



CANALSIDE HOUSE, BREWERY LANE, SKIPTON, NORTH YORKSHIRE, BD23 1DR

REGISTERED IN ENGLAND NO. 6839914    VAT REGISTRATION NO. 972 8082 90

28<sup>th</sup> January 2022

Planning Section  
Council Offices  
Church Walk  
Clitheroe  
Lancashire

BB7 2RA

Dear Sir/Madam,

## CONVERSION OF PART OF THE EXISTING BUILDING INTO TWO ADDITIONAL RESIDENTIAL LETTING ROOMS

### SHIREBURNE CARAVAN PARK, CLITHEROE, BB7 3LB

I write on behalf of the owners and operators of the Shireburne Caravan Park with regard to the submission of an application for full planning permission for the above-mentioned development.

Shireburne Caravan Park consists of a variety of permanent mobile home residences. A large brick-built structure is located near the centre of the park. This structure is currently used as 5 residential units and storage space (which is no longer used).

The proposed development seeks permission for:

*"Conversion of part of the existing building into two additional residential letting rooms."*

In support of this planning application, this document discusses the site context, relevant planning history of the proposals, development proposals, and relevant planning policy for the proposed development. It is submitted in conjunction with associated architectural plans.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

**Tom Smart**  
Graduate Planner

[Redacted signature block]

## SUPPORTING PLANNING STATEMENT

### THE SITE AND SURROUNDING AREA

- 1.1: The development site consists of a large building currently utilised for 5.no dwellings and a bar area. The structure is set over 3.no storeys and includes associated access and landscaping.
- 1.2: The site of development is situated within Shireburne Caravan Park, Edisford Road, BB7 3LB. The wider caravan park contains a variety of static caravans for holiday and permanent residential purposes, with associated residential amenity buildings, access tracks and landscaping which includes numerous preserved trees.
- 1.3: The area surrounding the caravan park is defined by the suburban expanses of the town of Clitheroe to the east and the open countryside to the west. The development site is located within walking distance of numerous services and employment opportunities. The surrounding area is generally rural in nature, with a large number of agricultural businesses and landholdings.
- 1.4: Figure 1 below identifies the immediate location context of the site.



Figure 1: The location of the site (shown by red star) in relation to the wider location context.

### LOCAL DESIGNATIONS

- 1.5: The development site is subject to numerous Tree Preservation Orders surrounding and intersecting large swaths of the development site. This provides an attractive background to the park and any development proposals must avoid impacting the root or trunk areas of such trees on the site.

- I.6: In addition, the development site is located 50m west from Ribble Valley County Biological Heritage Site. As such, any proposals must avoid undue impacts to this designation and its surrounding area.

## PLANNING HISTORY

- I.7: Bar the numerous applications for works to trees protected by Tree Preservation Orders, there have been no planning applications relevant to the current proposals on the site.
- I.8: Shireburne Caravan Park is a well-established site for permanent dwellings. The legality of these structures is established in the following site licence and planning approvals:
- RV/SHIRE/1/14 - Site licence granted for the stationing of 105 residential caravans for the purpose of permanent residential occupation.
  - B0/1447 and 3/2004/0806 planning permissions for the use of the said land as a caravan site.
- I.9: This site licence was accompanied by numerous conditions requiring maintenance of lighting, access works, water supply and electrical instalments etc. The result has been a high-quality site of mixed accommodation options.
- I.10: The accommodation established and regulated under RV/SHIRE/1/14 was effective in providing high-quality, affordable dwellings adjacent to the settlement boundary of Clitheroe. It demonstrates the suitability of the subject site for residential purposes.

## PROPOSALS

- I.11: In facilitating further residential development, planning permission is sought for:
- “Conversion of part of the existing building into two additional residential letting rooms.”*

- I.12: The proposed units will not increase footprint of the existing structure.

## PLANNING POLICY REVIEW

### Local Planning Policy

- I.13: Ribble Valley Development Plan is made up of the following documents:
- Ribble Valley Core Strategy (2008-2028) (adopted December 2014); and
  - Housing and Economic Development DPD (adopted October 2019).
- I.14: There are no supplementary planning documents or guidance documents relevant to the proposed development.

I.15: The relevant policies of the adopted development plan are set out below:

DOCUMENT	POLICY	IMPLICATIONS	COMPLIANCE
Ribble Valley Core Strategy	DS1- Development Strategy	Development should be concentrated within principal settlements or identified strategic sites.	Though situated within open countryside, the proposals are located wholly within an existing structure within an existing development site, and will not be visible from the surrounding countryside.
	EN2- Landscape	Any development should contribute to the natural beauty of the area.	The proposals will provide additional well-designed residences within the existing structure within the wider built-up residential site.
	EN4- Biodiversity and Geodiversity	Proposals must not result in undue harm to the nearby Local Biological Heritage Site.	The proposed development is very minor in scale and situated within a previously developed site.
	H2- Housing Balance	Planning proposals must contribute to a suitable mix of housing options.	The proposals will provide further housing options for the site of Shireburne Caravan Park, diversifying the existing housing stock.
	DMG1- General Considerations	Development must aspire to a high level of design quality that is appropriate for the surrounding area.	The proposed dwellings will incorporate high standards of access, amenity and privacy while ensuring the continued use of a structure of heritage merit.

	DME1 - Protecting Trees and Woodlands	Proposals must not result in significant impacts to existing trees.	The proposed dwellings do not impact any existing tree roots.
	DME3- Site and Species Protection and Conservation	Development proposals must avoid adversely impacting the nearby County Biological Heritage Site.	The proposed development is very minor in scale and situated within an existing structure.
	DMH3- Dwellings in the Countryside and AONB	Dwellings in the countryside will be required to demonstrate meeting a local need.	The development proposals will facilitate accommodation on a high demand site, in close proximity to the town of Clitheroe.

1.16: The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It is confirmed as a material consideration in planning decisions. The relevant national planning policies are set out below.

DOCUMENT	POLICY	IMPLICATIONS	COMPLIANCE
National Planning Policy Framework	Rural Housing (paragraph 78)	In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.	The proposed development provides an additional 2.no residential units in a rural area within close proximity to an existing settlement. The space already exists, and the proposal is merely to provide efficient use of the space whilst catering for the need for small scale residential units.
	Achieving well-designed places	Development should aspire to the highest standards of design,	The proposed development will provide spacious and

	(paragraph 126)	thus benefitting local communities.	high-quality accommodation, within close proximity to existing services, employment opportunities and transport links.
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## PLANNING APPRAISAL

- I.17: Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF) explain that the starting point for the determination of planning applications is the Development Plan, and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.
- I.18: The development proposed is situated within an existing building that is already in residential use. The building sits within a wider site which has a plethora of existing residences and is located adjacent to the boundaries of Clitheroe. Residential development is thus appropriate in this location.
- I.19: The proposed dwellings are visually discreet and have the necessary infrastructure to be used appropriately as modern dwellings (e.g., utilities, access and privacy). They will not lead to undue strain on local highways or services.

## CONCLUSIONS

- I.20: It is thus concluded that the proposed development is policy compliant and would provide clear benefits to the local area.
- I.21: Crucially, the proposals will:
- Provide high-quality additional dwellings in an existing building within an existing parkland setting that has a well-established residential context;
  - Ensure the efficient use of this existing building which provides a focal area within the mobile home park; and
  - Create two new units with high levels of amenity, privacy and access.
- I.22: As such, planning permission for the proposed development should be granted without delay.