as proposed to be modified).

6. Precise specifications or samples of all external surfaces (including details and extents of surfacing) of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (as proposed to be modified).

7. Prior to the commencement of the development, section details at a scale of not less than 1:20 of the eaves, guttering/rain water goods, glazing/window profiles and window/door reveals shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in STRICT accordance with the approved details prior to the development hereby approved being brought into use.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (as proposed to be modified).

8. All doors and windows shall be of timber framed construction and retained as such in perpetuity.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (as proposed to be modified).

P.T.O.