

RIBBLE VALLEY BOROUGH COUNCIL



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

COMENTS ON APPELLANT'S STATEMENT

TOWN & COUNTRY PLANNING ACT 1990

Planning Inspectorate Reference:	APP/T2350/W/23/3318179
LPA Application Reference:	3/2022/0623

Appeal by Mr Shokat Dalal
Against the refusal by
Ribble Valley Borough Council to grant planning permission for:

Proposed conversion of former stud farm stables to form part of residential dwelling and extensions to existing property.

Woodfold Park Stud, Woodfold Park, Mellor BB2 7QA

**WRITTEN REPRESENTATIONS SUBMITTED ON BEHALF OF
THE LOCAL PLANNING AUTHORITY**

Comments on Appellants Statement of Case

- 1.1 The appellant considers that there would be no significance on the registered park and listed buildings due to the distance but have failed to consider is that the Stud Farm building has been wholly erected within the Historic Park and Garden which is Grade II Listed and therefore any alterations would result in an impact which then needs to be fully considered and justified in terms of the heritage asset. This has not occurred.
- 1.2 Whilst the individual link extensions are of limited size cumulatively, they will result in links between the existing double garages, main house and stable blocks
- 1.3 The appellant claims that the proposal would be a significant investment into Woodfold Park whilst this may be the case financially no evidence has been submitted to assess how this would benefit or indeed not impact on the historic parkland. The management of the parkland is something to be encouraged and welcomed but this needs to be managed in the correct way in terms of landscape and tree management and the setting of the Listed Buildings within it. However, this is not a matter for consideration here as no details or mechanism for controlling this have been submitted to advanced.
- 1.4 Visibility between buildings is not the only consideration as the park and garden is Listed any development can result in harm without sufficient justification which is the case here.
- 1.5 The first reason from refusal refers to the setting of the historic park and associated listed building not the setting of the listed buildings this is an important distinction that the appellant has misunderstood.
- 1.6 In terms of appropriate extensions in the Green Belt the extensions would link together existing buildings creating a much larger volume increase for the dwellinghouse. The separation between the buildings.
- 1.7 The view of the LPA is that the stables would not be a conversion but a new build due to the proposed alterations to the walls and roof structure as this would go beyond that of a conversion hence the conclusion that the proposal would result in inappropriate development within the Green Belt.