

Steven Abbott Associates LLP
Chartered Town Planners

PLANNING SUPPORTING STATEMENT

Donelan Trading Ltd

Change of Use of Land to create a 15 no. Pitch Static Caravan
Holiday Park

Land to the rear of the former Punch Bowl Inn, Longridge Road,
Hurst Green

October 2021



REPORT DETAILS

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Date: October 2021



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APPENDICES

Appendix 1 – 3/2018/0362 & 3/2018/0363 Decision Notice

Appendix 2 – 3/2018/0362 Committee Report

1. INTRODUCTION

1.1. This Planning Statement has been produced independently by Steven Abbott Associates LLP in support of a planning application made on behalf of Donelan Trading Ltd (“the Applicant”) for the Change of Use of Land to create a 15 no. Pitch Static Caravan Holiday Park at Land to the rear of the former Punch Bowl Inn, Longridge Road, Hurst Green (“the Site”).

1.2. The remaining sections of the Statement are as follows:

- Section Two: Site Description
- Section Three: Planning History
- Section Four: Proposed Development
- Section Five: Planning Policy Context
- Section Six: Planning Considerations
- Section Seven: Conclusion

2. SITE DESCRIPTION

- 2.1 This planning application relates to the land to the rear of the former Punch Bowl Inn, Longridge Road, Hurst Green. The former pub was a Grade II Listed Building located in the open countryside and directly adjacent to the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The southern boundary of the AONB is located on the opposite side of Longridge Road (B6243).
- 2.2 The pub has now been demolished and matters surrounding this are being dealt with separately between the applicant, their legal advisors and the Council.
- 2.3 The application site comprises of the car parking area and surrounding land associated with the former Punch Bowl Inn.
- 2.4 Access to the site is obtained via an existing access point directly to the west of where the former building stood.
- 2.5 The site is well screened from the south, east and west by existing vegetation.
- 2.6 The settlement of Hurst Green is approximately 1km to the east of the site.

3. PLANNING HISTORY

3.1. Listed below are the most recent and relevant planning applications on the site:

- 3/2019/0470 (LBC) Removal of unsafe roof and replace with new truss and slate roof. Removal of defective render to assess the quality of stonework beneath. If good quality stonework to be cleaned and kept. If not suitable rendered areas to renewed with K render. REFUSED.
- 3/2019/0260 (DISCHARGE OF CONDITIONS) Application for the discharge of condition 3 (details of the Proposed Elevations of the South Elevation and First Floor Plan), 4 (storage area), 5 (revised parking layout), 6 (Heritage Statement), 7 (specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish) and 8 (phasing plan) from planning permission 3/2018/0363. CONDITIONS APPROVED.
- 3/2018/0363 (LBC) Conversion of the former Punch Bowl Inn (Grade II listed building) into 5 Holiday Lets and Café, including demolition and extensions. New pitch holiday lodge park with 15 units within curtilage. GRANTED.
- 3/2018/0362 Conversion of the former Punch Bowl Inn (Grade II listed) into five holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 15 units with curtilage. GRANTED.
- 3/2017/0607 – (LBC) – Conversion of the former Punch Bowl Inn (Grade II listed building) into 5 Holiday Lets and Café, including demolition and extensions. New pitch holiday lodge park with 15No units within curtilage – WITHDRAWN.

- 3/2017/0606 – (FULL) – Conversion of the former Punch Bowl Inn (Grade II listed) into five holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 15 no units – WITHDRAWN.

- 3/2017/0295 – (LBC) – Conversion of former Punch Bowl Inn into five holiday lets and cafe including demolition and extensions. Creation of new caravan park with fifteen units – WITHDRAWN.

- 3/2017/0294 – (FULL) – Conversion of former Punch Bowl Inn into five holiday lets and cafe including demolition and extensions. Creation of new caravan park with fifteen units – WITHDRAWN.

- 3/2016/0057 – (LBC) – Conversion of the former Punch Bowl Inn (Grade II Listed) into 5 no. holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 20 units – REFUSED.

- 3/2016/0056 – (FULL) – Conversion of the former Punch Bowl Inn (Grade II Listed) into 5 no. holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 20 units – REFUSED.

4. PROPOSED DEVELOPMENT

- 4.1. Had it not been for the demolition of the Punch Bowl Inn, planning permission 3/2018/0362 and listed building consent 03/2018/0363 (Appendix 1) would remain extant. However, as the LPA are fully aware, planning permission 3/2018/0362 and listed building consent 3/2018/0363 cannot now be implemented because of the demolition of the former Punch Bowl Inn. This has led to the inability to carry out the full development. The undertaking of the holiday park (in its own right) under these recent permissions would thereby be unlawful.
- 4.2. Consequently, this planning application seeks a new planning permission which relates to the holiday park element only of the previously approved planning permission.
- 4.3. Given the listed building is no longer on the site, we do not consider that a separate listed building consent needs to be sought for the proposed holiday park proposals.
- 4.4. The holiday park remains exactly as per the 3/2018/0362 scheme wherein planning permission was granted for 15 no. static/lodge pitches. The static caravans/lodges would occupy the external area associated with the former public house. The existing access off Longridge Road would be utilised and suitable turning areas within the site would be provided.
- 4.5. Each caravan/lodge would be provided with its own designated car parking space and the plans incorporate a further 16 no. visitor car parking spaces.

5. PLANNING POLICY CONTEXT

Development Plan

- 5.1. 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.
- 5.2. 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

- 5.3. 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 Statement DS2 – Sustainable Development
 - Key Statement EN2 – Landscape
 - Key Statement EN4 – Biodiversity and Geodiversity
 - Key Statement EC1 – Business and Employment Development
 - Key Statement EC3 – Visitor Economy
 - Key Statement DMI2 – Transport Considerations
 - Policy DMG1 – General Considerations
 - Policy DMG2 – Strategic Considerations

- Policy DMG3 – Transport and Mobility
- Policy DME1 – Protecting Trees and Woodlands
- Policy DME3 – Site and Species Protection and Conservation
- Policy DMB1 – Supporting Business Growth and Local Economy
- Policy DMB3 – Recreation and Tourism Development
- Policy DMG3 – Transport and Mobility

The National Planning Policy Framework (NPPF)

- 5.4. The three roles of sustainable development are listed in paragraph 8 of the NPPF i.e. economic, social and environmental.
- 5.5. Paragraph 10 in the NPPF highlights the point that at the heart of the Framework is a presumption in favour of sustainable development.
- 5.6. Paragraph 84 supports sustainable rural tourism and leisure developments which respect the character of the countryside.
- 5.7. In accordance with paragraph 110, a safe and suitable access is provided on the site.
- 5.8. The proposals make effective use of land in accordance with paragraph 119 of the NPPF.
- 5.9. Paragraph 176 requires great weight to be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.

6. PLANNING CONSIDERATIONS

Principle of Development

- 6.1. Core Strategy Policy DMG2 'Strategic Considerations' states that development proposals outside the defined settlement boundary must meet at least one of six considerations. Of these considerations point 4 states *"the development is for small scale tourism or recreational developments appropriate to a rural area"*.
- 6.2. Additionally, Core Strategy Policy DMB1 'Supporting Business Growth and Local Economy' generally seeks to support business growth and the local economy, and Policy DMB3 'Recreation and Tourism Development' relates specifically to recreation and tourism uses. Policy DMB3 requires new tourism development to 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.
- 6.3. As noted in the Planning Committee report in relation to application 3/2018/0362 (Appendix 2), the application site is not located within an existing main settlement or village. However, the Committee report goes on to say that *"when travelling along the B6243 (Longridge Road), the site is approximately 1 kilometre from the edge of the Hurst Green Settlement Boundary and therefore it can be argued that the site is reasonably well located to a settlement/village"*.
- 6.4. On the basis of the above, the Committee report concluded the site could be suitable for a tourism use in accordance with the relevant "principle" sections of Policies DMG2, DMB1 and DMB3.

Landscape and Visual Impact

- 6.5. Paragraph 130 of the NPPF encourages good design by stipulating that planning policies and decisions should aim to ensure that developments:

-
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.6. Key Statement EN2 'Landscape' states "The landscape and character of the Forrest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials."

- 6.7. Additionally, Policies DMG1, DMG2 and DMB3 of the Core Strategy all seek to ensure development is in keeping with the character of the landscape and surrounding area by virtue of scale, siting, layout, design and materials.
- 6.8. Within the 03/2018/0362 Committee report, it is acknowledged that the application site is not located within the AONB but is only a few of metres away from its southern boundary which is located on the opposite side of Longridge Road.
- 6.9. In addition, the site falls within the 'Forest of Bowland AONB' Landscape Character Area Appraisal which categorises this specific area as a 'Undulating Lowland Farmland with Wooded Brooks'. Such areas are characterised by pasture fields deeply incised by wooded troughs and gorges, hedgerows and stone walls delineate field boundaries, scattered cottages and clustered villages.
- 6.10. More specifically the New Row area, within which the application site is located, is described within the Character Appraisal as a small area which extends beyond the southern edge of the AONB and encompasses several patches of mature mixed woodland, which contribute to an intermittent sense of enclosure within views across the landscape. The area consists of matured deciduous woodland which is a feature of this landscape and contributes to recognisable sense of place within views.
- 6.11. The application site is surrounded by open fields and pasture land, and is located within a small dip/valley as a result of the adjacent brook.
- 6.12. The majority of the existing landscaping/boundary treatment would remain as part of the development proposals. Therefore, as nothing differs from the previously approved scheme, this current planning application ought to be considered acceptable in terms of its visual and landscape impact echoing the

comments of the Committee report in terms of landscape and visual impact of the proposed development.

- 6.13. At the time the approved planning application and listed building consent were taken to the planning committee, the Planning Officer advised in their report to the Members that the key landscape characteristics defined in the Forest of Bowland AONB Landscape Character Area Appraisal would be protected. Members were also advised that because of the location of the site, the changes in topography of the site, the scale of the development and the screening which would be retained, the proposed development was compliant with Key Statement EN2 and Policies DMG1, DMG2 and DMB3 of the Ribble Valley Core Strategy. The same should apply in this instance.

Residential Amenity

- 6.14. The application site occupies open countryside within a relatively remote location away from neighbouring residential properties and as such would not have a detrimental impact upon the amenity of neighbouring land users.

Highway Safety

- 6.15 Policy DMG1 of the Core Strategy states that in determining planning applications, all development must:
1. Consider the potential traffic and car parking implications.
 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
 3. Consider the protection and enhancement of the public rights of way and access."
- 6.16 Policy DMG3 requires consideration of the "relationship to the site to the primary route network and the strategic road network".

6.17 Access to and from the holiday park would continue to be obtained via the existing access point off Longridge Road, to the west of the former listed building. The existing visibility splays would be retained which provide satisfactory sightlines in either direction.

6.18 Indeed, it is noted within the Committee report (3/2018/0362 & 3/2018/0363) that Lancashire County Council Highway's raised no objections to the approved scheme. There is no reason why the same shouldn't apply in relation to this planning application. Furthermore, the amount of traffic generated will now be less as a result of the listed building being demolished and its approved use as five holiday lets no longer being implementable.

Trees

6.19 The application is accompanied by an Arboricultural Assessment. There are a number of trees on the site protected under the Ribble Valley Borough Council Punch Bowl Tree Preservation Order 2016 (198). This TPO covers six individually protected trees and one group.

6.20 None of the trees under the TPO are proposed for removal and the majority of the trees on site will be retained.

Drainage and Flood Risk

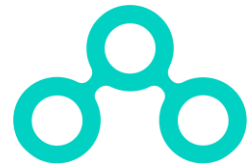
6.21 The LLFA and United Utilities raised no objections to the previously approved planning application subject to appropriate conditions being attached. There is no reason why the same shouldn't apply in this instance.

Consistency

- 6.22 Given that the holiday park aspect of the previously approved scheme remains identical under this planning application, the same conclusions should be reached when determining this planning application as the proposed holiday park remains compliant with the relevant policies within the Core Strategy.
- 6.23 We would therefore take this opportunity to remind the Council that contained within planning law is a “principle of consistency” in decision-taking: see *North Wiltshire District Council v Secretary of State for the Environment* (1993) 65 P & CR 137. The principle is not that like cases must be determined alike, but a decision-taker ought, when considering a materially similar proposal, to have regard to the principle of consistency, to have good reason if deciding to depart from the previous decision, and to give reasons for any such departure.
- 6.24 Since the proposed holiday park is no different to the approved scheme, when applying the principle of consistency, the Council ought to reach no other conclusion in that this proposed development is compliant with the relevant Core Strategy policies and planning permission should be granted.

7. CONCLUSION

- 7.1. Planning application 3/2018/0362 was granted planning permission by Members of the planning committee for the conversion of the former Punch Bowl Inn (listed building) to five holiday lets, along with the creation of a 15 no. pitch static holiday park.
- 7.2. The listed building has since been demolished and we do not act for the applicant in relation to those matters. Subsequently, planning permission 3/2018/0362 is no longer extant.
- 7.3. This current application seeks to obtain planning consent again for the holiday park element.
- 7.4. This Supporting Statement has demonstrated that the proposed holiday park is identical to the previously approved holiday park and in the interests of consistency, planning permission should be granted for this, as the policy context in which this will be determined remains unchanged.



Steven Abbott Associates LLP
Chartered Town Planners

Appendix 1

Decision Notice 3/2018/0362 & 3/2018/0363



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: 3/2018/0362

DECISION DATE: 11 October 2018

DATE RECEIVED: 30/04/2018

APPLICANT:

Donelan Trading Ltd
Whalley Road
Wilpshire
Blackburn
BB1 9LJ

AGENT:

DEVELOPMENT PROPOSED: Conversion of the former Punch Bowl Inn (Grade II listed) into five holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 15 units with curtilage.

AT: Former Punch Bowl Inn Longridge Road Hurst Green BB7 9QW

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 works to which this application relates shall be begun before the expiration of three years from the date of this consent.

REASON: Pursuant to Section 91 of the Town & Country Planning Act 1990.

2. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form, including materials, dated 13.03.18;
- Site Location Plan, Ref. SD6737NW, dated 21.12.15 (1:1250);
- Proposed Site Plan, dated 21.03.17 (1:500);
- Proposed Side Elevations, dated 06.04.17 (1:100);
- Proposed Front / Side Elevations, dated 19.09.18 (1:100);
- Proposed Ground Floor Plan Rev C, dated 17.09.18 (1:100)

REASON: To ensure that the development as carried out does not vary from the approved plans.

P.T.O.

3. Notwithstanding the submitted plans prior to commencement of development further details of the Proposed Elevations of the South Elevation and First Floor Plan showing the omission of the extension to incorporate a café area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

REASON: For avoidance of doubt since no amended elevations have been submitted to reflect the submitted alterations.

4. The proposed storage area shown on approved Floor Plan, dated 17/09/18, shall only be used in connection with the holiday let and holiday lodge park the subject of this application and for no other purpose.

REASON: In the interest of highway safety and to comply with Policy DMG1 of the Core Strategy.

5. Notwithstanding the submitted Site Plan prior to the commencement of the development a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the parking and associated manoeuvring facilities shown on the approved plans shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation development hereby approved; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: Due to the changes in the nature of the application following the removal of the café element from the scheme, or avoidance of doubt and in the interest of visual and highway amenity. To comply with Policy DMG1 of the Core Strategy.

6. Notwithstanding the submitted Heritage Statement prior to the commencement of the development a further Heritage Statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with any agreed mitigation measures set out within the approved Statement.

REASON: In order to assist the Local Planning Authority as the submitted Heritage Statement was considered inadequate to allow a full and proper assessment.

P.T.O.

7. Precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the conservation area and that the detailed design of the proposal is appropriate to the locality area in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

8. Prior to commencement of the development a phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall incorporate measures to safeguard the Listed Building at an early stage of the programme and shall be completed prior to commencement of use of any holiday caravans the subject of this application.

REASON: In the interest of safeguarding the integrity of the Listed Building and in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

9. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

P.T.O.

10. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

11. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a European Protected Species Mitigation Licence has been submitted to and obtained from Natural England. A copy of the licence obtained shall then be submitted to and agreed in writing by local planning authority in consultation with Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

P.T.O.

12. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt these details shall be in accordance with Paragraph 5.9 of the Bagshaw Ecology report dated 9/06/17 submitted with the application and identify the nature and type of the nesting boxes/artificial roosting sites and the location(s) on the trees into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated before the development is first brought into use.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

13. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in National Planning Practice Guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

REASON: To secure proper drainage and to manage the risk of flooding and pollution and to comply with Policy DMG1 of the Core Strategy.

14. No development, site clearance, preparation, strip-out or demolition shall commence until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and to comply with Policy DME4 of the Core Strategy.

P.T.O.

15. No phase of development shall be occupied until a management plan for the site has been submitted to and approved in writing by the local planning authority. The site shall be operated at all times in accordance with the approved plan. As a minimum, the management plan shall provide details of:

1. Access arrangements
2. Security arrangements
3. Site maintenance arrangements
4. Site rules and regulations for residents
5. Booking in and arrival arrangements.

REASON: In the interests of the amenity of the area and to comply with Policies DMG1 of Ribble Valley Core Strategy (Adoption Version).

16. The holiday lodges, cottages and cabins shall be used and occupied as holiday accommodation only and shall not be occupied as a person's sole or primary place of residence. The site operator shall maintain an up-to-date register of the names of all owners / occupiers of individual lodges, cottages and cabins on the site and of their main home addresses at all times, and shall make this information available to the local planning authority upon request.

REASON: In the interests of the amenity of the area and to comply with Policies DS1 and DMG1 of Ribble Valley Core Strategy.

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.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

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

LISTED BUILDING CONSENT

APPLICATION NO: 3/2018/0363

DECISION DATE: 11 October 2018

DATE RECEIVED: 30/04/2018

APPLICANT:

Donelan Trading Ltd
Whalley Road
Wilpshire
Blackburn
BB1 9LJ

AGENT:

PARTICULARS OF PROPOSED WORKS: Conversion of the former Punch Bowl Inn (Grade II listed building) into 5 Holiday Lets and Café, including demolition and extensions. New pitch holiday lodge park with 15 units within curtilage.

AT: Former Punch Bowl Inn Longridge Road Hurst Green BB7 9QW

Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 1 The works to which this application relates shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form, including materials, dated 13.03.18;
- Site Location Plan, Ref. SD6737NW, dated 21.12.15 (1:1250);
- Proposed Site Plan, dated 21.03.17 (1:500);
- Proposed Side Elevations, dated 06.04.17 (1:100);
- Proposed Front / Side Elevations, dated 19.09.18 (1:100);
- Proposed Ground Floor Plan Rev C, dated 17.09.18 (1:100)

REASON: To ensure that the development as carried out does not vary from the approved plans.

P.T.O.

- 3 Notwithstanding the submitted plans prior to commencement of development further details of the Proposed Elevations of the South Elevation and First Floor Plan showing the omission of the extension to incorporate a café area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

REASON: For avoidance of doubt since no amended elevations have been submitted to reflect the submitted alterations.

- 4 The proposed storage area shown on approved Floor Plan, dated 17/09/18, shall only be used in connection with the holiday let and holiday lodge park the subject of this application and for no other purpose.

REASON: In the interest of highway safety and to comply with Policy DMG1 of the Core Strategy.

- 5 Notwithstanding the submitted Site Plan prior to the commencement of the development a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the parking and associated manoeuvring facilities shown on the approved plans shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation development hereby approved; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: Due to the changes in the nature of the application following the removal of the café element from the scheme, or avoidance of doubt and in the interest of visual and highway amenity. To comply with Policy DMG1 of the Core Strategy.

- 6 Notwithstanding the submitted Heritage Statement prior to the commencement of the development a further Heritage Statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with any agreed mitigation measures set out within the approved Statement.

REASON: In order to assist the Local Planning Authority as the submitted Heritage Statement was considered inadequate to allow a full and proper assessment.

- 7 Precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the conservation area and that the detailed design of the proposal is appropriate to the locality area in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

P.T.O.

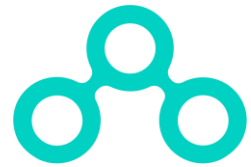
- 8 Prior to commencement of the development a phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall incorporate measures to safeguard the Listed Building at an early stage of the programme and shall be completed prior to commencement of use of any holiday caravans the subject of this application.

REASON: In the interest of safeguarding the integrity of the Listed Building and in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

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.
- 3 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development

**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**



Steven Abbott Associates LLP
Chartered Town Planners

Appendix 2

Committee Report 3/2018/0362



RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER AND DELEGATE

DATE:

REF:

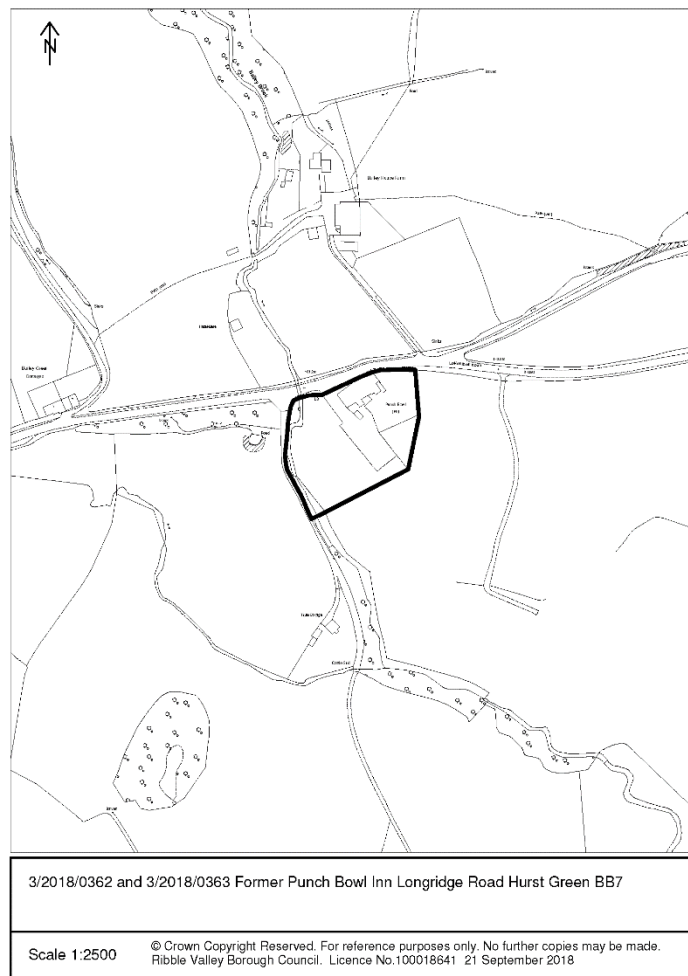
CHECKED BY:

APPLICATION REF: 3/2018/0362 (Full Planning Application)

GRID REF: 367396 437862

DEVELOPMENT DESCRIPTION:

CONVERSION OF THE FORMER PUNCH BOWL INN (GRADE II LISTED) INTO FIVE HOLIDAY LETS AND STORAGE AREA INCLUDING DEMOLITION AND EXTENSIONS. NEW PITCH STATIC CARAVAN HOLIDAY PARK WITH 15 UNITS WITH CURTILAGE AT FORMER PUNCH BOWL INN, LONGRIDGE ROAD, HURST GREEN BB7 9QW



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

The Parish Council's concerns have not changed from the previous application. Objection on Highways (dangerous) and over development.

COUNCIL'S COUNTRYSIDE OFFICER:

This will require planning conditions for bats and trees in accordance with the recommendations of the survey findings.

LANCASHIRE LOCAL LEAD FLOOD AUTHORITY:

The Lead Local Flood Authority (LLFA) has no comment to make on the above applications for the following reason:

- LLFA Flood Risk Standing Advice should have been applied; and
- It is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2010.

LANCASHIRE ARCHAEOLOGICAL ADVISORY SERVICE (LAAS):

Do not object to the proposed development but raise concerns that the comments made previously (on previous applications) do not appear to have been addressed.

The response also recommends that should planning permission be granted a condition relating to the formal archaeological recording and analysis the building is compiled prior to any development work on site.

UNITED UTILITIES:

Drainage Comments In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the applicant to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

No objections subject to imposition of conditions.

LANCASHIRE COUNTY COUNCIL (LCC) HIGHWAYS:

Initially objected and recommended refusal but based on the amended plan which deleted the café area and substituted it for a storage no longer object on the basis that the traffic generated by the scheme would not be materially different from the previous use as a public house.

ADDITIONAL REPRESENTATIONS:

Four additional representations have been received from members of the public and the grounds for objection (3) and support (1) are included below:

Objection:

- Continue to object to this series of applications - all very similar - for this site.
- The parking allowed remains totally inadequate for the proposed café, staff, and overflow for the residents.
- Any parking on the road would be very dangerous. The traffic safety survey is for a period when the pub was often closed or had very little business.
- The plan, as with previous applications, is an over-development of the site. A more imaginative, less intensive development is required for this site.
- The area proposed is too small for the number of static units and all people using these facilities will have more than one vehicle.
- It will increase the probability of road traffic accidents.
- The site also threatens to encroach on the overall village environment of Hurst Green.
- No need for the development due to the existing café and holiday homes within Hurst Green.

Support:

- I support this application with the reduced number of static caravans.
- This is the last chance to save this property and everything should be done to embrace the commitment shown by the developer.
- The condition of this listed building is now in a very poor state and will only get worse.
- Having read the attached reports it appears compromises have been made. This application should be approved.

It should be noted that no formal reconsultation of the objectors has been carried out since the receipt of the amended plans.

1. Site Description and Surrounding Area

- 1.1 The application relates to the 'former' Punch Bowl Inn on Longridge Road, Hurst Green. The property is a Grade II Listed Building located in the open countryside and directly adjacent to the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The southern boundary of the AONB is located on the opposite side of Longridge Road (B6243).
- 1.2 The application site measures 0.69 hectares and comprises of the main building and its associated land which includes the former car parking area. The Punch Bowl Inn was previously a Public House, but has been unused for a number of years (approximately five years).
- 1.3 The former Public House building fronts directly onto the highway of Longridge Road with the car parking area to the rear. Access to the car park is obtained via an existing access point directly to the west of the building. The building itself comprises a pitched roof section at the western end with a taller, more recent, section at the eastern end which has a hipped design. The front elevation facing the highway is finished in natural

stone, the side and rear elevations have a render finish, with the exception of part of the east facing side elevation which is also stone.

- 1.4 To the west of the site runs Bailey Brook and there are a number of trees on the site protected under the Ribble Valley Borough Council Punch Bowl Tree Preservation Order (TPO) 2016 (198). This TPO covers six individually protected trees and one group.

2. **Proposed Development for which consent is sought**

- 2.1 The application seeks consent to convert the former Public House into five holiday lets, storage area and 15 static caravans/lodges, with associated car parking and access roads, to the side and rear of the building.
- 2.2 The proposed conversion of the building to storage area and holiday lets (five units) would include the demolition of single storey sections of the building at the rear. Other alterations include the re-opening of a number of blocked up openings in the front elevation, including the opening of the former arched barn entrance that would be glazed. To the front of this new opening the application includes the installation of entrance steps/ramp and associated handrails.
- 2.3 In terms of the static caravans/lodges, these would occupy the external area associated with this former public house and the application includes the access roads and turning areas. Each caravan/lodge would be provided with its own designated car parking space and the plans detail a further 24 parking spaces to the rear of the former public house. However it is likely that this car parking provision will change as 19 of the spaces were allocated for the café which has been removed from the scheme. This is addressed by condition. Access would continue to be obtained via the existing point off Longridge Road to the west of the building.

3. **Relevant Planning History**

3/2017/0607 – (LBC) - Conversion of the former Punch Bowl Inn (Grade II listed building) into 5 Holiday Lets and Café, including demolition and extensions. New pitch holiday lodge park with 15No units within curtilage – Withdrawn, dated 14.09.17;

3/2017/0606 – (FULL) - Conversion of the former Punch Bowl Inn (Grade II listed) into five holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 15 no units – Withdrawn, dated 14.09.17;

3/2017/0295 – (LBC) - Conversion of former Punch Bowl Inn into five holiday lets and cafe including demolition and extensions. Creation of new caravan park with fifteen units – Withdrawn, dated 19.06.17;

3/2017/0294 – (FULL) - Conversion of former Punch Bowl Inn into five holiday lets and cafe including demolition and extensions. Creation of new caravan park with fifteen units – Withdrawn, dated 19.06.17;

3/2016/0057 – (LBC) - Conversion of the former Punch Bowl Inn (Grade II Listed) into 5 no. holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 20 units – Refused, dated 26.05.16; and

3/2016/0056 – (FULL) - Conversion of the former Punch Bowl Inn (Grade II Listed) into 5 no. holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 20 units – Refused, dated 26.05.16.

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EN5 – Heritage Assets

Key Statement EC1 – Business and Employment Development

Key Statement EC3 – Visitor Economy

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees and Woodlands

Policy DME3 – Site and Species Protection and Conservation

Policy DME4 – Protecting Heritage Assets

Policy DMB1 – Supporting Business Growth and Local Economy

Policy DMB3 – Recreation and Tourism Development

Policy DMG3 – Transport and Mobility

National Planning Policy Framework (NPPF) (July 2018)

National Planning Practice Guidance (NPPG)

Planning (Listed Building and Conservation Areas) Act 1990

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 In relation to the principle Core Strategy Policy DMG2 states that development proposals outside the defined settlement boundary must meet at least one of six considerations. Of these considerations point 4 states “the development is for small scale tourism or recreational developments appropriate to a rural area”.

5.1.2 Additionally, Core Strategy Policy DMB1 generally seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 requires new tourism development to 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.

5.1.3 In this respect the application site is not located within an existing main settlement or village, and when traveling along the B6243 (Longridge Road), however the site is approximately 1 kilometre from the edge of the Hurst Green Settlement Boundary and therefore it can be argued that the site is reasonably well located to a settlement/village.

5.1.4 It is the opinion that on balance the site could be suitable for a tourism use in accordance with the relevant “principle” sections of Policies DMG2, DMB1 and DMB3 and therefore the proposal is considered to be acceptable, subject to compliance with other policies of the Core Strategy.

5.2 Visual impact on the surrounding area:

5.2.1 It is acknowledged that the representations received raise objection to the proposal in relation to visual impact of the proposal, the impact upon the surrounding area and the considered over-development of the site.

5.2.2 Paragraph 172 of the NPPF considers the potential impact of development within an AONB and notes that “great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.” It should be noted that this site is adjacent to the AONB and not within it.

5.2.3 Paragraph 127 of the NPPF encourages good design by stipulating that planning policies and decisions should aim to ensure that developments:

- a) “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

5.2.4 Key Statement EN2 (Landscape) states “The landscape and character of the Forrest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.”

- 5.2.5 Additionally, Policies DMG1, DMG2 and DMB3 of the Ribble Valley Core Strategy all seek to ensure development is in keeping with the character of the landscape and surrounding area by virtue of scale, siting, layout, design and materials.
- 5.2.6 Whilst the application is not located within the AONB, it is located only a matter of metres away from the southern boundary of the AONB which starts on the opposite side of Longridge Road. The site itself is including in the Forest of Bowland AONB Landscape Character Area Appraisal which categorises this specific area as a Undulating Lowland Farmland with Wooded Brooks. Such areas are characterised by a pasture fields deeply incised by wooded troughs and gorges, hedgerows and stone walls delineate field boundaries, scattered cottages and clustered villages.
- 5.2.7 More specifically the New Row area, within which the application site is located, is described within the Character Appraisal as a small area which extends beyond the southern edge of the AONB and encompasses several patches of mature mixed woodland, which contribute to an intermittent sense of enclosure within views across the landscape. The area consists of matured deciduous woodland which is a feature of this landscape and contributes to recognisable sense of place within views.
- 5.2.8 The application site is surrounded by open fields and pasture land, and is located within a small dip/valley as a result of the adjacent brook. At present the building and rear car parking area is well screened by a row of mature/tall conifer trees along the eastern boundary. It is noted that the previous application (3/2016/0056) included the removal of these trees however, the proposals have since been amended and the trees along the eastern boundary are to remain. It is also noted that the majority of the existing landscaping/boundary treatment to the west and southern boundary of the site would remain and that there is no proposals to remove any trees covered by a tree protection order.
- 5.2.9 It is also acknowledged that the previous application (3/2016/0056) included the erection of 20 static holiday caravans/lodges and the Council indicated that this would represent an overdevelopment of the site and introduce an incongruous form of development within the open countryside, which would have a significant negative impact on the visual quality of the adjacent AONB and the surrounding area in general. However, in addition to the proposed changes to retain the boundary treatment mentioned above it is noted that the proposed development has been reduced to now include 15 static holiday caravans/lodges.
- 5.2.10 Members must determine whether they consider there would be any significant adverse impact upon visual amenity, the character of the area or the ANOB in relation to the proposal. Officer advice is that the surrounding area displays the key landscape characteristics defined in the Forest of Bowland AONB Landscape Character Area Appraisal and these characteristics should be protected. The proposal has also been amended with the extension that was to form part of the café being deleted. It is officer opinion when taking into account the location, the changes in topography of the application site, level of development, the screening which would now be retained that it is considered that the proposed development complies with Key Statement EN2 and Policies DMG1, DMG2 and DMB3 of the Ribble Valley Core Strategy.

5.3 Listed Building and external alterations to the building:

5.3.1 The applicant has also submitted an application for Listed Building Consent for the same proposed development. In support of both applications a Historic Building Impact Assessment and a Heritage Statement, have been submitted. It should be noted that the Heritage statement is incomplete and it is the view of the Conservation Officer that it is inadequate to allow a proper and detailed assessment of the heritage implications. The applicant has been asked to supply additional information but this has not been forthcoming.

5.3.2 The application relates to a Grade II Listed Building and the proposal must therefore be assessed in relation to Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990. This section places a duty on the local planning authority in considering whether to grant permission for development that affects a listed building or its setting, to have special regard to the desirability of preserving the building and any features of special architectural or historic interest. Furthermore, the Court of Appeal has held that decision-makers should give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise.

5.3.3 The listing description is as follows:

“C Public House, '1793 R E, on plaque above door, with mid C19th addition to the east. Possibly originally a pair of cottages with a barn to the west now converted to form part of the pub. Squared watershot sandstone with slate roof. 2 storeys. The C18th portion comprises 2 bays with end stacks having sashed windows with glazing bars in plain stone surrounds, and 2 central plain stone door surrounds, the right-hand one being blocked. To the right is the possible former barn, with a double sash in plain stone surround with a similar single sash to its right. At the left is a taller bay which appears to be of the same build, with sashed windows with glazing bars in plain stone surrounds and a blocked doorway to the left. At the far left is the C19th addition, of larger sandstone blocks with moulded cornice. The left-hand bay has blank plain stone window surrounds, the right-hand bay having a door and 1st floor window, both with similar surrounds, the window being sashed with glazing bars. The left-hand return wall, visible from the road, is of 2 bays with plain stone surrounds to sashed windows with glazing bars, except for the central 1st floor window which is modern.”

5.3.4 The NPPF states within paragraph 189 “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 5.3.5 National guidance in the NPPF requires that local planning authorities take into account the particular significance of the heritage asset when considering the impact of a proposal to avoid or minimise conflict between the heritage asset and its conservation (paragraph 190).
- 5.3.6 Paragraph 192 indicates that when local planning authorities are determining planning applications, they should take account of:-
- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *The desirability of new development making a positive contribution to local character and distinctiveness.”*
- 5.3.7 Paragraph 193 of NPPF establishes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (paragraph 194).
- 5.3.8 The NPPF sets out that harm can either be ‘substantial’ or ‘less than substantial.’ Where a development proposal will lead to ‘less than substantial harm’ to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 196)
- 5.3.9 Case law has established that there can be degrees of less than substantial harm. There will also be cases where development affects heritage assets but from which no harm arises; in such cases as no harm has been identified, there is no requirement to assess this against any public benefits of the proposals.
- 5.3.10 The duties of the Listed Building and Conservation Area Act and the NPPF are also incorporated into the Ribble Valley Core Strategy.
- 5.3.11 Policy DMG1 sets out the general consideration which must be taken into account in the determination of all planning applications. Such considerations include the enhancement of heritage assets and their settings.
- 5.3.12 Key Statement EN5 states that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.
- 5.3.13 Policy DME4 states that alterations or extensions to listed buildings or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. In addition, any proposals involving the demolition or loss of important historic fabric from listed buildings

will be refused unless it can be demonstrated that exceptional circumstances exist.

5.3.14 The Lancashire Archaeological Advisory Service do not object to the application however, they have raised concerns and requested further information regarding the following areas:

- The loss of the rear barrel Vaulted Cellar (unless this can be shown to be modern);
- The loss of much of the rear wall of the right-hand former barn section and partial demolition of the outshut under the catslide roof;
- The loss of the rear stair in the former cottages and the subsequent changes to the circulation pattern; and
- The works required to eradicate and repair the dry rot and other damage that has occurred to the building.

5.3.15 The concerns from the LAAS are noted however it is considered that externally the application proposes to demolish more recent rear extensions to the building (including the rear barrel Vaulted Cellar). It is considered that the recent rear extensions are not of high quality design and do not enhance the significance of the listed building. The applicant has submitted a "Historic Building Impact Assessment" and a "Heritage Statement" in relation to the proposed development which indicates history of the listed building and the current condition stating that the building is of "dilapidated, but visually sound condition." The assessment states that "the rear of the buildings is architecturally without merit, being a conglomeration of rendered extensions of various dates." The assessment furthers this by stating "there is virtually nothing left of any features and fittings (etc.) inside any of these buildings that is of architectural or historical interest" and that, "the proposals to convert the property to holiday let accommodation would replace and replicate the original cellular plan, retain the front elevations as existing and remove some of the existing extensions to the rear and replace them with a more orderly and less impactful arrangement." It is also proposed to "open up a previously blocked arched entrance doorway into the front elevation of the former barn element to convert this to formerly proposed Café use now shown as a storage area. The structure of this is still evident in the front elevation." The proposed reinstatement of arched entrance doorway would be constructed of timber framing windows and doors.

5.3.16 With regard to the setting of the listed building, it is considered that the siting of 15 static caravans/lodges, with associated parking may not be harmful but more information should be obtained to enable a more comprehensive assessment. It is recognised that due to the positioning of the listed building, the topography and the boundary treatment of the site the static caravans/lodges would be partially screened from view from the surrounding public highways and footpaths.

5.3.17 It is important to assess whether there would be any substantial harm in relation to the proposed development and the heritage asset of the former Punch Bowl Inn. It is clear that the listed building is in a poor condition and when taking into account the level of development, the changes in topography of the application site and the screening provided by the boundary treatment, the development

would have less than significant harm upon the designated heritage asset and due to the building being brought back into use there would be a public benefit to the development. The proposal is therefore considered to be compliant to Key Statement EN5, Policies DME4 and DMG1 of the Ribble Valley Core Strategy and the national guidance contained within the NPPF, NPPG and Listed Building Act 1990.

5.4 Impact Upon Residential Amenity:

5.4.1 The application site occupies open countryside within an isolated location, away from neighbouring residential properties.

5.4.2 Due to its location the development would not have any undue impact upon the amenity of neighbouring land users. The proposal is considered to be acceptable and the proposal complies with Policy DMG1 of the Ribble Valley Core Strategy in relation impact upon residential amenity of neighbouring properties.

5.5 Highway Safety and Accessibility:

5.5.1 It is now evident based on the changes and the additional information that there are no longer any concerns in relation to highway matters.

5.5.2 Paragraph 109 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

5.5.3 Policy DMG1 of the Adopted Core Strategy states that “in determining planning applications, all development must:

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of the public rights of way and access.”

5.5.4 Policy DMG3 of the Adopted Core Strategy states that in making decisions on development proposals the Local Planning Authority attach considerable weight to “the relationship of the site to the primary route network and the strategic road network.”

5.5.5 The access to and from the site would continue to be obtained via the existing point off Longridge Road to the west of the building and would retain the existing visibility splays.

5.5.6 Based on the additional information and amended plan and whilst noting the concerns expressed by the local representations there is no longer any objection from LCC as the Local Highway Authority on highway safety grounds.

5.6 Landscape/Ecology:

- 5.6.1 The application is accompanied by an Arboricultural Assessment and a Phase 1 Habitat Survey. There are a number of trees on the site protected under the Ribble Valley Borough Council Punch Bowl Tree Preservation Order 2016 (198). This TPO covers six individually protected trees and one group. The application has been amended since the previous decision (3/2016/0056), it is noted that none of the trees under the TPO are proposed for removal and the majority of the trees on site are now to be retained. The Council's Countryside Officer has provided a response in relation to the application and confirms that planning conditions relating to tree protection measures should be included within any potential grant of planning permission.
- 5.6.2 The application is also accompanied by a Phase 1 Habitat Survey. In terms of ecology, the submitted phase one report states that the building has a moderate-high bat roost potential and the appendices to the bat survey indicate evidence of bat activity during the surveys. The Council's Countryside Officer has provided a response in relation to the application and confirms in accordance with the submitted survey, planning conditions relating to bats should be included within any potential grant of planning permission.
- 5.6.3 It is considered that subject to the requested conditions in relation to bats and tree protection measures the proposal would not have significant adverse impact upon Landscape/Ecology. Therefore the proposal is considered to be in accordance with Policy DME3 of the Core Strategy.

Other Matters:

5.7 Drainage and Flood Risk:

- 5.7.1 The consultation responses received from the LLFA and United Utilities raise no objection to the application subject to appropriate conditions being attached to any potential grant of planning permission.
- 5.7.2 It is considered that subject to suitable conditions, the proposal would not represent unacceptable risk of flooding or exacerbate flooding elsewhere therefore it would accord with Policy DME6 of the Ribble Valley Core Strategy.

6. Observations/Consideration of Matters Raised/Conclusion

- 6.1 Members may be aware that the reason this application is to be determined by Planning and Development Committee is because of a Member call in. It is clear that many of the issues have been resolved to address concerns on highway matters however Officers consider that insufficient information has been submitted to enable a full heritage assessment.
- 6.2 If Members are satisfied that the information is adequate it is an option for them to approve this application. However it is also an option to defer and delegate the application to the Director of Economic Development and Planning on the basis of receipt of an updated Heritage Statement and consideration of its details justifying the proposal as well as suitable conditions which is included in the following recommendation.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to the satisfactory completion of a revised Heritage Assessment and satisfactory justification and the following conditions:

1. The works to which this application relates shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form, including materials, dated 13.03.18;
- Site Location Plan, Ref. SD6737NW, dated 21.12.15 (1:1250);
- Proposed Site Plan, dated 21.03.17 (1:500);
- Proposed Side Elevations, dated 06.04.17 (1:100);
- Proposed Front / Side Elevations, dated 19.09.18 (1:100);
- Proposed Ground Floor Plan Rev C, dated 17.09.18 (1:100)

REASON: To ensure that the development as carried out does not vary from the approved plans.

3. Notwithstanding the submitted plans prior to commencement of development further details of the Proposed Elevations of the South Elevation and First Floor Plan showing the omission of the extension to incorporate a café area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

REASON: For avoidance of doubt since no amended elevations have been submitted to reflect the submitted alterations.

4. The proposed storage area shown on approved Floor Plan, dated 17/09/18, shall only be used in connection with the holiday let and holiday lodge park the subject of this application and for no other purpose.

REASON: In the interest of highway safety and to comply with Policy DMG1 of the Core Strategy.

5. Notwithstanding the submitted Site Plan prior to the commencement of the development a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the parking and associated manoeuvring facilities shown on the approved plans shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation development hereby approved; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: Due to the changes in the nature of the application following the removal of the café element from the scheme, or avoidance of doubt and in the interest of visual and highway amenity. To comply with Policy DMG1 of the Core Strategy.

6. Notwithstanding the submitted Heritage Statement prior to the commencement of the development a further Heritage Statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with any agreed mitigation measures set out within the approved Statement.

REASON: In order to assist the Local Planning Authority as the submitted Heritage Statement was considered inadequate to allow a full and proper assessment.

7. Precise specifications of proposed windows and doors including elevations cross – sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the conservation area and that the detailed design of the proposal is appropriate to the locality area in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

8. Prior to commencement of the development a phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. This plan shall incorporate measures to safeguard the Listed Building at an early stage of the programme and shall be completed prior to commencement of use of any holiday caravans the subject of this application.

REASON: In the interest of safeguarding the integrity of the Listed Building and in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

9. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

10. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

11. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a European Protected Species Mitigation Licence has been submitted to and obtained from Natural England. A copy of the licence obtained shall then be submitted to and agreed in writing by local planning authority in consultation with Natural England.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence shall be fully implemented and adhered to throughout the lifetime of the development.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

12. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt these details shall be in accordance with Paragraph 5.9 of the Bagshaw Ecology report dated 9/06/17 submitted with the application and identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) on the trees into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated before the development is first brought into use.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

13. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in National Planning

Practice Guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

REASON: To secure proper drainage and to manage the risk of flooding and pollution and to comply with Policy DMG1 of the Core Strategy.

14. No development, site clearance, preparation, strip-out or demolition shall commence until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and to comply with Policy DME4 of the Core Strategy.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0362