

PLANNING STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT TO ACCOMPANY A FULL PLANNING APPLICATION TO RIBBLE VALLEY BOROUGH COUNCIL

FOR :

**REDEVELOPMENT OF SITE FOR 15 NO. HOLIDAY CHALETs,
CONVERSION OF EXISTING HOLIDAY HOUSE AND ADJACENT BARN
TO A 20 PERSON HOLIDAY LET, EXTENSION OF EXISTING CAFÉ,
CONSTRUCTION OF RECEPTION BUILDING, ALTERATION TO
EXISTING GARDEN CENTRE TO FORM FARM SHOP AND PLANT
DISPLAY AREA, CREATION OF CAR PARKING, ACCESS AND
ASSOCIATED WORKS.**

SITE AT :

**COARS FARM, FOREST BECKS BROW, WIGGLESWORTH, SKIPTON.
BD23 4SN.**

For : COARS FARM LTD

OUR REF : COARS/01

As atJuly 2021

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Document 1 – Current holiday let details

Document 2 – Current reclamation and sales business details

Document 3 – Current garden centre and café details

1. INTRODUCTION

- 1.1. This application is a revised proposal following the refusal of an earlier scheme. The Council's reference for that previous application is 3/2020/1091. These revised proposals reduce the proposed number of new build holiday units from the previously proposed 30 to 15. This, in turn, reduces the area of land take for these 'new build', elements which are now contained within a much smaller area. This means that the proposed new units are located well away from the site boundaries with increased surrounding land and landscaping compared to what was previously proposed.
- 1.2 In addition, the new build chalets now proposed do not have an enclosed rear patio area with outbuilding as previously proposed. This reduces the area of each new build lodge and reduces the amount of new build development, allowing more 'greenery' around the lodges themselves which reduces the mass of new build proposed for the site. The lodges themselves remain the same design as previously proposed with stone and slate roofs.
- 1.2. Other changes that are proposed with this application include moving the proposed car park away from its previously proposed siting close to the boundary with Forest Becks Road into a more central position within the site. The number of car parking spaces on the whole site has also been reduced from the previously proposed 121 to 73 in total, with again a commensurate increase in landscaping for the main car park area.

2. THE SITE AND ITS LOCATION

- 2.1. The site is located on the east side of Forest Becks Brow, approximately 2.6 kilometres to the south of the settlement of Wigglesworth and about 2.4 kilometres to the south of the junction of Forest Becks Brow with the B6478. Gisburn and the A59 are about 6 kilometres to the south. Two miles to the east is Long Preston, which has food pubs and a railway station with access to the Settle Carlisle railway line. Six miles to the north is Settle, a market town with shops and pubs.
- 2.2. The site comprises an existing holiday house and adjacent barn. The house is currently used as a holiday let that has four bedrooms, one of which is a family room that sleeps 10 in total. The advert details attached at [document 1](#) gives the current holiday let details. The barn adjacent to the holiday house is currently used as a business selling reclamation goods that

Includes, amongst other things, reclaimed furniture items, bric a brac and garden furniture. Document 2 contains the web details of that business. In addition to those current businesses, the site also has a café/restaurant and garden centre business that are housed in more modern buildings on the northern boundary. The details of that use are attached at Document 3. The remainder of the site is used in support of the garden centre and business uses. There is a substantial existing access into the site from Forest Becks Brow that has a wide junction and substantial gates.

- 2.3. This is a rural location and the existing site has developed because of its tourist location close to the Forest of Bowland AONB and North Yorkshire.

3. THE APPLICATION PROPOSALS

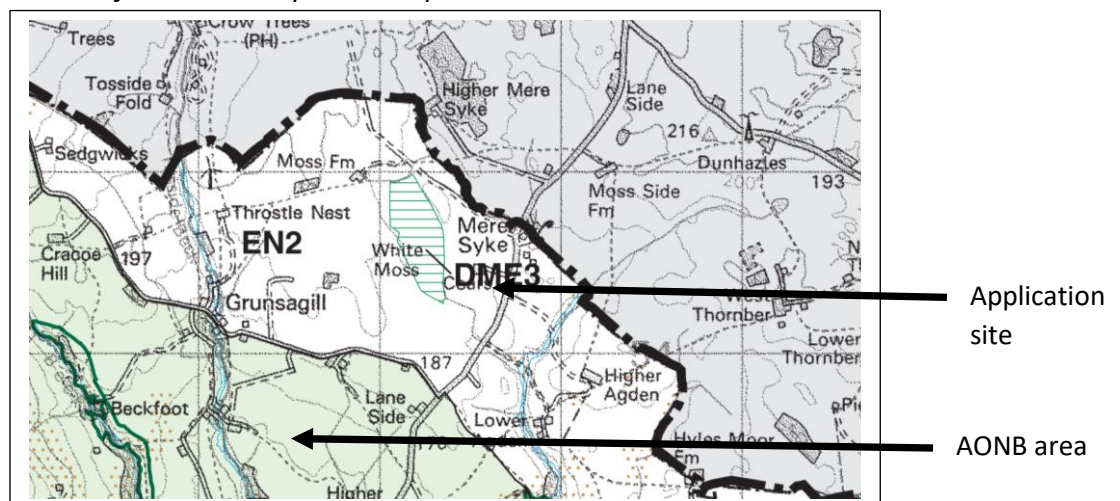
- 3.1. It is proposed to expand upon the existing business at the site and to provide the investment needed to take the site forward, bringing it up to modern days standards that is more attractive to the modern 'staycation' holiday market and invest in the café and garden centre business to compete with other similar ventures. To this end, the existing holiday house will be extended into the barn building to form a large holiday let of 10 bedrooms for up to 20 people. This can all be carried out within the existing building envelope and does not require any additional new buildings. In conjunction with that, 15 holiday lodges are proposed which can provide for self catering tourists. These are to be two bed roomed to appeal to families and couples. The existing café buildings to be enlarged into the existing garden centre buildings. Currently garden centre sales take place at the existing café. To separate these, a new 'farm shop' will be created, again within the existing garden centre buildings, to serve the plant display areas at the rear of those buildings. The plant display areas are much in the same area as they are now. A new reception building with a manager flat over and storage area will be built at the eastern end of the site from where the site can be managed.
- 3.2. To cater for all of the above, the existing access will be moved to the south to improve visibility and a car park for 65 spaces created off that new access. The holiday uses will have their own parking provision, served off a new central access track to serve the holiday lodges.
- 3.3. The holiday uses proposed are to be promoted by Sykes Cottages, who are a national holiday letting agency and they have confirmed their interest in adding this site to their holiday site portfolio.

4. ASSESSMENT AGAINST PLANNING POLICY

The Planning Policy Position

- 4.1. The Ribble Valley Core Strategy (CS) was adopted in December 2014 and The Housing and Economic Development DPD (DPD) was adopted in 2019. These comprise the development plan for the area.
- 4.2. Key Statement EC3 of the CS states that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourist facilities associated with existing attractions.
- 4.3. The proposals are for a holiday use and therefore the applicable policies to be applied in the development plan are principally policy DMB3 which relates to recreation and tourism development. This is permissive of development proposals that extend the range of tourism and visitor facilities in the Borough. This is subject to meeting several criteria which, amongst other things, require the proposals to be physically well related to an existing main settlement or village or to an existing group of buildings. Other criterion relate to conflict with other policies of the plan; character of the area; be well related to the existing highway network and not generate traffic movements of a scale and type likely to cause problems; be large enough to accommodate parking, servicing and landscaping and nature conservation.
- 4.4. There are other local plan policies that relate to recreation and tourism development in the designated AONB that introduce additional design criteria to be met. However, this site lies to the north east of the designated AONB and so is not subject to those additional policies.
- 4.5. The DPD does not contain any additional policies that change the stance of the adopted CS in supporting rural tourism.

Extract from DPD Proposals Map.



Government Guidance

- 4.6. The National Planning Policy Framework at section 6 sets out that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development by, amongst other things, supporting sustainable rural tourism and leisure developments that benefits business in rural areas, communities and visitors and which respect the character of the countryside.
- 4.7. At paragraph 84 of NPPF entitled 'Supporting a Prosperous Rural Economy' it is stated that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:
- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.
 - Promote the development and diversification of agriculture and other land based rural businesses.
 - Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
 - Promote the retention and development of local services and community facilities in villages such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship
- 4.8. Both adopted planning policy and national planning guidance adopt the position that the creation of tourism facilities that benefit visitors is to be encouraged. These provisions are subject to provisos that such proposals are sustainable; which is interpreted in local planning policy as locational (being well related to an existing group of buildings) (policy DMB 3) and visual, as in protecting the character of the AONB. There is also reference to highway considerations. These issues are therefore considered to be the main considerations with these proposals. These are now considered below.

Sustainability of the location

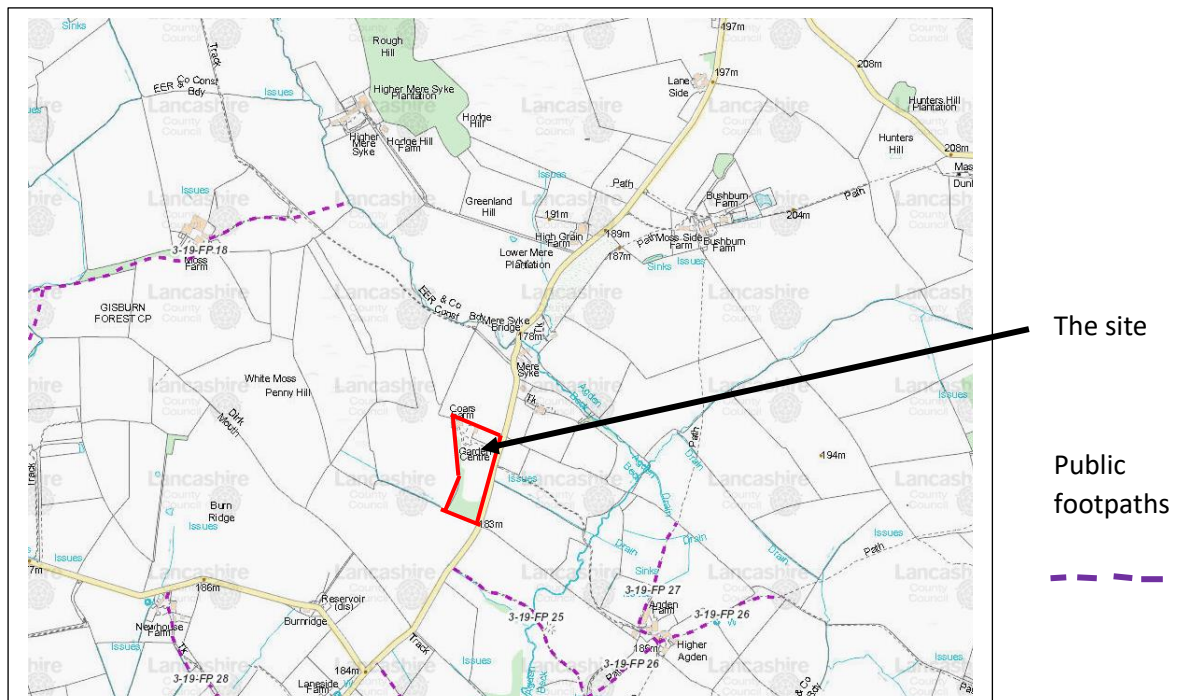
- 4.9. This site is an existing well established tourist and business destination comprised of the existing holiday house, the café and garden centre and the reclamation goods and sales business. The growth and expansion of all types of rural business is encouraged by

paragraph 84 of the National Planning Policy Framework. Paragraph 85 goes on to explain that planning policies and decisions should recognise that sites to meet local business and community needs may have to be found adjacent to, or beyond, existing settlements and in locations that are not well served by public transport. It does recognise that such developments should be sensitive to their surroundings and by, amongst other things, where suitable opportunities exist, encouraging sites that are well related to existing settlements. In this case, the site is already well established and contains buildings in commercial use. The site has existing well defined boundaries and access. The proposals will expand upon the existing café and garden centre use and the holiday home use. The new holiday chalets are related physically to those existing uses and buildings and are within the existing site enclosures. The development proposed is not therefore in an isolated location such that is discouraged by planning policy and guidance.

National planning policy recognises that in promoting rural business needs, sites may have to be found in locations that are not well served by public transport. That is the case here, with only very limited bus services through Wigglesworth to the north with no evening or weekend service. However, the guidance says that in these circumstances, it will be important to ensure that the development is sensitive to its surroundings; does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The only opportunities available to exploit opportunities to make the location more sustainable are any that might be implemented by the developer e.g a travel plan. The issues of the sensitivity of the development to its surroundings and impact on local roads is considered below.

Effect on character of the countryside.

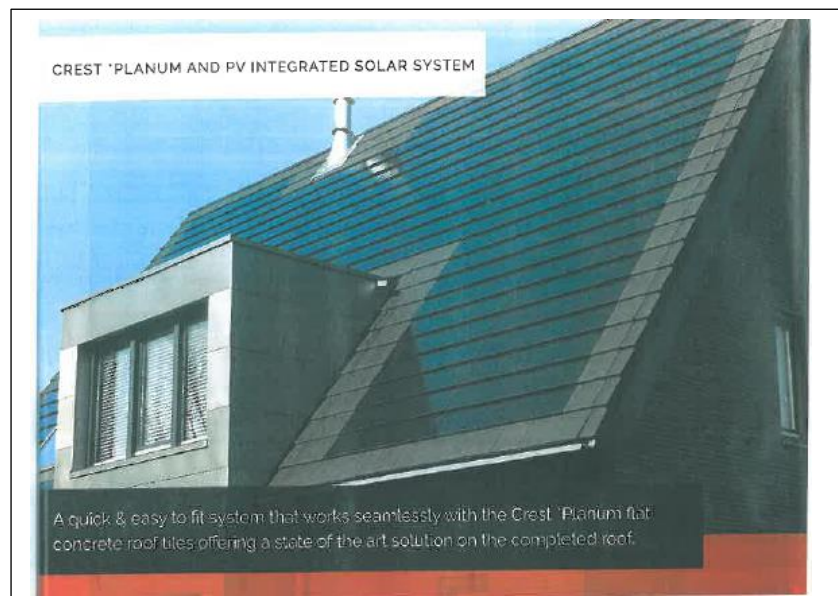
- 4.10 The application site is within a countryside location. The site has existing screening foliage to the boundaries which provides natural screening by the presence of trees, hedgerows and foliage. The site sits at a comparatively low level compared to surrounding land and this assists to screen the most part of the site from the surrounding landscape. In terms of vantage points of the site from the surroundings, there are few of these as there are no public footpaths passing through or past the site from where such vantages can be gained. The nearest public footpath is about 250m to the south, 500m to the west and about 1 km to the east. The map below shows the position of the registered public footpaths closest to the site. From those footpaths at those distances away, the site is very well screened and not readily visible in the landscape.

Map of nearby Public Footpaths (Mario Map extract)

- 4.11 The landscape is typified by lowland farmland with the surrounding area being typified by undulating fields with hedgerows. Whilst the site adjoins the road, it is not visually prominent in the landscape due to boundary hedging and low level undulations in the field patterns. As there are no public footpaths through or near to the site from which there will be public vantage points, the site is therefore relatively well hidden in the wider landscape.
- 4.12 Visually, the proposed holiday home, café and garden centre make use of existing buildings and infrastructure on the site. The proposed car park is proposed is located centrally within the site and is provided with surround landscape stirps. The proposed reception building with managers flat over is located close to the existing buildings and near to where an existing dilapidated building is to be removed. The proposed holiday lodges are not large, being only 12m x 6m and are single storey with an eaves height of 2.4 m and a ridge height of 4.36m. They are to be finished in stone with tiled roofs. The result is that that from outside the low level roofs will be screened form view by the existing boundary planting and new interspersed tree planting. The site will not therefore be 'urban' in appearance but will have a 'rural' feel appropriate to this locality. This is unlike the more traditional metal 'caravans' which do not have the country feel that would be achieved with these buildings.

Energy Efficiency

- 4.13. Section 14 of the NPPF says that the planning system should support the transition to a low carbon future. This is also referred to in Planning Practice Guidance Climate Change which sets out other legislative requirements pursued by the UK Government and promotes renewable and low carbon energy technologies and low carbon design approaches.
- 4.14 In this case, the site will be developed with the advice and input of Halifax Renewable Energy Company, who will develop a coherent energy strategy for the site. This will be based on the following main provisions :
- Lodges to be heated by air source heat pumps;
 - Design of buildings optimised to work to best design conditions;
 - Solar photovoltaic systems
 - DC -coupled battery storage to allow daytime generation;
 - Systems to be internet connected to allow energy metering to allow ongoing optimisation and monitoring and review of performance.
- 4.15. As a result of these measures, each building's energy production could be up to 140% of the total requirement for heating and hot water, with surplus energy available for the site's use and leading to the possibility of the site moving towards being energy positive.
- 4.16 These measures do not have an implication for the appearance of the site. Traditional photovoltaic panels can be intrusive however. Therefore, it is proposed to use an integrated solar panel roof tile system, which are both a roof covering and an electricity generating solution. These are far more aesthetic than solar panels. The picture below shows the type of market product available to achieve the desired effect.



An integrated solar panel roof tile system.

5. HIGHWAY CONSIDERATIONS

- 5.1. The site has an existing access onto Forest Becks Brow. This is a substantial access with a wide radius kerb entrance and large ornate gates that are set back from the highway. This leads onto a wide inertial access way that serves the site. The existing access is not in the optimum position to achieve visibility. Therefore, a new access to the site will be created some 25m further south to improve the available visibility. The existing access will be closed off. The new access will join onto the existing internal access road. These changes have no material effect on the highway conditions of Forest Becks Brow but will result in a safer access onto the highway.
- 5.2. Forest Becks Brow is a good standard country road that serves as a link between village settlements and as access to sporadic farmsteads and houses along its length. There are no accesses close to the entrance of this site either opposite or to each side, the nearest farm entrance being 100m to the north. Traffic usage of this road is not therefore heavy and it is free flowing. This section of road is relatively straight and obstacle free. There is no record of accidents here and the road has long standing use by visitors to the area. Traffic using the site would be visiting the holiday that are already there, and so traffic to the site would not have trailers or caravans behind. There will be an increase in traffic but this would be relatively modest and not likely to materially change the existing situation or jeopardise highway safety.
- 5.3. The application is accompanied by a Transport Assessment by DTPC. This sets out the potential traffic generation of the proposed site, which is deemed not to be substantial. The local highway network can absorb the traffic impacts without adversely affect the safe and efficient flow of traffic on the network. It would also be in accordance with paragraph 109 of the Framework, as a safe and suitable access to the site would be provided and there would not be any severe cumulative impact on the transport network as a result of the proposal.

6. EFFECT ON TREES.

- 6.1. A tree survey report accompanies the application. In brief, the scheme retains the most part of the identified high quality trees on the site as these are mostly peripheral. Where the new holiday chalets are proposed, these will encroach in tree groups G6 and G9. These tree groups however are not in the best condition and would benefit from thinning and some removal. Some of the trees are diseased and need to be removed. However, the contribution of trees that will remain in these groups will continue to serve the purposes of site screening bolstered by new appropriate tree planting.

7. EFFECT ON ECOLOGY

- 7.1. An ecological survey and appraisal accompany this application. This finds that the site has no ecological protection on it and the nearest statutory wildlife designation is 210m to the west. The site however is not within the risk zone of that designation and no notification is required to Natural England. The report finds that no further species surveys are required apart from that for bats, where potential could exist in the existing stone barns and a mature Ash tree on the northern boundary. There is no ecological restraint to development of the site however hedgerow and retained peripheral meadow areas will create opportunities for facilitating ecological enhancements.

8. AMOUNT

- 8.1 The total amount of existing building footprint on the site, which comprises: the holiday house and adjacent stone barn, a further stone barn; the café and shop and the garden centre buildings amounts to approximately 932 sq.m. The total footprint of the proposed development amounts to approximately 2,228 sq m. This comprises the holiday houses (incorporating the stone barn), the reception buildings, the café, the garden centre buildings and shop and 15 holiday chalets.
- 8.2. The site area is approximately 2.8384 hectares or 28,384 sq.m. The proposals represent about a 8 % site coverage with buildings. There are 73 car parking spaces to be provided, about 43 in a shared parking area and the rest spread throughout the site in service of their adjacent buildings.

9. SCALE

- 9.1.1. The existing buildings on site amount to 932 sq.m in footprint and about 1100 sqm. in floor area. The proposed development amounts to some 1,296 sq.m in additional footprint and about 1,512 sq.m in floor area. This amount however is spread over the site based around the existing buildings and the individual chalet buildings and so is not seen 'on mass'. In terms of heights, no buildings are higher than the existing buildings on the site, all the building being single storey, with the exception of the existing house and barn to be converted and the new reception building, which has a ridge height of 6.7 metres, below that of the existing house which is 7.8 metres.

10. LAYOUT

- 10.1 The site will have a single access point from Forest Becks Brow. This access will lead into

the existing site access road. Car parking for the garden centre, farm shop and café use will be a shared car park close to the entrance. The existing site access road will then be used to access the holiday house and reception building. From there, a new access road will centrally serve the holiday chalets, which are to be provided with their own individual parking spaces. The majority of the buildings are therefore based around the existing buildings at the site, which are sited against the northern boundary. The holiday chalets are arranged around this central access road at varying siting and angles so as to leave large areas of green space between and around them. The chalets are set well in from the established boundaries of the site allowing peripheral areas to naturally generate to provide trees, wild grass and meadow areas.

11. APPEARANCE

- 11.1 The holiday house does not change to any great extent the existing appearance of that building and the adjacent stone barn, which will pretty much remain as it is externally. The café buildings make use of the existing buildings and will, in effect, 'fill in' the frame of the existing garden centre building with timber and glass, reflecting the existing appearance of the café building.



- 11.2. The proposed chalet buildings are to be built of stone with an integrated roof tile solar panel system to reflect a traditional slate roof appearance. This design is reflective of buildings in the area, where the use of stone and slate roofs is common, along with many modern agricultural buildings serving this agricultural area.

12. LANDSCAPING

- 12.1. Currently the site has peripheral trees and hedgerows. Trees on the site have grown up in the last couple of decades from its former pasture use. These trees are not particularly well looked after and some, as identified in the accompany tree report, require to be removed. New interspersed tree planting will be strategically placed amongst the existing remaining tree coverage on the site to give a much more robust tree coverage. Peripheral hedgerows and trees will be retained with gaps filled and provision bolstered as required.

13. ACCESS FOR ALL.

- 13.1 The site presents no difficulties for access for all in terms of severe slopes to negotiate or barriers to movement as the site is relatively level. Buildings will have level threshold and entrances will be clearly marked and lit. The buildings will be ambiantly constructed for disabled movement throughout.

14. CONCLUDING REMARKS

- 14.1 This site is an established tourist destination as it has a currently operating 10 bed holiday home, bric a brac sales, café and garden centre business. The proposals are an expansion and modernisation of the site to enable it to cater for modern tourism needs. This is encouraged by national guidance to support a prosperous rural economy and such proposals are to be viewed positively. Local plan policy is permissive of extending the visitor and tourism offer of the Ribble Valley. The site presents no obvious restraint to the proposed development in terms of designated areas of protection. The site is already well defined and the proposals make use of the existing site's buildings and infrastructure. The chalet design and layout put forward have been carefully considered so as to not unnecessarily detract from the character of the surrounding countryside.

DOCUMENT 1

Current holiday let details

POPULAR REGION! A property was booked in Yorkshire Dales 19 minutes ago

VIDEO

☆ Save Print Share

[View on map](#) Dishwasher

<

Nov 2020 (none left)

>

Fr	Sa	Su	Mo	Tu	We	Th
-30	-31	-1	-2	-3	-4	-5
-6	-7	-8	-9	-10	-11	-12

This property is very popular

[Jump to next available date](#)

-27	-28	-29	-30	-1	-2	-3
-4	-5	-6	-7	-8	-9	-10

☐ Arrival date

☒ Booked

Nights

Arriving

7 Nights

Friday

Please select a date on the calendar above to view a price

Available dates:

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Coars Farm is a fascinating property in an excellent location, to enjoy walking in the Dales with easy links to the lakes as well as exploring Bowland Forrest.

pub/restaurant as well as having some fantastic views, a good base for exploring this incredible area. Gisburn Forest is a short distance away with a massive biking area to enjoy.

The popular town of Skipton is within driving distance.

A fantastic market town with a great range of shops as well as stunning buildings.

Coars Farm is a fascinating property in an excellent location, to enjoy walking in the Dales with easy links to the lakes as well as exploring Bowland Forest.

Summary

- Four bedrooms: 1 x family room with 1 x double and 2 x singles with en-suite bath, separate shower, basin and WC, 2 x double, 1 x twin
- Bathroom with bath, shower over, basin and WC
- Ground floor basin and WC
- Kitchen
- Sitting room with dining area and woodburning stove
- Second sitting room with sofa bed.
- Oil central heating with woodburning stove
- Electric oven and hob, fridge, dishwasher, TV with Freeview, WIFI
- Pool Table
- Fuel, power and starter pack for stove inc. in rent
- Bed linen and towels inc. in rent
- Ample private off road parking
- Lockable bike storage
- Rear enclosed lawn and patio with furniture
- Two well-behaved pets welcome
- Sorry, no smoking
- Shop and pub 2 miles
- Note: The car park for the cafe and tea room is adjoining the side of the property's extensive gardens
- Note: no stag/hen parties or similar
- Noise must be kept to a minimum after 10pm due to quiet rural area

DOCUMENT 2

Current Reclamation and sales business details



Coars Farm Reclamation

🏠 > Coars Farm Reclamation

NEW selling site coming soon

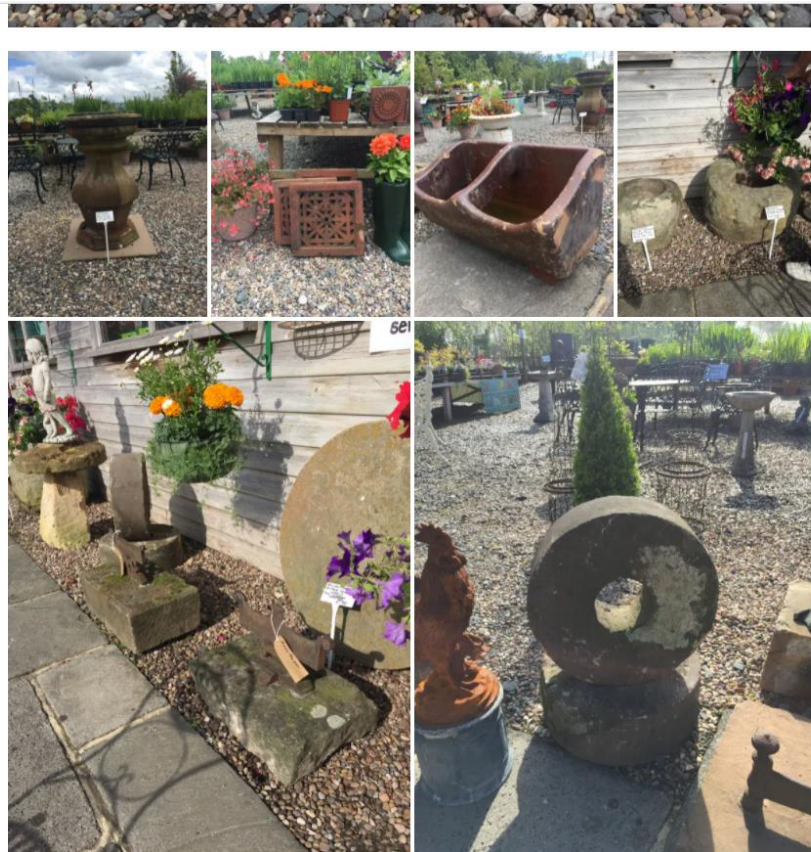


We now have further stock in our filled barns ... lots of fun old items to search through ...

Our Garden Centre is further complimented by our new reclamation business. We have some beautiful products for sale displayed with in the plant area and also in our barns. We also have yorkstone paving, building stone etc for landscaping gardens.



delivered Or Posted Direct To Your Door





We now have further stock in our filled barns lots of fun old items to search through

Our Garden Centre is further complimented by our new reclamation business. We have some beautiful products for sale displayed with in the plant area and also in our barns. We also have yorkstone paving, building stone etc for landscaping gardens.



Door

DOCUMENT 3

Current garden centre and café details

Be A Garden Maker Claimed

Save Share

32 reviews #1 of 2 Restaurants in Wigglesworth \$\$ - \$\$\$, Cafe, British, Healthy

Coars Farm, Wigglesworth BD23 4SN England +44 1729 840848 Website Open now: 10:00 AM - 4:30 PM



Enhance this page - Upload photos!

Add a photo

Ratings and reviews

4.5 32 reviews

#1 of 1 Cafe in Wigglesworth
#1 of 2 Restaurants in Wigglesworth

RATINGS

Details

CUISINES

British, Healthy, Cafe

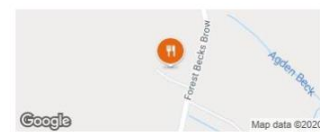
SPECIAL DIETS

Vegetarian Friendly, Vegan Options

MEALS

Lunch, Drinks, Breakfast, Dinner, Brunch

Location and contact



Coars Farm, Wigglesworth BD23 4SN England

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Coars Farm Reclamation

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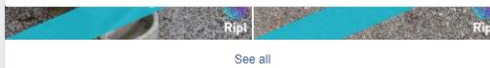
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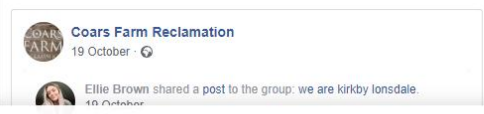
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