

SUPPORTING STATEMENT

25th February 2022

Conversion of public house and associated barn into four self-contained dwellings and holiday let, with associated works

At: The Talbot Hotel, Talbot Street, Chipping, Lancashire, PR3 2QE



Talbot Hotel, Talbot Street, Chipping, Lancashire, PR3 2QE

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of The Talbot at Chipping Limited & Sunderland Peacock and Associates Ltd.

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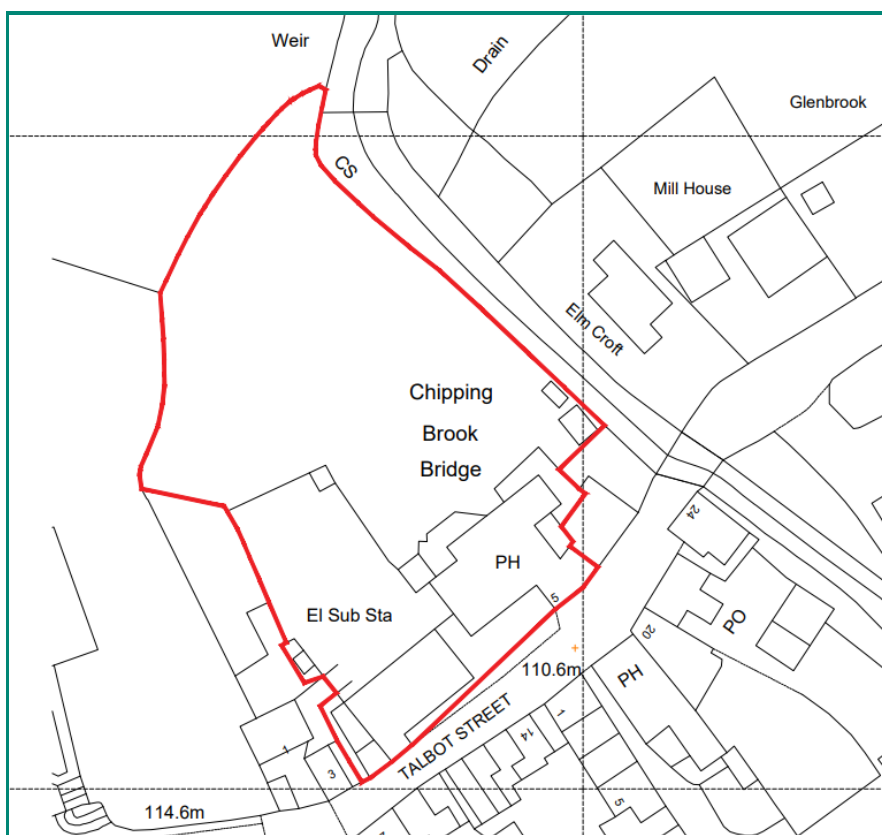
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1. THE APPLICATION SITE

1.1. The Talbot Hotel and adjacent barn ('the site') are a pair of grade II listed buildings located within the Chipping Conservation Area and Forest of Bowland Area of Outstanding Natural Beauty (AONB). The site is positioned central to the village of Chipping, which is located within the borough boundary of Ribble Valley Council. Figure One below shows the overall extent of the site. Currently, the site comprises of:

- 1.1.1. The Talbot Hotel (vacant)
- 1.1.2. Detached stone barn (vacant)
- 1.1.3. Rear garden areas
- 1.1.4. Front cobbled courtyard
- 1.1.5. Access track to rear

Figure One – Location Plan showing extent of ownership



1.2. The site lies on the north side of Talbot Street, one of the three principle roads within the small village, which itself lies between the upland massif of the Bowland fells and Longridge Fell, within the northern catchment of the River Ribble. The Talbot Hotel (formerly the Talbot Inn) was built in 1779 as an inn-cum-farmhouse in the centre of the village. It was extended at various times in the 19th and 20th centuries. A large barn stands next to it, which at one time served as a stables and farm building. Figure Two below shows a number of records of the site from historical maps and Figure Three shows the appearance of the Talbot Hotel in the early 1900s.

Figure Two – Historical mapping records of the site (1:2500)

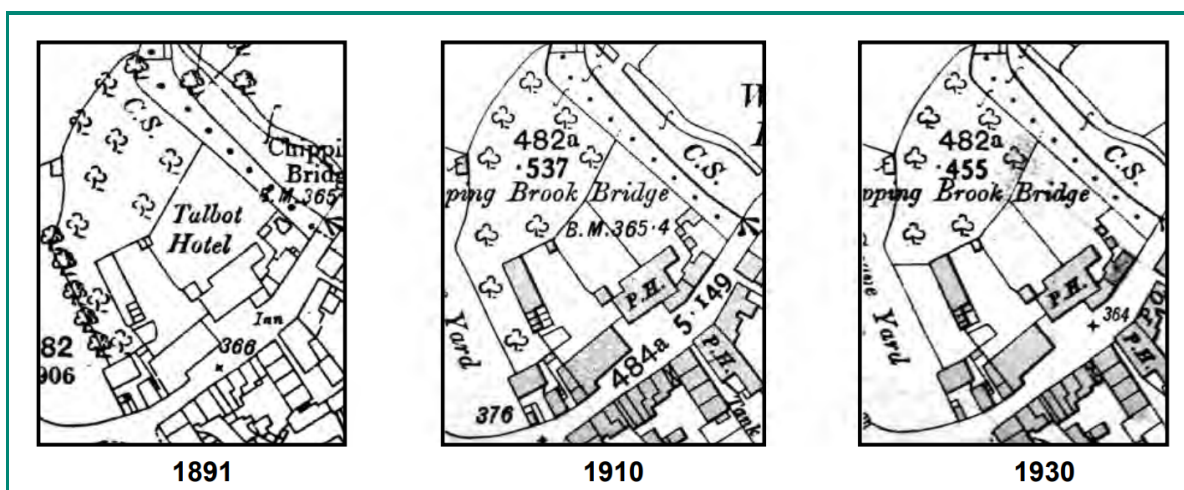
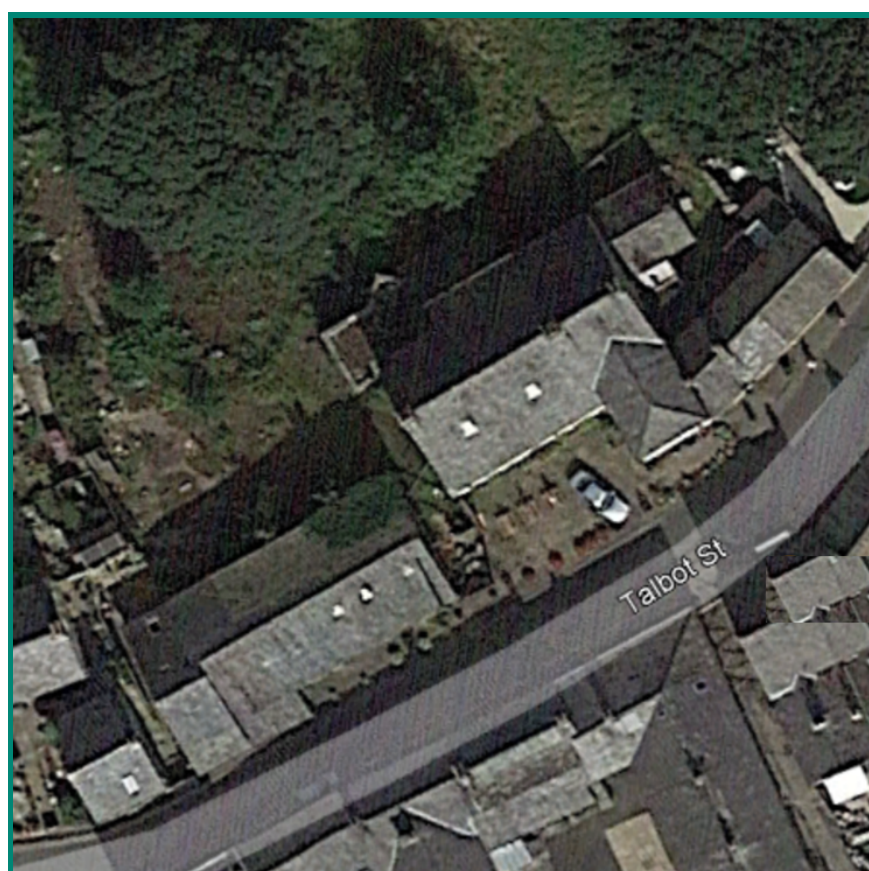


Figure Three – Historical photograph of the Talbot Hotel (c 1905)



- 1.3. The hotel faces south-east onto a small cobbled forecourt, and has a large rear curtilage. The barn, which stands to the south-west, has approximately the same orientation but is positioned closer to the street. It is separated from the hotel by a gap of vehicular width, which is used to access the existing carpark. Dwellings surround two sides with both residential and commercial buildings positioned at the opposite side of Talbot Street. Chipping Brook defines the northeast boundary with agricultural land uses further afield to the north and east. Figure Four below shows a satellite image of the site taken in 2020.

Figure Four – Satellite image of the site



2. SITE HISTORY (INCLUDING PLANNING HISTORY)

2.1. Casual references to a drinking establishment known as the 'Dog Inn' are made on the site in early records from 1750, yet the earliest formal record dates from 1825, when it was noted in a property directory as the "Talbot Inn". In the 1880s, the Talbot Inn became the Talbot Hotel, a name that the site retains to this day. The building attached to the Talbot Hotel to the east, 7 Talbot Street, is a grade II listed building and St Bartholomew's Church is grade II* listed (regional importance). The post office and John Brabin's House opposite the Talbot Hotel are also grade II* listed.

2.2. Over the years, the hotel and barn have been subject to a number of enlargements and alterations, which are detailed below in Figure Five. The hotel was first listed in 1967 and the present entry (LBS no: 182970), describes the asset as follows:

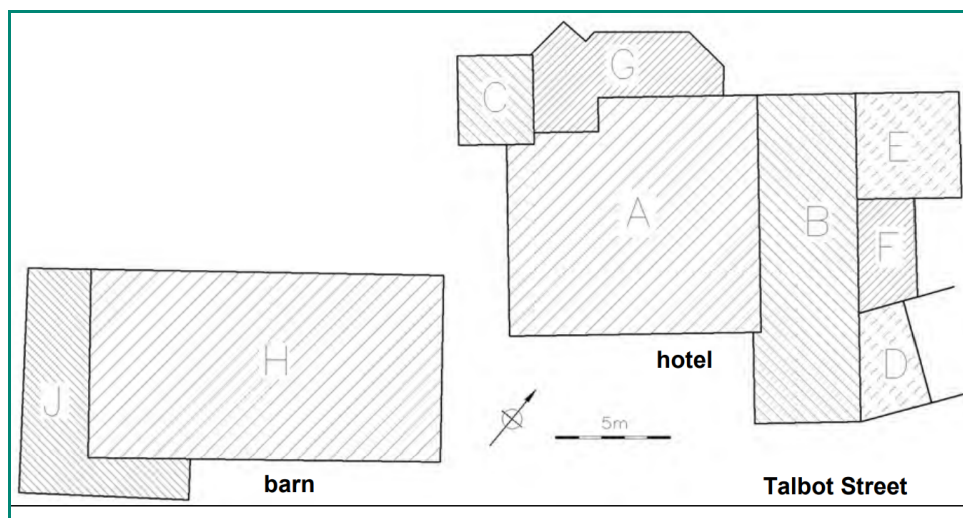
'Public house, 1779. Coursed watershot sandstone (the front wall rendered) with slate roof. 2-storeys with attic. Main front of 3 bays, the windows being sashed with no glazing bars in plain stone surrounds. Door has architrave, with a moulded plaque above now mutilated by the attachment of a sign, but said to be inscribed '1779' (old list). End stacks, with a further stack on the gable of a right-hand unit under a continuous roofline, now obscured by a wing which runs forward at right-angles to it. This wing has, in its left-hand return wall, a wide entrance with a plain stone surround having a segmental arch with a projecting keystone, with a 1st floor window with plain stone surround above. The front wall of the wing is blank. To its right, connecting it with No. 7, is a narrow unit with a wide entrance with plain stone surround on the ground floor. The left-hand gable of the main building has moulded kneelers but no coping. On the 1st floor is a re-used 2-light double-chamfered window with mullion removed. Outshut to part of the rear wall, which has sashed windows with glazing bars in plain stone surrounds, one surround having C17th fragments.'

2.3. The barn ("Stable and barn south-west of Talbot Hotel") was also first listed in 1967 and the present entry (LBS no: 182969), describes the asset as follows:

'Barn and stable, possibly late C18th. Sandstone rubble with roof of stone slate and slate. The front wall has a wide entrance with a triangular head of 2 pieces of stone with a central key. To its right is a small window with plain reveals. To its left is an outshut with an opening with plain stone surround in its front wall and a door with plain stone surround on its right-hand return wall. The right-hand gable wall has 2 chamfered

doorways on the ground floor with a similar doorway on the 1st floor now partly blocked.
The rear wall has a wide entrance with a head similar to that in the front wall.'

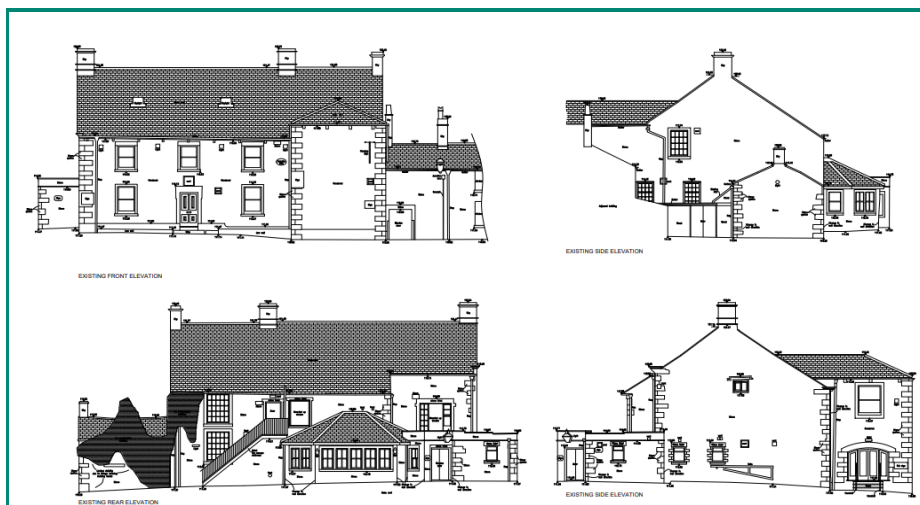
Figure Five – Plan showing historic building alterations



Key

- A=original 1779 building
- B=early 19th century wing (part coach house)
- C=early 19th century addition, purpose unknown
- D & E built 1844-1891 (D=store; E=back kitchen)
- F & G=late 20th century additions (F=timber lean-to; G=conservatory)
- H=main part of barn
- J=early 19th century extension

Figure Six – Existing elevation plans



2.4. The site has been subject to a number of previous planning applications involving refurbishments, extensions and various external works. The most recent planning applications for the site are as follows;

2.3.1 3/2012/0962 – Refurbishment and extension to existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Re-submission of 3/2011/0822P) – Approved with conditions – January 2013.

2.3.2 3/2012/0963 – Refurbishment and extension to existing hotel to create 9no. ensuite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. ensuite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 46no. parking spaces including the repair and refurbishment of the existing cobbled forecourt (Re-submission of 3/2011/0821P) (Listed Building Consent) – Approved with conditions – January 2013.

- 2.3.3 3/2011/0821 – Demolition of existing single storey rear extension and removal of render to front elevation, repair and repointing of stonework; refurbishment and extension to existing hotel to create 9no. en-suite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. en-suite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 50no. ca car parking spaces including the repair and refurbishment of the existing cobbled forecourt – Refused – March 2012.
- 2.3.4 3/2011/0822 – Demolition of existing single storey rear extension and removal of render to front elevation, repair and repointing of stonework; refurbishment and extension to existing hotel to create 9no. en-suite bedrooms, function suite, bistro restaurant and bar area with ancillary hotel, kitchen and staff facilities; change of use of the existing barn to form 11no. en-suite bedrooms ancillary to the hotel accommodation; extension and refurbishment of existing car parking facilities to create 50no. car parking spaces including the repair and refurbishment of the existing cobbled forecourt – Refused – March 2012.

3. THE PROPOSED DEVELOPMENT

3.1. This supporting statement covers the merits of two corresponding planning applications, which are made on behalf of The Talbot at Chipping Limited ('the Applicant'). The first application seeks full planning consent for various works and is made under the provisions of the Town and Country Planning Act 1990. The second application seeks listed building consent for alterations to both listed buildings and their curtilages and is made under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works proposed as part of both applications are as follows;

- 3.1.1. Conversion of Talbot Hotel into a single six-bedroom dwelling
- 3.1.2. Formation of two-bedroom holiday let within Talbot Hotel
- 3.1.3. Erection of replacement single-storey rear extension
- 3.1.4. Implementation of limited external alterations to Talbot Hotel
- 3.1.5. Conversion of barn into three self-contained dwellings
- 3.1.6. Implementation of limited external alterations to barn
- 3.1.7. Formation of parking and manouvering areas to rear
- 3.1.8. Implementation of hard and soft landscaping

Figure Seven – Site Photos



3.2. As detailed above, this application partly involves changing the lawful use of the Talbot Hotel from a public house to a single six-bedroom dwelling together with a self-contained

holiday let. Living areas would be formed on the ground-floor with bedrooms, bathrooms and office space above. The self-contained holiday let would be formed within the front right corner of the building. It would have kitchen and living areas on the ground floor with two bedrooms and a bathroom above. In support of the dwelling conversion, a replacement rear extension would be constructed to the rear elevation. A number of external alterations are also proposed in the form of repairing/installing windows, replacing rooflights and removing a rear external staircase. The proposed elevation plans are detailed below in Figure Eight.

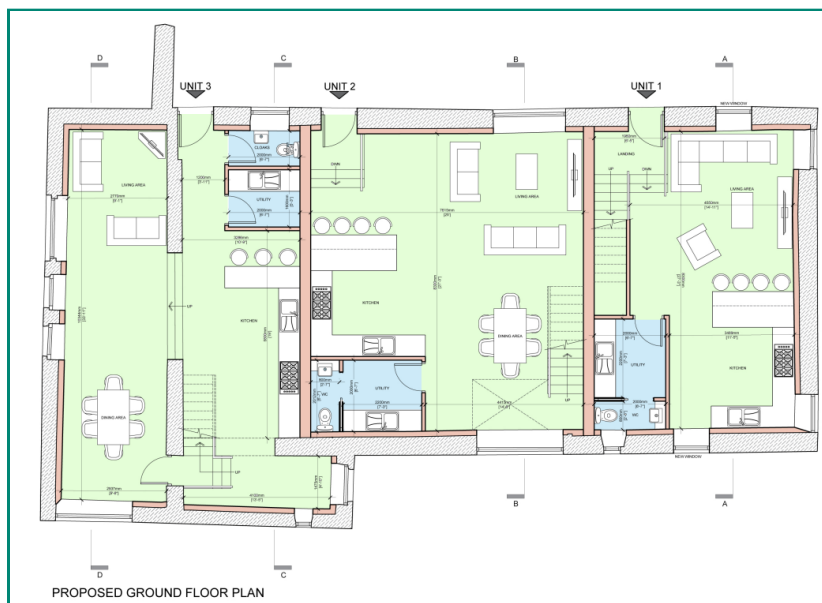
Figure Eight – Proposed Elevation Plans (Talbot Hotel)



- 3.3. The proposed rear extension would have a maximum projection of 5.2m, a total width of 8.3m and a flat roof 3.1m in height. It would replace a pair of outriggers to the rear of the building with a contemporary addition. Natural stone would be used to externally finish the elevations with any doors and windows having dark coloured frames. The roofing materials, fascia boards and soffits to be used would also be dark in colour. Any necessary repairs to windows would not materially alter their appearance and the rooflights to be installed would be of a heritage style.
- 3.4. Within the barn, three self-contained dwellings would be formed over two levels. The proposed ground floor plans are shown below in Figure Nine. Unit 1 would have two

bedrooms and Units 2 and 3 would have three bedrooms. Access would be gained from the northwest elevation via the newly formed parking and garden areas.

Figure Nine – Proposed Ground Floor Plans (Barn)



- 3.5. The external alterations proposed for the barn are limited in their extent and mostly confined to the existing openings of the building. Those proposed works are shown below in Figure Ten and their extent is considered reasonably necessary in order to facilitate conversion of the barn into three dwellings. The most extensive of those works are confined to the rear elevation, which is the building's least prominent elevation from the perspective of public vantage points along Talbot Street. Any new doors and windows installed would have timber frames and heritage style rooflights are also proposed.

Figure Ten – Proposed Elevation Plans (Barn)



3.6. In support of both conversions, the rear garden would be landscaped in order to form parking and manouvering areas together with independent garden spaces. The extent of those proposed works is shown below in Figure Eleven. Each property would have its own dedicated garden area with the dwellings within the barn being served by a shared car park. The cobbled forecourt would be retained in its entirety and any new surfacing treatments applied would be visually compatible with the style of the existing buildings.

Figure Eleven – Proposed Site Plan



4. PLANNING POLICY CONTEXT

4.1. This supporting statement covers the merits of two corresponding planning applications for full planning consent and listed building consent, which are made under the provisions of the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990. The legislation and guidance notes most relevant to the development proposals are follows;

- 4.1.1. National Planning Policy Framework (NPPF) 2021;
- 4.1.2. Ribble Valley Council – Core Strategy 2008 – 2028: A Local Plan for Ribble Valley (2014)

Relevant Development Management Policies

- Policy DMG1: General Considerations
 - Policy DMG3: Transport and Mobility
 - Policy DME1: Protecting Trees and Woodlands
 - Policy DME2: Landscape and Townscape Protection
 - Policy DME3: Site and Species Protection and Conservation
 - Policy DME4: Protecting Heritage Assets
 - Policy DME6: Water Management
 - Policy DMH3: Dwellings in the Open Countryside and AONB
 - Policy DMH4: The Conversion of Barn and Other Buildings to Dwellings
 - Policy DMB1: Supporting Business Growth and the Local Economy
 - Policy DMB3: Recreation and Tourism Development
- 4.1.3. Chipping Conservation Area Appraisal (2006)

5. ANALYSIS

- 5.1. **Principle of Development** – In establishing the principle of development for these proposals, there are two primary matters to consider. The first involves justifying the loss of commercial buildings that could potentially provide employment and the second involves the formation of new residential and tourism uses.
- 5.2. When considering losses of employment space, Policy DMB1 should be taken into account. Amongst other things, the policy allows for the conversion of commercial buildings to non-employment uses provided there is no overall conflict with the objectives of the development plan, environmental benefits are gained for the community, and significant losses of employment provision are avoided.
- 5.3. Compliance with the first requirement is demonstrated in subsequent sections of this statement. Given that the site has remained vacant and in an unkempt state for an extended period of time, securing a viable use within the buildings would offer significant environmental benefits for the community together with the general visual amenity of the village. No significant losses of employment provision would arise from the proposals given the length of time the site has been vacant. Moreover, an employment use would be partly retained within the building in support of the proposed holiday let.
- 5.4. Additional requirements within Policy DMB1 state that commercial sites must have been marketed for sale as employment space for at least 6 months prior to submitting any planning application involving an alternate use. The premises have been vacant for 17 years, during which time they have contributed nothing towards the local community in terms of providing social amenity or employment. The Applicants have owned the site since 2010 and it was marketed for sale in 2014 yet no sales were finalised. The neglected appearance of the site was identified in the Chipping Conservation Area Appraisal (produced in 2006) and its untidy condition has been evident in the village ever since.
- 5.5. In support of that position, a statement has been provided by the occupier of the adjacent public house, the Tillotsons Arms, which details;

I feel it would be put to better use if delicensed and sold, so it could become a better asset to the village instead of the eye sore it's become over the years. I don't want to see it opening as a pub again as over the years foot fall in the village has slowed down and

with cobble corner having a license, and now the Brabins shop is licensed to hold events, and the farm shop in the village is licensed, and the sun inn, and there is also the village hall that is licensed. We have the Tillotsons Arms opposite. To have the Talbot open as a pub again would put more pressure on our business and on top of all that there has been the Covid-19 pandemic to deal with and I feel it will be hard enough recovering from that. So to have yet another pub (The Talbot) open again in such a small village would be detrimental to our already struggling business.

- 5.6. Moreover, the statement below has been provided by the occupier of the nearby public house, the Sun Inn. Copies of both of those emails have been provided in support of the application.

'I feel that the Talbot being a pub again is probably commercially and financially unviable within the demographics of the village. Over the last few years the hospitality sector has faced issues with trying to compete with the ever growing stay at home culture, this has only been amplified through the pandemic.

I do feel that something needs to be done with the Talbot weather that be as a b&b or a few houses. Currently it's is a blot on the picturesque village.

Although our fellow chipping villagers would like it to stay as a pub the good times of 20 years ago won't keep one pub going let alone 3 and I don't think it fair to sacrifice other business that have been consistent to open another. However should there be a b&b I can only see this massively helping local businesses etc.'

- 5.7. Alongside the well-known and longstanding vacancy of the site, the above statements confirm a lack of viability for the number of public houses that once served the village. An influx of new residents into the village would only support the establishments that remain, alongside the economy of the local area in general. In addition, a Viability Appraisal produced in March 2021 supports the application, which also confirms a lack of commercial viability for the Talbot Hotel. Therefore, conversion of the building to a residential use is the only logical alternative when its recent history is taken into account.
- 5.8. The same position is also applicable for the adjacent barn. Numerous images exist online showing both buildings either for sale or fenced off with heras fencing. No viable commercial uses have been secured for the barn up to now and that unfortunate position will likely remain indefinitely. Use of the building for such a purpose would require an extensive level of investment and the predominantly residential characteristics of the

surrounding area prevent many commercial uses being suitable. When those positions are taken together, sufficient evidence exists to demonstrate that the site as a whole is no longer viable for commercial purposes, in accordance with the requirements of Policy DMB1.

- 5.9. In establishing the principle of residential development, the provisions of Policies DMH3 and DMH4 should be taken into account. Policy DMH3 allows for the conversion of buildings to dwellings within the AONB provided they are suitably located and structurally sound. As detailed above, the site is located within the village centre and services, facilities and regular public transport links are all within walking distance. Furthermore, a Structural Inspection report covering both buildings supports the application, which adequately confirms their ability to be converted into residential properties. Such evidence is sufficient to demonstrate compliance with the relevant requirements of Policies DMH3 and DMH4,
- 5.10. Finally, Policy DMB3 provisions general support for all forms of development proposals in support of tourism, provided specific criteria is met. Given the site's central position within the village, the proposed holiday let would clearly be physically well related to existing built form. The remaining requirements of Policy DMB3 are covered in greater level of detail in subsequent sections of this statement and the limited scale of the proposed holiday let would not have a harmful impact upon the character or dynamics of the local area generally.
- 5.11. When those factors are considered collectively, the proposals in their entirety comply with the relevant development distribution policies detailed in the Core Strategy. The principle of development is therefore established, subject to assessment of the following remaining planning matters;
- 5.12. **Heritage Assets** – Policy DME4 requires all development proposals within conservation areas to conserve, and where appropriate enhance, the character of the heritage asset. The special architectural character of the site is derived from its appearance as a former hotel and associated barn. The proposals have been carefully designed so as to minimise impacts on the historical character of the buildings whilst also allowing for the provision of modern living and a small holiday let. Moreover, they are supported by a full Heritage Appraisal, which has been submitted as part of the application.

- 5.13. As detailed above, the Chipping Conservation Area Appraisal identifies the vacant state of the site and these proposals would provide a positive contribution to the setting of the conservation area through renovation and securing an optimum viable use for both buildings. Furthermore, given the length of time the site has been vacant, their renovation and subsequent continued use would lead to a localised enhancement in the setting of the conservation area. Policy DME4 carries a specific 'presumption in favour' for such forms of development and the proposals would thus be acceptable in the context of the conservation area.
- 5.14. In relation to alterations and extensions to listed buildings, such development proposals must not cause harm to the significance of the heritage asset. Policy DME4 states that any proposals involving the demolition or loss of historic fabric from listed buildings will not be supported unless it can be demonstrated that exceptional circumstances exist. As shown above in Section 3, the works proposed to the listed buildings are limited in their extent and mostly confined to the existing openings and architectural features of the respective buildings.
- 5.15. The most significant of those works involves the removal of two later additions to the rear elevation of the Talbot Hotel. Whilst it is acknowledged that the loss of the earlier addition would lead to a certain level of harm to the significance of the listed building, its removal is deemed necessary in order to allow for adequate access provision and enhancement of the remaining parts. The Council can gladly impose a condition to ensure a historic building record is undertaken so as to preserve knowledge of the building in its current condition. Moreover, demolition of those structures was approved with applications 3/2012/0962 and 3/2012/0963 and a precedent has already been set regarding their removal.
- 5.16. When those positions are considered alongside the long-term vacancy of the site, although a certain level of harm would be caused to the listed building, those impacts can be justified when the wider public benefits of renovating this long-term vacant site within a prominent location are taken into account. The site will have a viable use, securing its long term retention. Exceptional circumstances are therefore adequately demonstrated and the proposals would not cause any material level of harm to the significance of the listed buildings or the Chipping Conservation Area, in accordance with the requirements of Policy DME4.

- 5.17. **Design and Townscape Quality** – General design considerations are detailed in Policy DMG1. In relation to the protection of townscapes, those requirements are reinforced by Policy DME2. Developments must adequately reflect positive townscape elements such as the scale, form, and materials that contribute to the characteristics of the area. All developments must be of a high standard of design and visually sympathetic to existing properties together with the overall aesthetical qualities of the surrounding area.
- 5.18. The majority of the works proposed would be undertaken to the rear and the principle elevations of the host buildings will remain largely unchanged. A certain level of domestication would be evident to the rear elevation of the barn yet the extent of those works is necessary in order to facilitate its conversion to residential properties. The works proposed to the most prominent elevations are minimal in their extent and they would have no harmful impact upon the character of the host buildings, or the streetscene of Talbot Street as a whole. Moreover, no material works are proposed to the cobbled forecourt, other than potentially lifting and relaying the cobbles. That open area is regarded as a feature of ‘special interest’ in the Chipping Conservation Area Appraisal and the proposed conversion would not affect its historic appearance in any way.
- 5.19. Any works undertaken to the fabric of the buildings would be implemented using materials that positively reflect their existing character and the Council can gladly impose conditions to control individual design elements, where necessary. A contemporary design has been applied to the proposed rear extension for the Talbot Hotel, which would represent a new era in the history of the site. The proposed extension would in-parts replace a late 20th century conservatory (as shown above in Figure Five) that has an abundance of windows. Natural stone would also be incorporated into the elevations to ensure visual consistency is maintained with the host building. For those reasons, the design of the proposed extension is acceptable in the context of this proposal.
- 5.20. The landscaping works proposed within the rear garden are limited to the formation of parking, manouvering and garden areas. A limited amount of boundary and surfacing treatments would be required in support of those works, yet they would be implemented in a manner that appropriately respects the character of the host buildings and wider site. The majority of the existing rear garden would remain as open space and it would be landscaped in a way that generally enhances the appearance of the site from public vantage points along Talbot Street. The proposals therefore meet with the aforementioned design and townscape protection requirements, in accordance with the requirements of Policy DME2.

- 5.21. **Residential Amenity** – General considerations in the way of residential amenity are detailed within Policy DMG1. Conversion of the existing buildings to residential properties would not have a harmful impact upon the aural amenities of the immediate neighbours. Comings and goings associated with the development will be channeled through the site’s center and any disturbance caused for neighbours would be transient in its presence and minimal in its nature.
- 5.22. Although the adjacent public house may be seen as a potential source of nuisance for future occupants of the Talbot Hotel and holiday let, any impacts caused are unlikely to pose a problem as the adjacent site is subject to restrictions on its opening hours. Main habitable room windows are proposed within the barn adjacent to dwellings on Talbot Street. Given the street pattern of the area, an unavoidably close relationship would occur between those windows. That said, the distances involved are characteristic of other residential properties locally and it is said to be the street pattern that often attracts people to live within the area.
- 5.23. **Access and Parking** – Amongst other things, general access considerations are detailed in Policy DMG1. In relation to highways and parking matters, those requirements are reinforced by Policy DMG3. All development proposals are required to provide adequate car parking and servicing in line with currently approved standards. As detailed above, access would be maintained via the access point to the existing car park. The traffic movements associated with these proposals would likely be less than those of the former commercial use and they would not have a harmful impact upon the safety or capacity of the public highway network.
- 5.24. Each property would be afforded its own dedicated parking area that is large enough for its size and respective use. Adequate manouvering space would also be available within the site to allow vehicles to turn around and leave in a forward gear. Those arrangements are shown above in Figure Eleven. As is clear from that plan, the layout of the proposals provide adequate car parking and servicing in line with currently approved standards. The proposals are thus acceptable with reference to highways and parking, in accordance with the requirements of Policies DMG1 and DMG3.
- 5.25. **Protected Trees** – A mature sycamore is positioned central to the site. It is protected due to its position within the curtilage of a listed building. In addition, a number of other smaller trees and shrubs line the northeast boundary. In relation to protected and veteran

trees, Policy DME1 states that the Council will take measures through appropriate conditions and management regimes to ensure such trees are afforded a sufficient level of protection in order to ensure their long-term survivability. In support of those requirements, a full Tree Survey supports the application, which accords to the requirements of BS5837.

- 5.26. The works proposed within the root protection area of the Sycamore are limited in their extent and new hardstanding is predominantly confined to the boundaries of the existing car park. In order to ensure compliance with Policy DME1, the Council can gladly impose a condition to control the type and extent of works undertaken within the roof protection area of the Sycamore. Where appropriate, the use of a cellular confinement system (or similar) would adequately prevent damage to the roots of the protected tree.
- 5.27. Furthermore, any boundary trees/shrubs that could potentially be affected by the development would be protected during the construction phase with barrier fencing, which complies with the requirements of BS 1722 18. Such measures would prevent damage to all trees within the site, thereby ensuring their longevity is adequately secured, in accordance with the requirements of Policy DME 1.
- 5.28. **Protected Species** – The site is positioned adjacent to foraging habitat and the buildings have the potential to provide roosting space for bats. Policy DME3 states that all development proposals must avoid harm to wildlife species protected by law, which includes all British species of bats. In support of those requirements, a Preliminary Bat Roost Assessment Report supports the application and no bats were observed or recorded using the buildings for roosting.
- 5.29. However, the buildings are considered to be of a moderate-high potential for roosting bats and a further three emergence surveys are required between May and September inclusive. Subject to the relevant survey work and appropriate measures of mitigation being undertaken, the proposals would not cause any harm to wildlife species protected by law, in accordance with the requirements of Policy DME3.
- 5.30. **Flooding and Drainage** – Given the close proximity of Chipping Brook, some of the site is positioned within Flood Zone 1. Policy DME6 states that all development proposals must avoid unacceptable risks to flooding and exacerbating flooding elsewhere. In support of those requirements, a Flood Risk Assessment supports the application. The

assessment adequately demonstrates that the proposals are an appropriate form of development with reference to flood risk.

- 5.31. Further requirements within Policy DME6 state that all planning applications must include details for surface water drainage based on current sustainable drainage principles. The existing buildings are presently drained via a traditional network of gutters and downspouts and no changes are proposed to those systems. Any new parking areas formed would be porous and/or laid to drain water to the adjacent landscaped areas. The delivery of a SuDS drainage system incorporating the above features can be secured through a suitably worded planning condition and the implementation of such measures would lead to an overall reduction in surface water run-off, thereby ensuring flood risk elsewhere is in no way exacerbated, in accordance with the requirements of Policy DME6.

6. CONCLUSION

- 6.1. The supporting information provides a robust application to fully support the proposed works and identifies the redundant former use of the public house together with its associated barn. As demonstrated above, the proposal provides a viable new use for the site to ensure the survival of the listed buildings together with their contribution to the historical character of the village.
- 6.2. Section 38(b) of the Planning & Compulsory Purchase Act (2004) requires all planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. This statement adequately confirms that the proposals comply with the relevant sections of the development plan, which are broadly consistent with the respective requirements of national planning policy.
- 6.3. Therefore, the proposals would be a sustainable form of development in the context of the individual constraints of this application site. As demonstrated above, there are no material reasons to oppose that position and we conclude that permission should be granted for both full planning consent and listed building consent.

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Talbot Hotel, Talbot Street, Chipping, Lancashire, PR3 2QE – Planning Statement V1 – Issued 25th February 2022

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