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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR A DEVELOPMENT OF A
WELLBEING CENTRE**

AT

**PENDLE VIEW, PRIMROSE LANE,
MELLOR, BB2 7EQ**

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our Client: Mrs L Monk
Our Ref: Monk/924/3016/GH
Date: July 2021



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Mrs Louise Monk to submit a planning application on her behalf for the development of a wellbeing centre at Pendle View, Primrose Lane, Mellor, BB2 7EQ. The development will provide a facility that will offer services to guests staying at the twelve detached holiday lodges that have been developed at the site following the approval of application number 3/2019/0894 on 14 January 2020. The proposed development will involve the conversion of part of the existing timber stable buildings to provide treatment rooms and a reception and the demolition of the older stable buildings and their replacement with new timber buildings of a similar appearance to those being converted, which will be used for a café and wine bar.
- 1.2 Mrs Monk lives at The Farmhouse, Cunliffe Moss Farm, Saccary Lane, Mellor, which is only about five minutes' drive away from the site of the proposed development and it is intended that her daughter will live in the dwelling at Pendle View. Our client is aware of the growing demand for people being proactive about their health and the growth that arises from this in wellness tourism. Wellness tourism is expected to be the biggest trend in travel in 2021 with guests looking to deal with such things as stress management, weight loss, etc. with treatments including holistic therapy, massage and reiki being available. The café and wine bar will provide healthy food and a meeting point for guests staying at the site, it is not proposed that it will not be open to the general public. *"Wellness trips provide a brief antidote to the competition people face in their everyday lives and a chance to enjoy likeminded company"* says Andre Spicer, professor in organisational behavior at City University London and co-author of The Wellness Syndrome.
- 1.3 We set out in this Planning Statement the recent planning history of the property, a description of the application site, a description of the proposed development, details of the relevant planning policies against which the development will be assessed and provide the planning case for the approval of the proposed development.

2. THE APPLICATION SITE

- 2.1 The dwelling known as Pendle View is located on the south side of Primrose Lane in an area of open countryside approximately 800m to the north east of the settlement of Mellor. The site of the proposed development, as outlined in red on the plans submitted with the planning application, comprises the access off Primrose Lane and the existing stable buildings and an area of land around these buildings, which are located to the east of the dwelling.
- 2.2 With respect to the Council's adopted Core Strategy, the site is within Open Countryside, but is not within either the Green Belt or the Forest of Bowland Area of Outstanding Natural Beauty (the AONB).
- 2.3 With regards to the immediate locality, there is another dwelling to the north west of Pendle View, close to the existing vehicular access of Pendle View onto Primrose Lane. This nearest neighbouring property is separated from the site of

the proposed development by the dwelling, Pendle View. There are other dwellings on Primrose Lane to the west and south west of the site, but these are in excess of 100m away from the site of the proposed development.

3. THE PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises the change of use of an existing stable building into a reception and treatment rooms, these are the newer better quality buildings located on the western side of the group of buildings and the demolition of the remaining stables and their replacement with a new timber building which will be of similar construction to the retained stable building.
- 3.2 The existing range of stable buildings have a floor area (including the covered overhang areas) of approximately 176m² of which 89.5m² will be retained and converted and 86.5m² will be demolished and replaced with a building measuring 113m². Therefore, the increase in floor space as a consequence of the application will be 26.5m², the new build part of the development will have a slightly higher ridge height of 3.2m compared to the retained building at 2.9m.
- 3.3 The proposed development will provide a reception area, three treatment rooms, a café and wine bar, a kitchen, a service area for the kitchen, W.C's and two storage areas. The proposed development will only be available to guests staying in the camping pods on site.
- 3.4 Access to the development will be via the same access track that will serve the approved holiday lodge development, and a new parking area for staff only will be provided to the north of the buildings.

4. PLANNING HISTORY

- 4.1 We set out below the recent planning history in respect of this part of the property.
- 4.2 Planning application 3/1994/0449 was for a timber stable block. The application was approved on 16 August 1994, the stable block was erected and is still present on the site.
- 4.3 Planning application 3/1999/0083 was for a proposed conservatory extension to the dwelling. The application was approved on 30 March 1999.
- 4.4 Planning application 3/1999/0666 was for a 40m by 20m outdoor riding arena. The application was approved on 22 October 1999, the arena was formed and is still present at the site.
- 4.5 Planning application 3/2007/0112 was for a single storey rear extension. The application was approved on 27 March 2007.
- 4.6 Planning application 3/2017/0410 was for extensions and alterations to the existing dwelling. The application was approved on 15 June 2017 and works

were commenced on this approved development before 15 June 2020. The permission therefore remains extant.

- 4.7 Planning application 3/2019/0894 was for the development of twelve holiday lodges, associated site office/reception and car parking area. The application was approved on 14 January 2020.
- 4.8 Planning application 3/2020/0517 was a discharge of conditions application in respect of permission 3/2019/0894. The conditions were discharged on 17 August 2020.
- 4.9 Planning application 3/2020/1061 was for the demolition of the stable buildings and their replacement with a detached two storey holiday cottage. The application was refused on 22 February 2021.

5. PLANNING POLICY CONSIDERATIONS

- 5.1. Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. If it is to be approved, a development must satisfy as far as possible guidance contained within the National Planning Policy Framework (NPPF 2019) and the relevant policies of the Council's Adopted Core Strategy.
- 5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

National Planning Policy Framework (NPPF 2019)

- 5.3 The NPPF 2019 is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of the planning system in the country is the achievement of sustainable development; and that, for decision taking this means that proposals that accord with an up-to-date development plan should be approved without delay.
- 5.4 Section 6 of NPPF relates to "Building a strong, competitive economy" and paragraphs 84 and 85 are particularly relevant to this application as they relate to "Supporting a prosperous rural economy"
- 5.5 Paragraph 84 states:

Planning policies and decisions should enable:

- a) *the sustainable growth and expansion of all types of business in rural areas, both through 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 respect the character of the countryside; and*
 - d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*
- 5.6 The approval of this application will support the expansion of a recently approved rural tourist accommodation business which is currently being developed on the site, it will give it a point of distinction from its competitors and will involve both the conversion of an existing building and the erection of a well designed new building. The proposal is sustainable rural tourism and will provide for additional facilities being available on site thereby reducing the need for visitors to leave the site as often as they otherwise would thereby reducing vehicle movements associated with the approved pod development.
- 5.7 The NPPF clearly supports the type of development proposed in this application.

Council's Core Strategy 2008/2028 – A Local Plan for Ribble Valley Adoption Version

- 5.8 We comment below on the Key Statements and Policies within the Adopted Core Strategy that we consider to be relevant to the determination of this application.

Key Statement DS2: Presumption in favour of Sustainable Development.

- 5.9 Key Statement DS2 identifies that the Council, when considering development proposals, should take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF. The policy states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. The proposed development is an expansion of the facilities available in respect of an approved tourism development and the NPPF is supportive of this type of development.

Key Statement EC1: Business and Employment Development

- 5.10 Key statement EC1 states "*developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle*". The proposed development will strengthen the rural economy.

Key Statement EC3: Visitor Economy

- 5.11 This Key Statement relates specifically to the visitor economy stating that:

"Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities."

- 5.12 This proposal will strengthen the visitor economy by providing enhanced visitor facilities at an approved tourism development and providing employment opportunities for those providing services at the new facility.

Policy DMG1: General Considerations

- 5.13 This is a general development management policy which states that, in determining planning applications, all development must satisfy a total of twenty criteria relating to matters of design, access, amenity, environment and infrastructure not all of the criteria will be applicable to the proposed development, however we comment on the relevant criteria below in respect of each of the five matters.

Design

- 5.14 The proposal makes use of some of the existing timber stable buildings and proposes the demolition of the older stable building and its replacement with a building of similar construction. Therefore, the design of the retained building has influenced the design of the new building and is sympathetic to it. The layout of the buildings is broadly similar to the existing layout with a slightly larger gap between the two buildings and there will be very little impact on the landscape from the proposed development as a consequence of the similarity to the existing development. The proposed development will not adversely affect the amenity of any nearby properties.

Access

- 5.15 The proposed development will be available to guests making use of the camping pods and will make use of the access that was approved for the pod development and its parking area. There will be some additional traffic associated with the individuals providing treatments at the facility and some delivery of goods, however we do not consider this modest increase in traffic to have any adverse highway implications.

Amenity

- 5.16 We do not consider that the proposed development will adversely affect the amenities of the surrounding area.

Environment

- 5.17 The application site is not in an area with any environmental designation and we do not anticipate there being any adverse environmental impact from the

proposed development. The proposed development makes use of a previously developed site which is promoted by this policy.

Infrastructure

- 5.18 The proposed development will not result in any loss of important open space and will have no impact upon key infrastructure.
- 5.19 Overall it is clear that the development complies with the relevant requirements of Policy DMG1.

Policy DMG 2: Strategic Considerations

- 5.20 Policy DMG2 requires development to be in accordance with the Core Strategy Development Strategy and support the spatial vision and identifies certain forms of development that are acceptable outside of the settlement areas, three of which are that the development (1) should be essential to the local economy or social well-being of the area; (2) should be for small scale tourism or recreational developments appropriate to a rural area; and (3) should be for a small scale use appropriate to a local area where a local need or benefit can be demonstrated.
- 5.21 The proposed development is a small scale tourism development that is linked to an approved rural development. Even when added to the approved development of twelve holiday lodges, we still consider that the overall tourist development at the site to be small scale.
- 5.22 The Policy also states:

'Within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.'

- 5.23 The proposed development does as far as possible make use of existing buildings and the buildings that will replace those that are to be demolished will not be significantly bigger and will be constructed partly in the same location and with similar materials.
- 5.24 The proposal satisfies those requirements of Policy DMG2.

Policy DME 2: Landscape and Townscape Protection

- 5.22 This policy identifies that development proposals will be refused which significantly harm important landscape features and sets out a list of relevant landscape features, however the proposed development does not affect any of them. The proposal does not therefore contravene any of the requirements of Policy DME 2.

Policy DME 3: Site and Species Protection and Conservation

- 5.23 This policy states that development proposals that are likely to adversely affect any of eight specified species or habitats that are granted special protection will not be granted planning permission. The Ecological Appraisal Report (reference 5892 dated 30 August 2019) submitted with the application for the holiday lodges covered all aspects of Policy DME 3 for the larger site within which the proposed development site is located and of relevance to the current application is the comment on page 22 of that report which states "*the stable buildings which are the subject of this application offer negligible potential for roosting bats and moderate potential for nesting birds*", in light of this we do not consider that any further ecological input is required in respect of the current application.
- 5.24 We have therefore resubmitted the original appraisal and consider that it confirms that this current proposal would not contravene any of the requirements of Policy DME 3.

Policy DMB 1: Supporting Business Growth and the Local Economy

- 5.25 Policy DMB1 indicates that the Council will support proposals that are intended to support business growth and the local economy provided such proposals are in conformity with other relevant policies of the local plan. The proposed development is in full conformity with all the relevant policies and policy DMB1 clearly supports the proposed development.

Policy DMB 3: Recreation and Tourism Development

- 5.26 Policy DMB3 states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough subject to a number of criteria being met. As far as the criteria are concerned, the proposed development does not conflict with other policies of the plan. The site immediately adjoins two existing dwellings and is part of a larger site that has planning permission for tourism development. The proposal does not undermine the character, quality, or visual amenities of the plan area by virtue of its scale, siting, materials or design. The proposal is particularly well related to the highway network and would not create any adverse traffic problems.
- 5.27 The proposed development will support the tourism development that is under construction at the property.

6. SUMMARY AND CONCLUSIONS

- 6.1 The proposed development comprises the change of use of an existing stable building into a reception and treatment rooms, these are the newer better quality buildings located on the western side of the group of buildings and the demolition of the remaining stables and their replacement with a new timber building which will be of similar construction to the retained stable building. The buildings which will be very similar to those already present on the site will provide a wellbeing centre for use by guests staying at the camping pods which have been sited at the property following the approval of application 3/2019/0894.

- 6.2 The application site is situated in an area designated as Open Countryside and is not in within either the Forest of Bowland AONB or the Green Belt.
- 6.3 We consider that we have demonstrated in this Planning Statement and the separate Ecological Appraisal (insofar as it is relevant to this application) that the proposal represents sustainable development that is in compliance with NPPF and the relevant Policies of the Council's adopted Core Strategy.
- 6.4 Therefore, in order to comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.
- 6.5 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted, we would ask that you give us the opportunity to address the same (in accordance with NPPF paragraph 187) prior to the determination of the application.

Si

.....Date..27.7.2021

