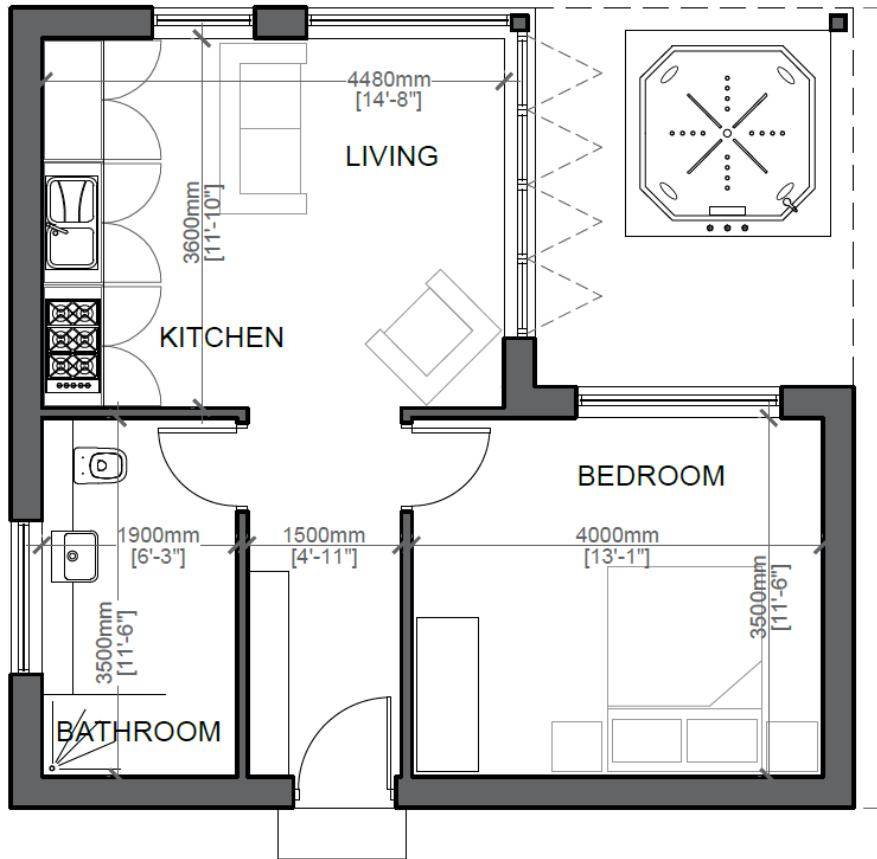


Wellsprings, Clitheroe Road, Sabden, Clitheroe BB7 9HN.



Proposed construction of two single storey one bedroomed holiday let units with parking. Resubmission of 3/2021/0254

Planning, Design and Access Statement

JDTPL0295

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE 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 two 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 - E01C Existing Site Plan

6218 - E02 Existing Plans and Elevations

6218 - P01D Proposed Site Plan

6218 - P03A Proposed Plans and Elevations

6218-P05 Proposed Visualisation

Business Statement.

Landscape Visual Impact Assessment

Septic tank capacity details.

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 southeast 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 53 cars on the main car park with a further 14 spaces to the east and north of the building. Historically the building has been an inn and a hotel.

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 flat roofs. 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 application proposal has been amended from the earlier scheme. An extension to the existing building to create holiday accommodation is no longer proposed. This application now focuses on the creation of two new purpose-built holiday units.
- 3.2 The holiday units are single storey purposed built accommodation. They will provide a double bedroom, shower room, modest open plan kitchen, dining and living area and within the overall footprint of the building a covered outdoor hot tub. A modest area of paving is provided around the building to create a path and there is a small area of grass on the western side of the units. The outdoor area associated with the units is modest.
- 3.3 The detached single storey units are positioned to the west of the existing buildings at the entrance to the restaurant in an area currently used for outdoor space and decking on the site of a prefabricated garage which has recently been demolished. Each unit measures 8.2m by 7.8m in total and is 2.85m high to the eaves and 4.38m to the ridge. The buildings are to be

clad in vertical timber. On the west and south facing elevation (facing outwards from the site) the wood cladding is above a deep area of natural stone walling.

- 3.4 The units are provided with pitched roofs which will be planted as a green roof. The windows are proposed to have grey aluminium frames. Low key external wall fixed lighting is proposed beneath the canopy and next to the entrance door. The existing area of chipping and decking will be removed.

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
3/2021/0257	Wellsprings Hotel, Clitheroe Road Sabden	Proposed extension to create a one bedroom holiday apartment and construction of two single storey one bedroom holiday let units with parking	Refused 17/05/2021

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 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 DMG2 requires development outside of defined settlement areas to meet at least one of six considerations one of which is the following:

“4. Development is for small scale tourism or recreational developments appropriate to a rural area.” The site taken as a whole and with the proposed holiday units would still remain small-scale and therefore complies in principle with Policy DMG2.

6.3 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 supports tourism and visitor attractions subject to stated criteria being met:

*“1. The proposal must not conflict with other policies of this plan;
 2. The proposal must 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 and there are no suitable existing buildings or developed sites available;
 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and
 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.”*

In the Forest of Bowland AONB additional criteria apply as follows: -

*“1. The proposal should display a high standard of design appropriate to the area.
2. The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).”*

- 6.4 The proposed holiday units are well-related to the existing buildings at the site including the restaurant buildings, ski clubhouse and associated outbuildings. The proposed development would not therefore be isolated from other built form. The development is located directly adjacent to a classified road with good access to the surrounding road network. The proposed holiday units will directly support and existing rural business which contributes positively to the Borough’s tourism offer.
- 6.5 The proposal to create two holiday units involves re-using an area previously developed land, the site of a prefabricated garage grass and decking together with a small area of the existing car park. 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.
- 6.6 The accommodation will also be used in connection with an existing business. Policy DMB1 supports the expansion of local businesses. The additional accommodation has been designed so that it assimilates into the landscape. The proposal accords with policy DMB1.
- 6.7 The delegated item file report to the previous application confirmed that in principle the provision of holiday accommodation at the site accords with policies EC3, EC1, DMG2, and DMB3.

Visual Appearance

- 6.8 The site is within the Forest of Bowland Area of Outstanding Natural Beauty. National policy in the NPPF and the policies in the Core Strategy afford great weight to the conservation and scenic beauty of the area.
- 6.9 The Forest of Bowland Character Areas describes the land around the site as belonging to “Landscape Character B: Unenclosed Moorland Hills” The key characteristics of the area are described as:
- “1. Dramatic cloughs or valleys are incised into the hillsides and often contain fast flowing streams
2. Open and exposed character, with a strong sense of remoteness and tranquillity
3. Woodland on the clough or valley sides
4. Stone walls and fences are occasional features, but do not dominate landscape pattern.”*

- 6.10 The existing buildings at the Wellsprings comprise a single storey restaurant buildings 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 an 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.
- 6.11 The main building is finished in render which is painted a light cream. The light colour of the render is a high contrast to natural colour of the surrounding landscape. The stone walls at the southern end of the car park are also similalrly painted light crean which also is a high contrast to the surronding landsacpe. The fence along western boundary of the car park which is stained timber is much less prominent.
- 6.12 The buildings at the Wellsprings and Pendle Ski Club are not a coherant group rather they are a hotpotch of building created through alterations to the building in the mid to later part of the twentieth century. The setting of the buildings includes the extensive area of car parking and the artificial ski-slope.
- 6.13 The proposed holiday units are small in comparison to the overall scale of the buildings and low in heights. Theye are positioned at a lower level than the main buildings. The do not project any further west that the the existing buildings in the group and only slightly south of the building adjcent to the car park.
- 6.14 The units have been designed using timber, stone and a grass roof these materials will blend into the landsacping and will provide new screening of the main building when viewed from the west and south. 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.
- 6.15 The visualisation 6218-P05 of the proposed holiday units demonstrates that the form and materials proposed will allow the units to blend into the landscape. The Landscape Visual Impact Assessment demonstrates that the proposed units and the additional proposed landsacping will improve the visual appearance of the site when viewed from the wider landscape.

- 6.16 The proposed development will result in an improvement to the landscape quality of the AONB. The proposed detached units are modest in scale and the use of naturally coloured materials and proposed landscaping will enhance the appearance of the site. The proposed design of the holiday accommodation is in terms of the scale, mass, height and detailing of the development and proposed landscaping will not undermine and will enhance the visual qualities of the area and complies with the requirements of Key Statement EN2, policies DMB3 and DME2.

Highways and public rights of way

- 6.17 The Local Highway Authority raised no objection to the previous application and as the number of units proposed has decreased it can be anticipated that the proposal will continue to be supported. 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 choose to park on the roadside. Parking for the proposed holiday units will be adjacent to one unit and on the main car park for the other. 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

- 6.18 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%.
- 6.19 The recent Tourism Progress Report presented to the Economic Development Committee on the 25th March 2021 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. The report states that there is currently a *“unique opportunity for British domestic tourism to make its mark, with an estimated 18 months in which to achieve this whilst competition remains weak. That is why it is so important for Ribble Valley, a place where tourism and hospitality are integral to the local economy, to not only restore post-Covid levels of business but moreover, to grow from and fully exploit this unique opportunity.”* The report also points to distinct consumer trends which are emerging from the crisis from which Ribble Valley would benefit and this includes *“An increased desire to visit open space and countryside and to experience nature.”*

- 6.20 The Council clearly see that the tourism economy in the Ribble Valley has a unique opportunity to grow whilst overseas holidays are curtailed. Even before the current Covid crisis visitor numbers were expanding. During the last 18 months access to the countryside and open space has had increasing importance and it can be anticipated that visitors will be drawn to Ribble Valley to take advantage of access to the countryside. The proposed development provides a great opportunity of visitors to stay in the heart of the countryside and enjoy walking from the doorstep. The magnificent view across the countryside is likely to be a strong attraction or visitors. The accommodation also adjacent to a high-quality restaurant and feasibly may be attractive to people wishing to use the facilities at the Pendle Ski Club.
- 6.21 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.

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 and will enhance the quality of the landscape. This successful family run business already contributes positively to the economy of the Ribble Valley and supports tourism. The provision of holiday accommodation will help sustain this business by diversifying into an additional income stream. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.