

Steven Abbott Associates LLP
Chartered Town Planners

PLANNING SUPPORTING STATEMENT

Mrs B Weld-Blundell

Use of holiday cottage as a dwelling (Removal of Condition 8
attached to planning permission 3/2006/0821)

Loud Mythom Barn, Little Bowland Road, Chipping, PR3 2TS

August 2021



REPORT DETAILS

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Date: August 2021



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Chartered Town Planners

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1. INTRODUCTION

- 1.1 We act for Mrs B. Weld-Blundell who has instructed Steven Abbott Associates LLP to pursue a planning application in connection with Loud Mythom Barn, Little Bowland Road, Chipping, PR3 2TS, to seek to use the property as permanent residential accommodation.
- 1.2 The applicant wishes to use the property as permanent residential accommodation but the original permission for the conversion of the barn to a holiday let (3/2006/0821) includes a condition (no. 8) to limit its use to a holiday home. Condition 8 states:
- “The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis”.*
- 1.3 This planning application follows pre-application advice received from the Local Planning Authority (LPA) under reference RV/2020/ENQ/00014.
- 1.4 This Planning Statement will justify the proposal to remove Condition no. 8, considering the Development Plan and other material considerations.

2. THE SITE

- 2.1 Loud Mythom Barn is situated approximately 2.5 miles to the east of Chipping. It is located on the western side of Little Bowland Road on higher ground. The Barn is accessed via a short, steep concrete track, at the head of which is a large, fenced yard.
- 2.2 Loud Mythom Farmhouse is a grade II listed property, located approximately 60m to the east of the Barn, on lower ground and on the opposite side of Little Bowland Road.
- 2.3 Approximately 200m to the east is where the River Hodder and River Loud meet with Doeford Bridge providing a crossing at this point.
- 2.4 The site is located on land within an Area of Outstanding Natural Beauty (AONB).
- 2.5 Although rurally located, the centre of Chipping is only 2.5 miles away where there are a variety of local services including shops, cafes, public houses, primary school and village hall.
- 2.6 Chipping is within walking/cycling distance of the application site along a lightly trafficked rural road. Chipping is also serviced by a number of bus routes connecting to Clitheroe and Preston and further beyond using the rail services available in these towns.

3. BACKGROUND & PLANNING HISTORY

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PLANNING SUPPORTING STATEMENT

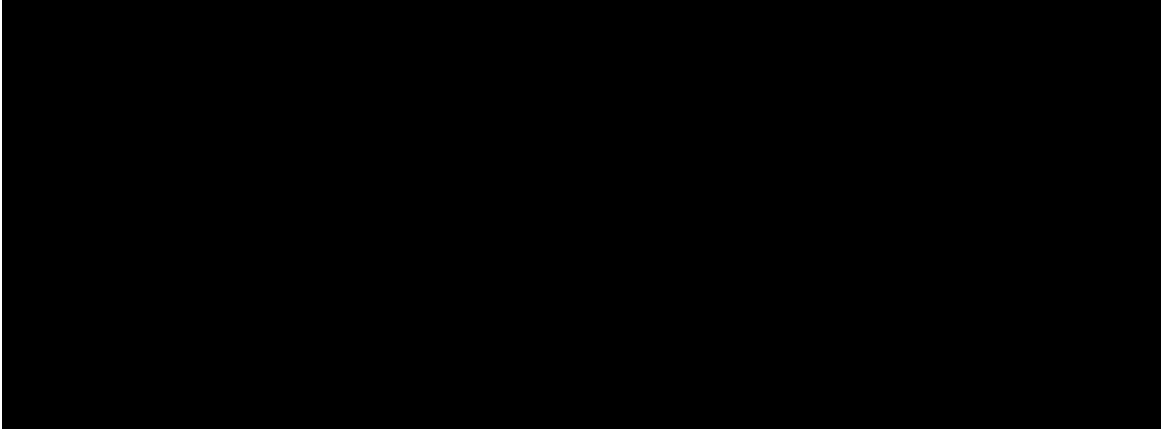
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4 PLANNING POLICY CONTEXT

Development Plan

- 4.1 The Town and Country Planning Act 1990, as amended, is the primary legislation which underpins the land use planning system in England and the process for determining planning consent for developments. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The granting of planning permission does not require the proposal to be consistent with every narrow criterion in the Development Plan, rather the proposal must be acceptable overall in the context of the Development Plan taken as a whole.

The Ribble Valley Local Plan (Core Strategy) (CS) 2008–2028

- 4.3 The CS Key Statements and Policies relevant to the Proposed Development and against which the planning application should be assessed are set out below:

Key Statements

- DS1 Development Strategy
- DS2 Sustainable Development
- EN2 Landscape
- EN3 Sustainable Development and Climate Change
- H1 Housing Provision
- EC3 Visitor Economy

Policies

- DMG1 General Considerations
- DMG2 Strategic Considerations
- DMG3 Transport and Mobility
- DMH1 Affordable Housing Criteria
- DMH3 Dwellings in the Open Countryside and AONB
- DMH4 The Conversion of Barns and Other Buildings to Dwellings

The National Planning Policy Framework (NPPF)

- 4.4 The three roles of sustainable development are listed in paragraph 8 of the NPPF i.e. economic, social and environmental.
- 4.5 Paragraph 10 in the NPPF highlights the point that at the heart of the Framework is a presumption in favour of sustainable development.
- 4.6 In accordance with paragraph 39 in the NPPF this submission follows pre-application correspondence with the local planning authority and thereby reflects the early engagement which improves the efficiency and effectiveness of the planning application system for all parties.
- 4.7 Paragraph 78 requires that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.8 The proposals make effective use of land in accordance with paragraph 119 of the NPPF.
- 4.9 In addition, paragraph 120 d) is pertinent as it urges local planning authorities to promote and support the development of under-utilised buildings.

- 4.10 Paragraph 124 highlights that proposals which make efficient use of land, as proposed, should be supported where (as in the Ribble Valley) there is a need for different types of housing – but the planning constraints are considerable because of the topography and character of the landscape.

5 PLANNING CONSIDERATIONS

Change in Development Plan

- 5.1 In 2006, when the original consent was granted, the Districtwide Local Plan was the Development Plan which guided planning decisions in the Ribble Valley. The Districtwide Local Plan is no longer part of the area's statutory Development Plan. It has been superseded by the Core Strategy, which was formally adopted in 2014 and sets out the development strategy for the Borough until 2028.
- 5.2 As such, it is against the Core Strategy that a Section 73 application for the removal of Condition no.8 – relating to occupancy only as a holiday let – is to be assessed, whereby Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that its determination shall be made in accordance with the plan unless material considerations indicate otherwise:
- "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".*
- 5.3 Policy DMH3 – *Dwellings in the Open Countryside and AONB* and Policy DMH4 – *The Conversion of Barns and Other Buildings to Dwellings* are the two key Core Strategy policies relevant to this application, yet they conflict with one another and do not indicate whether the proposal should be either a) refused or b) granted unconditionally/subject to differing conditions.
- 5.4 If Loud Mythom Barn had remained as a disused barn and determined against Policy DMH4, then the conversion of it from a barn to a dwelling house would satisfy Policy DMH4's criteria. However, the creation of a permanent dwelling by the removal of any condition that restricts the occupation to tourism/visitor use or for holiday use would be refused, as it conflicts with Policy DMH3.

- 5.5 Due to this conflict in local policy, the Core Strategy renders itself silent in determining applications of this nature. Therefore, it is deemed that there are no relevant development plan policies. As such, the Council must apply the presumption in favour of sustainable development, as per the National Planning Policy Framework (NPPF) (para 11), whereby planning decisions – when assessed against the policies in the NPPF as a whole – should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.6 The Core Strategy contains policies that superseded the policies of the Districtwide Local Plan. For Policy H23, the key replacement policies in Core Strategy are:
- 5.7 Policy DMH3: *Dwellings in the Open Countryside and AONB*, which states that the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.
- 5.8 Despite both H23 and DMH3 relating to the removal of holiday let conditions, the rationale behind Policy DMH3 differs from Policy H23 of Districtwide Local Plan Policy. The stated aim of Policy DMH3 is to protect the open countryside and designated landscape areas from sporadic or visually harmful development, and to deliver sustainable patterns of development.
- 5.9 Policy DMH4: *The Conversion of Barns and Other Buildings to Dwellings* states that planning permission will be granted for the conversion of buildings to dwellings where:
1. The building is not isolated in the landscape i.e. it is within a defined settlement or forms part of an already group of buildings; and
 2. There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and

3. There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservation interests, and
4. There would be no detrimental effect on the rural economy, and
5. The proposals are consistent with the conservation of the natural beauty of the area; and
6. That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.

5.10 In addition, the building to be converted must:

1. Be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration, which would adversely affect the character or appearance of the building. The council will require a structural survey to be submitted with all planning applications of this nature. This should include plans of any rebuilding that is proposed
2. Be of sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and
3. The character of the building and its materials are appropriate to its surroundings and the building, and its material are worthy of retention because intrinsic interest or potential or its contribution to its setting, and
4. The building has a genuine history for agriculture or another rural enterprise.

- 5.11 It is critical to note that had Loud Mythom Barn been left as an agricultural barn it would be fully compliant with Policy DMH4. It is not isolated in the landscape as it is viewed in conjunction with the listed farmhouse. In planning terms, 'isolated', for the purpose of applying Paragraph 80 of the NPPF, means far away from other places, buildings, or people; remote (Oxford Concise English Dictionary) – as established in the High Court Decision relating to Braintree District Council v Secretary of State for Communities and Local Government.
- 5.12 Regarding the other criteria contained within Policy DMH4, the use of the property as a permanent dwelling would utilise existing infrastructure and visually remain the same, with no damaging effect on the landscape or nature conservation. In terms of the rural economy, the occupation of the property as a permanent dwelling will contribute to the rural economy consistently rather than the ad hoc contribution made by visitors to the property who use the premises as a holiday let. Finally, the barn has a genuine agricultural history, is built of appropriate materials and, through its ongoing maintenance as a barn conversion as a permanent residence, the proposals are consistent with the conservation of the natural beauty of the area. The barn is a structurally sound 4-bedroom property, with no building extensions or alterations required.
- 5.13 Of the 12 core planning principles contained in the NPPF, the following are of relevance to this planning application:
- Identifying land for homes
 - Building a strong, competitive economy
 - Promoting sustainable transport
 - Making effective use of land
 - Achieving well designed places
 - Conserving and enhancing the natural environment

- 5.14 Paragraphs' 55-58 relating to 'Planning Conditions and Obligations' are also relevant given the nature of the application.

Delivering a Sufficient Supply of Homes

- 5.15 The Government is trying to boost significantly housing supply. As such, the NPPF states that, in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment (para 60), and that small sites can make an important contribution to meeting the housing requirement of an area (para 67).
- 5.16 As a permanent residence, Loud Mythom Barn offers an immediately deliverable housing site, able to contribute towards the housing requirements for the Borough. Furthermore, the NPPF states that, in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs (para 78). The proposals offer the opportunity for one additional detached house, and although this would make a limited contribution to local housing need, its use as a permanent residence would provide our client with a home which is otherwise unattainable within the area due to high property prices and lack of suitable accommodation for our client's needs.
- 5.17 Moreover, to promote sustainable development in rural areas, the NPPF states that housing should be located where it will allow opportunities for villages to grow and thrive, especially where this will support local services (para 79).
- 5.18 The property is well-related to the existing settlement of Chipping sited just 2.5 miles from the centre of the village. In addition, whilst located in the countryside, the site fulfils the NPPF's criteria for allowing housing (para 86) as the development can be considered an enabling development that would secure the future of a heritage asset - Loud Mythom Barn is an historic stone barn associated with the grade II listed Loud Mythom Farmhouse. These properties individually and collectively form an important part of the local landscape and

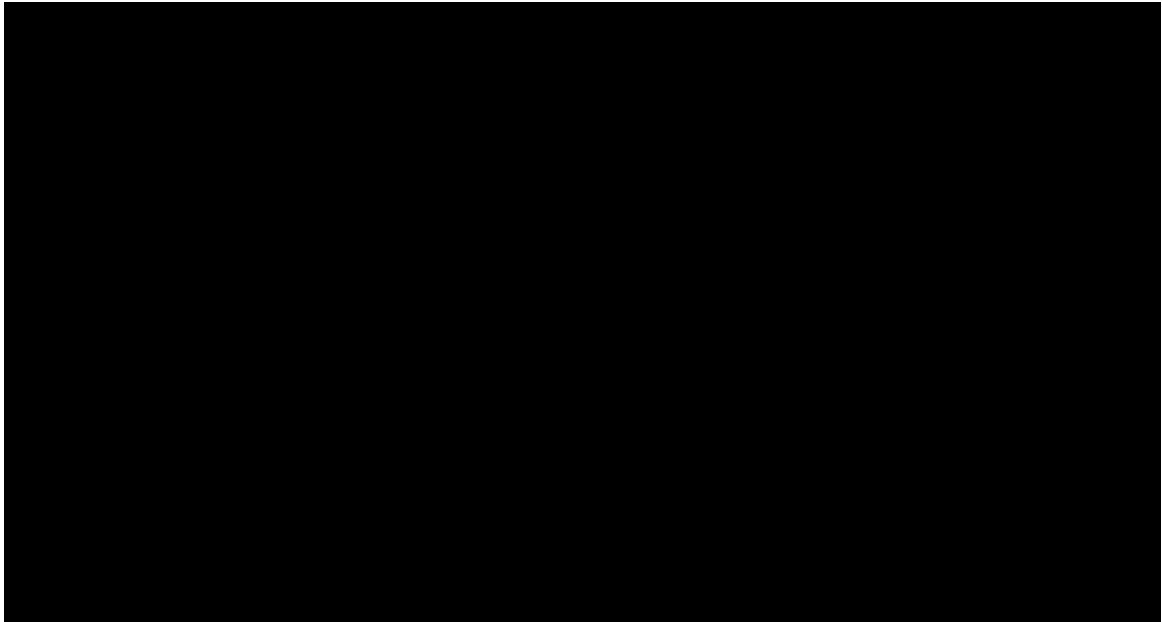
its ongoing conservation would significantly enhance its immediate setting, the setting of the associated listed building, whilst also being sensitive to the defining characteristics of the local area.

Building a strong, competitive economy (including the rural economy)

- 5.19 The NPPF requires local authorities to “be flexible enough to accommodate needs not anticipated in the plan ... and to enable a rapid response to changes in economic circumstances” (para 82).
- 5.20 Because of the Covid-19 pandemic there is no denying that economic circumstances have changed nationally and locally. The pandemic has seen a shift in consumers shopping locally and supporting their local businesses. Because of these changes, there are improved employment opportunities and services within rural communities such as Chipping.
- 5.21 One of Chipping’s strengths, as a settlement, is that it already offers a range of services to the local community, Loud Mythom Barn as a permanent residence would contribute to supporting local businesses and sustaining local services and, overall, help Chipping to seek to meet local needs. It is also a strength of the Chipping area that it is serviced by ‘Quiet Lanes’. These lanes, in turn, enable a site like Loud Mythom to be physically well-related to Chipping, accessing this existing settlement via cycling (or walking) along safe and attractive routes.

- 5.22 Regarding the tourist economy, even before the pandemic, our client had seen a downturn in demand for the holiday let. At the time of making the decision to convert the Barn into a holiday let in 2006, our client had the foresight to see the potential of it acting as an overflow facility for overnight accommodation in relation to the local hotels and wedding venues such as The Gibbon Bridge, The Tithe Barn, The Inn at Whitewell, Bashall Barn, The Out Barn, Chipping Village Hall, The Shireburn Arms and Mitton Hall. All these venues are within 7 miles of the site.
- 5.23 In the infancy of the holiday let this was indeed the case, however, in more recent years, as some of these venues have introduced and expanded their own accommodation on site, the demand for the holiday let has decreased.
- 5.24 In addition, the Ribble Valley now has an abundance of tourist accommodation and there is certainly much more choice than what the area had to offer in 2006 when the holiday let permission was granted. A quick search on Google results in a wide range of tourist accommodation options in the Ribble Valley area, many of which have access to basic amenities on site and are consequently more attractive to utilise as a base for a holiday rather than Loud Mythom Barn. The tourist accommodation offering also continues to grow as the LPA allow further holiday let development such as the conversion of the Punch Bowl Inn at Hurst Green.
- 5.25 Throughout its time as a holiday let, the majority of stays at the Barn have been for short stays i.e. 1, 2 or 3 nights. There has never been a high demand for longer stays of 7+ nights.

5.26



5.27 Therefore, the cumulative impact of the above factors (the wide choice of tourist accommodation now available in the Ribble Valley and the actual demand (less than 50% annually) for the holiday let), means that the proposed loss of the property as a holiday let would certainly not have a significant impact upon the range or availability of tourist accommodation in the area and its loss would go somewhat unnoticed and there would be no detrimental impact upon the visitor economy in this area.

Promoting sustainable transport

5.28 One of the core planning principles set out in the NPPF is that the planning system should actively manage patterns of growth to make the fullest possible use of cycling and walking, as well as public transport, in order to promote sustainable transport (para 105).

- 5.29 The Department of Transport's Cycling and Walking Investment Strategy (2017) sets out the Government's ambition to make cycling and walking the natural choices for shorter journeys, or as part of a longer journey. A 'shorter journey' is defined as 5 miles or less; "Two out of every three personal trips are within five miles - an achievable distance to cycle for most people, with many shorter journeys also suitable for walking" (para 1.16).
- 5.30 The centre of Chipping is a 2.5-mile journey from the application site, easily within the Government's definition of a shorter journey. Furthermore, the journey is largely along a designated 'Quiet Lane', which are safe, attractive routes established to encourage cycling and walking, and to widen transport choice.
- 5.31 The Government wants more people to have access to such safe, attractive routes for cycling and walking by 2040 (para 1.6). Given the Core Strategy's Policy DMH3 states that the creation of a permanent dwelling by the removal of any holiday let condition would be refused based on unsustainability, it cannot be claimed that the application site is 'unsustainable' for permanent residents, in terms of transport choices.
- 5.32 Alongside this, over the last 18 months it has become the norm to work from home. Many people now enjoy a very sustainable lifestyle by working from home (thus no commuting) and invest in a sustainable 'green' lifestyle - now being further enhanced by electric vehicles (EVs). Living in a property like this in this location has now become wholly appropriate. Such places are now seen as a sustainable location in which to live and work etc. and this is clearly accepted by the Council by the inclusion of policies DMH3 and DMH4 in the CS which allow in principle the conversion of barns and other buildings in the countryside to dwellings.

5.33 There are thousands of houses in AONB countryside and they form a particular element of their tapestries. The idea that dwellings in the countryside are unsustainable is inappropriate and does not reflect contemporary lifestyle values.

Making effective use of land

5.34 The NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (para 119). The application relates to previously developed land and does not represent any greenfield development. Thus, the re-use of the holiday let as a permanent dwelling would make effective use of land.

Achieving well-designed places

5.35 The NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process seeks to achieve, and that good design is a key aspect of sustainable development, by creating better places in which to live (para 126).

5.36 In terms of high-quality design, when the scheme gained planning consent in 2006, it was clear it was a good scheme and conformed to many design policies of the Local Plan. It was a small-scale development which was sympathetic to the character of the rural area, in terms of its size, intensity and nature. Being a conversion of an existing stone barn, its appearance did not damage the AONB designation. Indeed, it helped enrich the area's landscape character.

- 5.37 The design of the conversion was to a high standard and in keeping with local tradition, particularly in terms of materials and its window/door openings.
- 5.38 The use of land around the Barn has been respectful of its rural location and there has been no urbanisation of the immediate landscape. It is not envisaged that the current application to vary a condition under Section 73 of the Planning Act, to enable the Barn to become a permanent residence, will change this situation.

Conserving and enhancing the natural environment

- 5.39 The NPPF states that planning decisions should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes in a manner commensurate with their statutory status (in this case an AONB) and recognising the intrinsic character and beauty of the countryside (para 174).
- 5.40 As previously discussed, it is not envisaged that the current application to vary a condition under Section 73 of the Planning Act, will negatively impact Loud Mythom Barn's contribution to the local landscape as a conserved stone barn.

Planning conditions and obligations

- 5.41 The NPPF makes clear that planning conditions should be kept to a minimum (para 56) and only used where they satisfy the following six tests:

That they are

- I. necessary;
- II. relevant to planning;
- III. relevant to the development to be permitted;
- IV. enforceable;
- V. precise and;
- VI. reasonable in all other respects.

5.42 It is argued that Condition no.8, whereby Loud Mythom Barn "*shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation*" is not reasonable.

5.43 This argument centres around the policy conflict inherent in the Ribble Valley Borough Council Core Strategy, relating to Policies DMH3 and DMH4.

5.44 In terms of policy conflict, as highlighted, the critical point to make is, if determined against the Core Strategy's Policy DMH4, if still a disused barn, the conversion of it from a barn to a dwelling house would satisfy Policy DMH4's criteria. However, the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use would be refused, as it conflicts with Policy DMH3. In this respect, Condition no.8 is not deemed reasonable under the NPPF's six tests.

The requirement to meet a local/affordable housing need

- 5.45 Policy DMH4 also states that the creation of a permanent dwelling through the removal of a condition restricting a property to holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1.
- 5.46 Policy DMH1 (Affordable Housing Criteria) lists the groups of people suitable for affordable housing including but not limited to:
- Older people currently resident in the parish or an adjoining parish; and
 - Those who have lived in the parish for any 5 of the last 10 years having left to find suitable accommodation and also with close family remaining in the village.
- 5.47 DMH1 also states that *"In addition to these groups of people, others may have special circumstances that can be applied. These will be assessed on their own individual merits"*.
- 5.48 [REDACTED] and therefore meets the definition of 'older people' as defined in Annex 2 of the NPPF: "People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs".

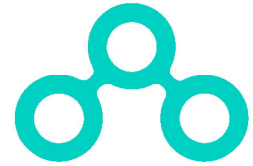
- 5.49 The National Planning Practice Guidance NPPG also advises that there are different types of specialist housing designed to meet the diverse needs of older people. In terms of the 'age-restricted general market housing' this is aimed for people aged 55 and over (Paragraph: 010 Reference ID: 63-010-20190626).
- 5.50 Since the Farmhouse was sold last year, our client currently splits her time between living in the Barn and with her parents in Longridge. She has family remaining in the village and therefore her circumstances meet with the affordable housing criteria cited in paragraph 5.48 above.
- 5.51 In addition, we feel very strongly that there are special circumstances in this instance which provide great merit to the case and which ought to be taken into consideration by the LPA as advocated in Policy DMH1.
- 5.52 The personal circumstances contained in Chapter 3 of this Supporting Statement describe the unfortunate turn of events in our client's life that have led to the urgent need to allow the change of the holiday let into a permanent dwelling to provide our client with a home. Had the circumstances been different, our client would still be living in the Farmhouse and there would be no requirement to find an alternative home in the village.
- 5.53 We are of the view that these circumstances are quite unique, and the LPA should not be concerned about setting a precedent in this instance.

6 CONCLUSION

- 6.1 Section 73 of the Town and Country Planning Act (1990) allows applications of this nature, to seek to develop without complying with a condition previously imposed on a planning permission.
- 6.2 It is against the Core Strategy that a Section 73 application for the removal of Condition no.8 (relating to occupancy only as a holiday let) should be assessed.
- 6.3 Policy DMH3 and Policy DMH4 are the two key Core Strategy policies relevant to this application, yet they conflict with one another and do not indicate whether the proposal should be either a) refused or b) granted unconditionally/subject to differing conditions.
- 6.4 If determined against the Core Strategy's Policy DMH4, if still a disused barn, the conversion of Loud Mythom Barn from a barn to a permanent dwelling would satisfy Policy DMH4's criteria. As a permanent dwelling, it would be suitable for consent.
- 6.5 However, the creation of a permanent dwelling by the removal of any condition that restricts the occupation to tourism/visitor use or for holiday use would be refused, as it conflicts with Policy DMH3.
- 6.6 Furthermore, the rationale behind Policy DMH3 is to protect the open countryside and designated landscape areas from sporadic or visually harmful development, and to deliver sustainable patterns of development.
- 6.7 Loud Mythom Barn already stands in open countryside and is far from visually harmful. It is a conversion of a historic stone barn and its ongoing conservation by the applicant helps enrich the area's landscape character. Additionally, as a permanent residence, it would not constitute an unsustainable site, and would not lead to unsustainable patterns of development as the application site is physically well-related to the existing settlement of Chipping and lifestyle

choices have significantly altered since the adoption of this policy even though it is only 7 years' old.

- 6.8 Due to the local policy conflict between Policies DMH3 and DMH4, the Core Strategy renders itself silent in determining applications of this nature, and therefore the Council must apply the presumption in favour of sustainable development – as per the (NPPF) (para 11), whereby planning decisions, when assessed against the policies in the NPPF as a whole, should be approved unless any adverse impacts of doing so would significantly outweigh the benefits. In this light, the proposal is in accordance with key policies of the NPPF as discussed throughout the body of this statement.
- 6.9 Alongside the policy considerations, the decline in the demand for the holiday let over recent years and the Covid-19 pandemic have contributed to the business becoming no longer viable or sustainable for our client.
- 6.10 The unfortunate circumstances that have occurred for our client now mean they are without a home. The Barn represents a sensible and realistic option for our client to be able to continue to live in the village in which they have done so for the proceeding 30+ years.
- 6.11 We do hope the LPA agree that the case we have presented is somewhat unique, is compliant with planning policy and most importantly, does represent sustainable development



Steven Abbott Associates LLP
Chartered Town Planners

Appendix 1

Planning Decision Notice 3/2006/0821



Steven Abbott Associates LLP

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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: 3/2006/0821

DECISION DATE: 29 November 2006

DATE RECEIVED: 04/10/2006

APPLICANT:

Mr G Weld-Blundell
Loud Mytham Farm
Chipping
Lancs
PR3 2TS

AGENT:

Janet Dixon Town Planners Ltd
10A Whalley Road
CLITHEROE
BB7 1AW

DEVELOPMENT PROPOSED: Change of use of rural building to holiday cottage and construction of garage/woodstore and stable block.

AT: The Outbarn Loud Mytham Farm Little Bowland Road Chipping Lancashire

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. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated the 4th of Septemebr 2006. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

4. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

P.T.O.

5. All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

7. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 21st of August 2006.

Reason: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

8. The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

Reason: In order to comply with Policies G1, G5, ENV1, EMP12, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

9. No door shall be fitted to the front of the approved wood store/carport without the written consent of the Local Planning Authority.

Reason:

In order to retain the character of the building given its location within the Forest of Bowland Area of Outstanding Natural Beauty, and prevent unnecessary urbanisation of the site.

10. Prior to commencing development of the site, the developer shall submit the following written information to the Local Planning Authority:

(a) A desk study report which assess the risk of the potential for on site contamination and ground gasses. If the desk study identifies potential contamination and ground gasses, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gasses and shall include an identification and assessment of risk to receptors as defined under Environmental Protection Act 1990, Part 2a, focusing primarily on risks to human health and controlled waters. The investigation shall also address implications of the health and safety of site workers on nearby occupied buildings and structures, on services and landscaping schemes and the wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be approved by the Local Planning Authority prior to the start of the site investigation survey.

/Continued.....

10. (b) A remediation statement, detailing the recommendations in remedial measures to be implemented /Cont... within the site. Such remedial works shall be implemented by the developer prior to the occupation of the site.

(c) On completion of the remedial works, the developer shall submit written confirmation, in the form of a site completion report, to the LPA, but all works were completed in accordance with the agreed remediation statement.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 28th of November 2006.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

Relevant planning policy

Policy G1 - Development Control

Policy G5 - Settlement Strategy

Policy ENV1 - Area of Outstanding Natural Beauty

Policy H15 - Building Conversions - Location

Policy H16 - Building Conversions - Building to be Converted

Policy H17 - Building Conversions - Design Matters

Policy RT3 - Conversion of Buildings to Tourism Related Uses

Policy RT16 - Development Involving the Keeping or Riding of Horses

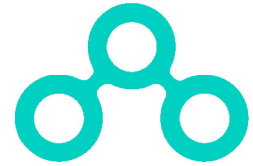
Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES



Steven Abbott Associates LLP
Chartered Town Planners

Appendix 2

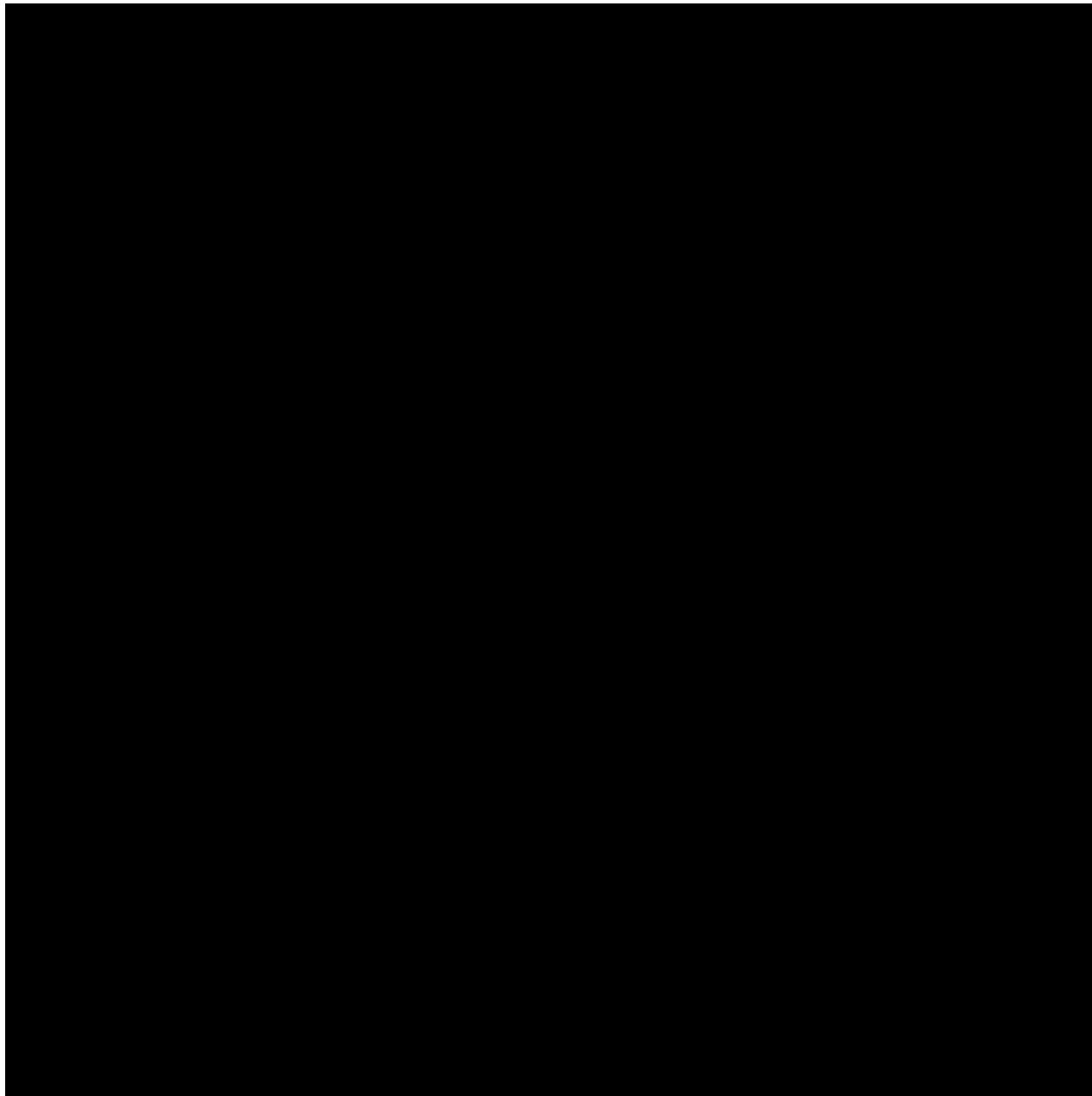
2018/2019 Bookings



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