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29<sup>th</sup> November 2021

Planning Services  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Dear Sir/Madam,

**RETROSPECTIVE TEMPORARY PLANNING PERMISSION (2 YEARS) FOR WEDDING MARQUEE AT STANLEY HOUSE, MELLOR**

This application is submitted by Rural Solutions Ltd on behalf of the applicant, Monte Blackburn Ltd (Monte), who seek retrospective temporary planning permission for the erection of a Wedding Marquee at Stanley House, Mellor.

Planning permission has recently been granted at Stanley House for:

*New development (to replace approved but unbuilt development from 2009 planning consent) including New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park of Public Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting.*

This application was approved by Ribble Valley Borough Council (ref: 3/2020/1059) in August 2021.

The marquee in question has been erected on-site to allow the business to remain operational during the construction of the approved development. There has been a significant backlog of weddings at the hotel due to Covid-19. In order to deliver these weddings and to protect employees at the site, Monte has erected the aforementioned marquee.

The applicant has determined that it would not be feasible to deliver all of the different approved developments (spa, bedroom block, banqueting) at the same time as this would turn the hotel site into a building site to the extent that it could not remain open resulting in many weddings being cancelled. The marquee will allow the business to remain open whilst the approved scheme is built out.

It is proposed that the structure will be removed immediately from the site once the remainder of the building work on site has been built out and the permanent banqueting hall starts on site (of the marquee).

This statement should be read in conjunction with the following documents:

- Plans, Elevations and Site Location.

#### SITE AND DEVELOPMENT PROPOSAL

Stanley House is a Grade II\* listed building situated in extensive grounds to the south of the A677, some 3 miles to the north west of Blackburn. The site is located within Mellor Parish and Ward.



*Figure 1: Aerial image showing location Stanley House (Source: Google Earth)*



*Figure 2: Location of marquee outlined in red (Source: Google Earth)*

The site is not the subject of any site-specific designations in terms of landscape, ecology or any other designations.

The site is within Flood Zone 1 (the lowest land classification for flood risk).

The site is within designated Green Belt. Green Belt is a planning rather than environmental designation.

#### PROPOSED DEVELOPMENT

This planning application seeks retrospective temporary planning permission (2 years) for a wedding marquee on a site to the west of the main built form of Stanley House.

The development consists of two high-quality marquee structures that take the form of orangeries. The main marquee structure measures 40m x 20m with a maximum height of 6.5m. The adjacent marquee structure measure 35m x 10m with a height of 4.2m.

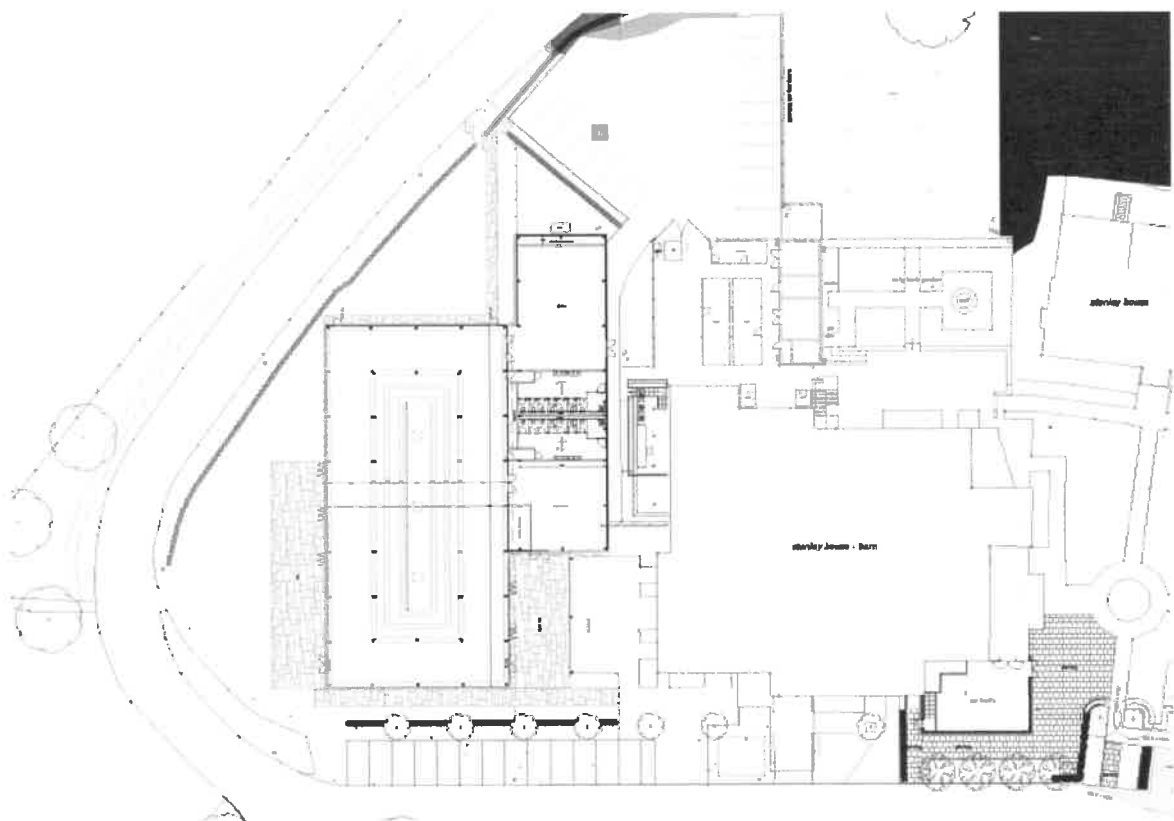


Figure 3: Aerial image showing location of marquee in relation to Stanley House (proposed planting shown in green)

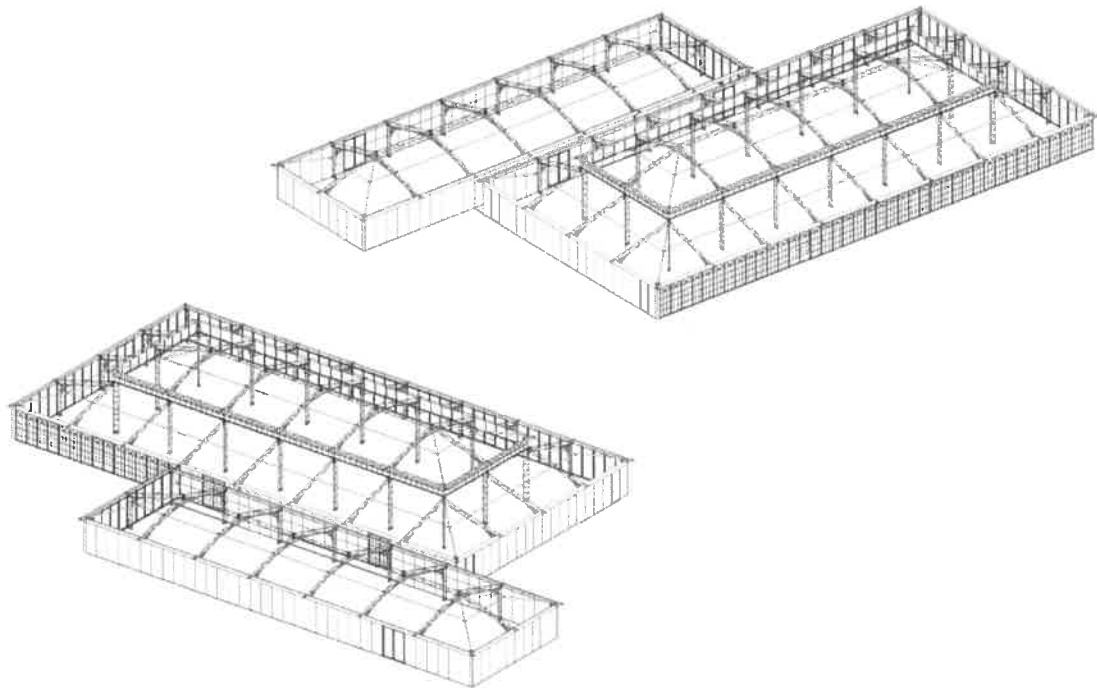


Figure 4: 3-D image of marquee structures

The marquee is built using steel and glass in the style of an orangery. The roof is constructed using a taut heavy duty canvass. The quality of the marquee structures is clearly evident in the images below:



*Figure 5: Picture of marquee taken from south west*



*Figure 6: Picture of marquee taken from south east*

Additional trees have been planted along the existing access road which will screen the marquee site from vantage points to the west ensuring that light spill is retained within the site. If required it is proposed that the upper layer of glazing can be shuttered or covered to ensure light spill is not an issue.

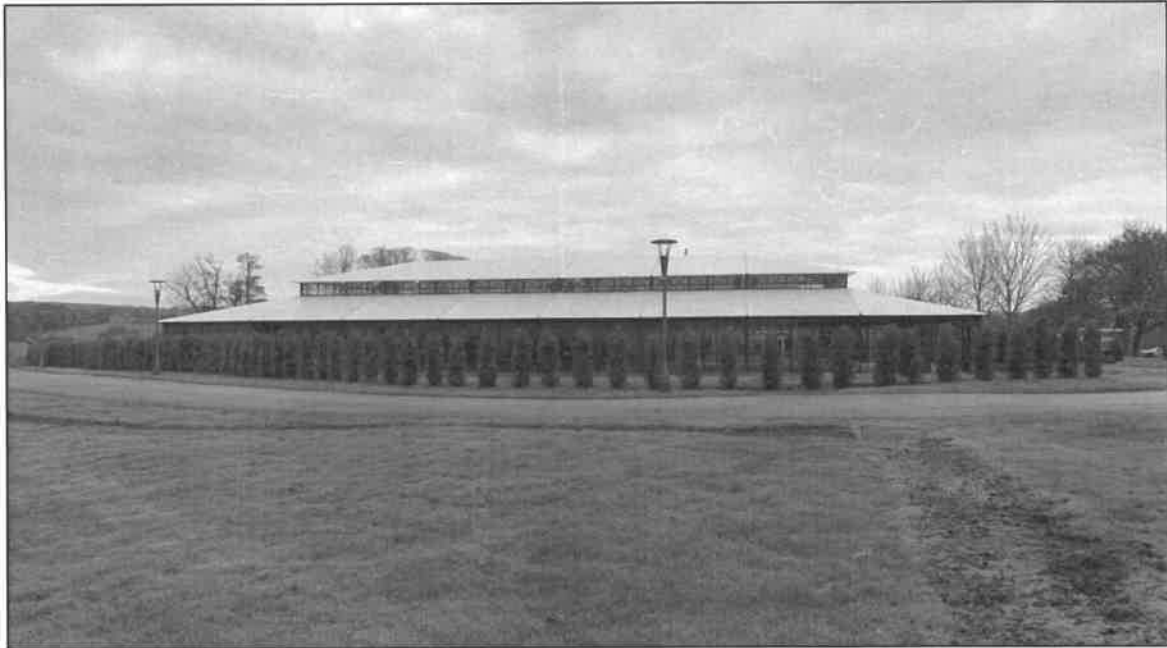


Figure 7: Newly planted trees to the west of the marquee site

## PLANNING APPRAISAL

This section of the statement will assess the proposed development in respect of summarising relevant planning policy. The section identifies the key matters for consideration with the scheme arising from such policies and how the proposed scheme responds to these requirements.

### Local Planning Policy

The development plan is made up of the adopted policies of the Core Strategy (2008-2028) and Housing and Economic Development – Development Plan Document (2008-2028).

The following objectives and key statements from the Core Strategy are of principal relevance.

LOCAL PLAN POLICY	POLICY AND COMMENTARY
KEY STATEMENT EN1: GREEN BELT	<i>"The overall extent of the Green Belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses</i>

	<p><i>of land which preserve the openness of the Green Belt and which do not conflict with the purposes of the designation."</i></p> <p>The proposed development seeks temporary planning permission for a marquee that will allow the business to keep operating whilst the recently approved extension to the business is completed.</p> <p>The site is adjacent to the existing group of buildings at Stanley House and is enclosed by new planting to ensure that the development will not compromise the openness of the Green Belt.</p> <p>The policy wording relates to the 'overall extent' of the Green Belt. 'Overall' suggests a degree of flexibility in strategic terms and the Green Belt will not be negatively impacted to any notable degree.</p> <p>Furthermore, it is anticipated that the structure will be removed from the site in its entirety upon completion of the ongoing building work at Stanley House.</p>
KEY STATEMENT EN5: HERITAGE ASSETS	<p>The policy states that:</p> <p><i>"Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset."</i></p> <p>The marquee would be a temporary structure for a period of two years, following which the structure would be removed from the site ensuring no long term harm to the listed building at Stanley House. The marquee is constructed of high-quality materials to complement the high-quality of the existing development at Stanley House.</p> <p>The marquee is required to allow the business operation at Stanley House to continue as the recently approved extensions to the property are carried out. This will result in significant economic and social benefits to the site and the wider area that would outweigh any short term harm.</p>
KEY STATEMENT EC1: BUSINESS AND	<p>The policy states:</p> <p><i>"Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth</i></p>

EMPLOYMENT DEVELOPMENT	<p><i>together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor."</i></p> <p>Stanley House is well related to the A59 corridor and its continued and enhanced operation is clearly complementary to the nearby Lancashire Enterprise Zone.</p> <p><i>"In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered."</i></p> <p>Stanley House and its immediate setting where development will take place can be considered a brownfield site.</p>
KEY STATEMENT EC3: VISITOR ECONOMY	<p><i>"Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities."</i></p> <p>The development is in strong compliance with this policy statement as the development will allow Stanley House to remain operational during the construction of the approved development, allowing the business to deliver the significant backlog of weddings due to Covid-19, and protecting employment at the site to the benefit of the district economy. Once the approved development has been completed the marquee shall be removed from the site in its entirety.</p>

For the reasons set out above, the proposed development can be considered to be in conformity with the development plan for the area.

#### National Planning Policy

National Planning Policy is included in the National Planning Policy Framework (NPPF). Relevant sections of the Framework are appraised below in specific sub-sections:

### **Presumption in Favour of Sustainable Development**

The presumption in favour of sustainable development, incorporated at Paragraph 11 of the Framework, states that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, consent should be granted for sustainable development proposals unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

In approving the previous planning application (ref: 3/2020/1059), the council has acknowledged that this is considered to be a sustainable location for economic development.

### **Building a Strong, Competitive Economy**

Section 6 of the NPPF states that "planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

The marquee will allow Stanley House to remain operational during the construction of the approved development, allowing the business to deliver the significant backlog of weddings due to Covid-19, and protecting employment at the site to the benefit of the district economy.

### **Good Design**

Paragraph 126 of the NPPF states that "the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

The marquee is constructed of high-quality materials to complement the high-quality of the existing development at Stanley House. The use of glass allows permeability through the structure, allowing views through the structure to the adjacent buildings reducing the perceived massing of the marquees. The marquee would be a temporary structure for a period of two years, following which the structure would be removed from the site ensuring no long term harm to the listed building at Stanley House.

### **Protecting the Green Belt**

The NPPF (Paragraph 138) states that "the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

The site is adjacent to the existing group of buildings at Stanley House and is enclosed by new planting to ensure that the development will not compromise the openness of the Green Belt.

The proposed development seeks temporary planning permission for a marquee that will allow the business to keep operating whilst the recently approved extension to the business is completed. Furthermore, it is anticipated that the structure will be removed from the site in its entirety upon completion of the ongoing building work at Stanley House.

### **Conserving and Enhancing the Historic Environment**

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF. This sets out the government's planning policies for England and how these are to be applied. With regard to 'Conserving and Enhancing the Historic Environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

The NPPF requires that an understanding of a heritage asset's significance must form the basis of determining applications.

Paragraphs 194 and 195 state:

194. 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. (emphasis added)
195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

When determining applications relating to any heritage asset, NPPF Paragraph 197 requires that local authorities take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Regarding the significance of heritage assets and the acceptability of change to them, Paragraphs 199 and 200 now state:

- 199) 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (emphasis added)
- 200) Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The recent planning application to redevelop and extend Stanley House was supported by a Heritage Statement and was assessed by Ribble Valley Council and Historic England. In approving this scheme the council confirmed that public benefits of the proposed extension would outweigh any harm to the listed building.

It is also acknowledged that whilst Stanley House is a Grade II\* listed building, the marquee would be a temporary structure for a period of two years following which the structure would be removed from the site, ensuring no long term harm to the listed building at Stanley House. The marquee is constructed of high-quality materials to complement the high-quality of the existing development at Stanley House.

### Summary

The above analysis demonstrates that the proposal represents a well-designed temporary structure, in keeping with its landscape setting and providing significant economic benefit to the business at Stanley House. The proposed development is considered to be acceptable development within the Green Belt and would comply with both the provisions of the NPPF and Local Plan Policies.

## CONCLUSIONS

This planning application seeks retrospective temporary planning permission for the erection of a wedding marquee at Stanley House, Mellor.

The marquee in question has been erected on-site to allow the business to remain operational during the construction of the approved development. There has been a significant backlog of weddings at the hotel due to Covid-19. In order to deliver these weddings and in order to protect employees at the site Monte has erected the aforementioned marquee.

The applicant has determined that it would not be feasible to deliver all of the different approved developments (spa, bedroom block, banqueting) at the same time as this would turn the hotel site into a building site to the extent that it could not remain open resulting in many weddings being cancelled. The marquee will allow the business to remain open whilst the approved scheme is built out.

The marquee structure is located immediately adjacent to the existing built form at Stanley House and is bounded by tree planting to the west which provides a defensible boundary and provides screening to the west. As such the structure will not impact the openness of the Green Belt.

It is proposed that the structure will be removed immediately from the site once the building work has been completed.

With reference to planning policy and other material considerations, there are no significant and demonstrable adverse impacts that would arise from the proposed development and temporary planning permission should therefore be granted.

We look forward to working positively with the council on this application through to a positive decision to allow the applicant to maintain business operations at the site over the coming years.

Yours sincerely,

  
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Senior Planner

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