

## **Supporting Planning Statement**

### **Full Application**

Conversion of barn to bunk barn with parking,  
storage and associated facilities

### **Angram Green Cottage, West Lane, Worston**

On behalf of: Mr Haworth

June 2021



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## 1. Introduction

- 1.1 This Planning Statement has been prepared by Fitzgerald Planning and Design on behalf of Mr Haworth. The statement has been provided in support of a planning application for the change of use of an existing agricultural barn to a 'bunk barn' with parking, storage and associated facilities.
- 1.2 A recent planning application 3/2021/0115 was refused on 27th April 2021 for the following reasons:

1	<i>The proposal would introduce a holiday let use in close proximity to adjacent residential property and agricultural use and is an intensification of the use of the site. This 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. Furthermore, the site is not capable of accommodating the additional parking and access requirements without the formation of parking areas which will have a detrimental visual impact on the surrounding area. In the absence of any detailed or convincing information provided as to how this holiday let will be managed the proposal is considered to conflict with Core Strategy policies DMG1 and DMB3</i>
2	<i>The proposal will generate additional vehicle movements and parking demand with inadequate information as to how the parking will be achieved as well as how conflicts between pedestrians, vehicles and farm machinery will be managed. In its current form there are concerns with regard to highway safety issues which will arise through the proposed intensification of the use of the access track and additional parking requirements. The proposal is therefore contrary to policy DMG1 of the Core Strategy.</i>

This resubmission aims to address those reasons for refusal, bringing forward a scheme which meets local and national planning policy.

## 2. The Application Site and Surrounding Uses

### The Application Site

- 2.1 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 and static caravans. The site is located off West Lane approximately half a mile from the village of Worston in an area of AONB.

- 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 through 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 applicants 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.
- 2.4 Images of the site and surrounding area



**Photograph 1:** Entrance to the site



**Photograph 2:** Angram Green Cottage



**Photograph 3:**interior of lean to element



**Photograph 4:** current covered rear space to provide outdoor area for the barn



**Photograph 5:** element of barn to be converted



**Photograph 6:** source [www.google maps.com](http://www.google.com/maps) element of barn to be converted shaded in yellow. Blue star is drop off area, red star is overnight parking area

## 2.5 **Current Business Operation**

Over the last 15 years, the applicant has developed a thriving tourism business including 3 holidays cottages and a a certified Camping and Caravan site. The business is family run going back generations.

## 2.6 **Proposed expansion of the business**

To build on the existing facilities and experience, there is an opportunity to provide for a different category of outdoor enthusiasts (Duke of Edinburgh, Scout groups, youth groups etc) by converting the existing redundant barn and shippon into a camping

barn, providing a self contained unit with minimal alterations to the external appearance of the building. The proposed accommodation would be of benefit to young people and would also extend the season when the caravans and camping come to an end in late summer. It would also fill a gap in the applicants income when the European farming subsidies come to an end.

The applicant has carried out some research as to similar accommodation in the area:

Downham Camping Barn – Sleeps 12 £12 pppn

Trawden Camping Barn – Sleeps 37 £15 pppn

Dale House Barn Slaidburn – Sleeps 14 £18 pppn

### 3. Planning History

#### Planning History - various of most relevant

**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

### 4. The Proposed Scheme

- 4.1 The proposed application is for the conversion of the existing barn with 2 internal parking spaces, a ground floor and 1st floor space for the 'bunk' with associated facilities. The only physical alterations to the barn will be the creation of a larger barn door and the reinstatement of 2 former window openings on the front elevation.

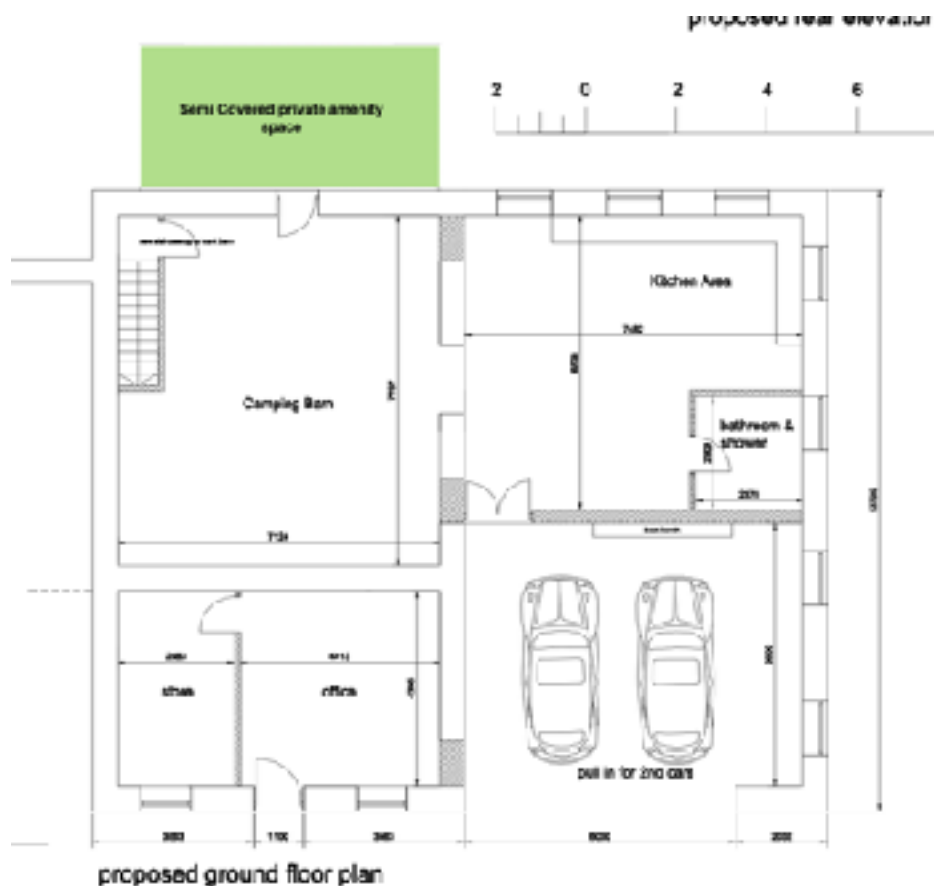
The application is supported with the following documents:

- location plan
- existing floor plans and elevations

- bat survey
- structural report

4.2 The key changes to this application when set against the previous refused application are:

- 2 internal car parking spaces which will mean there are slight changes to the size of the opening of the existing barn door
- use of the upper floor as the main stay for the bunk barn
- reduction in the subdivision of the ground floor with the removal of the 6 individual bedrooms and bathrooms creating more open, basic bunk barn space
- utilise the redundant space which leads from the rear of the barn to useable semi covered open space
- the front elements of the barn which currently consist of middens will be used as a store and an ancillary office for the business
- designated 'drop off' parking area only outside the barn and then any overnight parking to be located closer to Angram Green Cottage rather than Angram Green Farmhouse



**Plan extract:** proposed ground floor plans

## 5. National and Local Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for the purposes of this application comprises the following:

- The National Planning Policy Framework (NPPF)
- National Planning Practice Guidance
- Ribble Valley Core Strategy 2014

### 5.2 Ribble Valley Council Core Strategy 2014

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

## 6. Planning Appraisal

6.1 The main issues to be considered in the determination of this application are the principle of the proposed change of use and conversion of the space, impact on residential amenity and highway safety including parking.

## 6.2 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'.*

Policy EC3 (Visitor Economy) and DMB3 (Recreation and Tourism Development) would support this type of development. The conversion would compliment 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.

## 6.3 Residential Amenity

The issue of amenity was raised within the first reason for refusal, in particular the impact of the proposed use on the residential amenity of Angram Green Farm House with particular concerns over noise and disturbance.

There is already an established tourism offer on the site with the 3 cottages, camping and caravanning. There is no dispute that the cottages and camping area is further away from the Angram Farmhouse and that the proposed bunk barn would be closer. However, 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 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.

It should also be noted that the orientation of Angram Green Farmhouse is north facing with the main domestic garden to the rear of the property which is further away from the application site.

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 applicants daughter are for domestic purposes only.

The resubmission has been altered in several ways as to overcome any concerns:

- creating dedicated internal parking to the barn which will also act as a large entrance for leaving boot/shoes and bikes so that activity is shut off from the shared access with Angram Farmhouse
- There are no associated facilities with the bunk barn to the front of the barn, which will be a separate store and small ancillary office for the business

- Concerns were raised as to the gathering of groups and noise from using outdoor space, so the resubmission has created a small area of partial covered space to the rear of the barn with direct access from the ground floor with no need to go out the front. There is also an alternative shared outdoor space off the main access lane which will include picnic benches which the visitors of the bunk barn could use if required. This again creates a greater distance from the concern of general outdoor uses away from Angram Farmhouse
- The element of the barn which is not being converted is used for storage and is not occupied
- The barn consists of thick stone walls which will help to retain any noise. Furthermore there are no window openings from the bunk barn accommodation which would be a threat to over looking. The only material difference to the barn when viewed from the Farmhouse will be a slightly larger barn door and the re-opening up of 2 windows on the front elevation which will serve the store and office.
- Apart from a single security light to the entrance of the barn, there will be no further external lighting

#### 6.4 Highways and Parking

Parking and the lack of clarity on the location of the existing provision were reasons for highway safety to be given as a second reason for refusal. It is accepted that the previous plans lacked enough information and did not show the true picture of what was happening on the ground at the application site and wider area.

A clear plan has been prepared as part of this application which now shows 3 areas of parking: (refer to photo 6)

- 2 dedicated internal parking spaces within the barn
- internal space also for bikes
- a designated drop off zone only for those arriving at the barn who many need to drop off bags etc which will only be short term for half an hour and a sign can be created to state this
- any additional long term/overnight parking is available to the east of Angram Cottage in an area of lane which is wider and would not block the lane or have any conflict with the stables
- there is no need for any external works such as engineering works to level land to create the parking areas as they are already part of existing hard surfaced areas

Prior to the resubmission I shared the updated plans with LCC Highways. Whilst these comments are not formal, the engineer welcomed the changes and stated that a note would be kept on file and should a new application be made. Based on the changes made there would be no objections.

#### 6.5 Further information

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.

## **7. Conclusion**

This Planning Statement has set out the merits and acceptability of this proposed application to convert an existing barn to a bunk barn following on from the previous refusal.

The use would be an extension of the tourist offer which is already provided at the site. The bunk barn would be aimed at organised groups of upto 12, likely to be part of organised voluntary groups. The barn would be managed by the applicant as all users of the site, and would be vetted and potential users of the barn would need to comply with a set of standards which is expected across the whole site.

The principle of the conversion is accepted and would comply with Policy EC3 (Visitor Economy) and DMB3 (Recreation and Tourism Development) of the Core Strategy. Changes have been made to the layout and general organisation of the barn to overcome the previous reasons for refusal.