

Alterations and extensions to existing bed 7 breakfast premises to create a 8 bed boutique hotel with on-site parking and improved landscaping. Keepers Cottage, Northcote Road, Old Langho.

# Planning Supporting Statement

Trevor Hobday MRTPI

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This planning statement is made in support of a planning application to Ribble Valley Borough Council for the extension and alteration of keepers Cottage, Northcote Road, Old Langho to provide an 8 bedroom boutique hotel with associated car parking and landscaping.

## **1 Site Location**

1.1 The application site lies at the junction of Northcote Road and Old Langho Road and within the settlement of Old Langho. It sits on a substantial site that runs from Old Langho Road towards Northcote Manor. There is a two-storey detached dwelling to the north and a single storey dwelling across the road on Old Langho Road.

1.2 There is independent private access to the site from Old Langho Road. The whole of the site is completely screened from any long distance views.

## **2 Most relevant Planning History**

2.1 Keepers Cottage itself is a long established bed/breakfast accommodation that only recently ceased to be active when purchased by the current owners who are the applicants to redevelop the building and site.

2.2 There have been several planning applications relevant to the use of the site/premises for tourist related development and pre-application consultation with RVBC has confirmed the following :

- 6/9/64: Alterations to Keepers Cottage to facilitate use as a dwelling house and country shop (Approved Mar 1949)
- 6/9/558: Proposed extension and alteration to Keepers Cottage (Approved Feb 1955)
- 6/9/661: Proposed siting of 1 Caravan within curtilage (Refused November 1955)
- 6/9/727: Extension to Langho Post Office to form tea room (Approved Apr 1956)
- 6/9/1104: Proposed siting of 1-2 bungalows within curtilage (Approved Aug 1959)
- 6/9/1278: Proposed extension to dwelling (Keepers Cottage) (Approved Sep 1960)
- 6/9/2220: Proposed extension to dwelling (Keepers Cottage) (Approved Mar 1966) – it would appear that the property was functioning as a Post Office and tea room with residential quarters at the first floor level at this point
- 6/9/3045: Proposed shop extension to Post Office (Approved May 1970)
- 3/1975/0190: Proposed siting of one dwelling within curtilage (Refused)
- 3/1983/0156: Outline consent for detached bungalow and garage (Refused)
- 3/1985/0361: Proposed extension and porch to Keepers cottage (Approved)

# Planning Supporting Statement

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- 3/1992/0389: Construction of vehicle access to land (Refused)
  - 3/1999/0312: Erection of a conservatory (Approved)
  - 3/2008/0034: Proposed construction of a single storey building forming three holiday let chalets (Approved). It is the intention of the applicant to market these units in conjunction with the proposed hotel the subject of the enquiry.
  - 3/2016/1204: Outline consent for erection of three holiday chalets on land adj Keepers Cottage. (Approval is sought for access, appearance, layout and scale) (Approved)
  - 3/2017/0598: Removal of conditions 12 (letting restrictions and register) 13 (restriction to holiday use) and 14 (restriction of business to Keepers Cottage) from planning permission 3/2016/1204 (Withdrawn)
- 3/2017/0662: Removal of condition 14 (restriction of business to Keepers Cottage) from planning permission 3/2016/1204 (Approved)
- 3/2020/0234: Proposed landscaping and management plan for future maintenance. Condition 4 of Outline consent 3/2016/1204 (Approved)

## **The Proposal (the subject of the planning application)**

- 2.3 Peter Hitchen Architects Ltd [PHA] have prepared detailed plans/visuals that very clearly set out the proposal, this is accompanied by an equally detailed design brief. In essence, the proposal is for the redevelopment of Keepers Cottage in the manner set out in the submitted plans/visuals making provision for an 8 bed boutique hotel with parking and landscaping. The finer details of the proposal are provided by PHA in the design & access statement. Car parking provision meets the current requirements of the highway authority and the existing access to the site will be utilised; all utility services are already available at the site. An improved landscaping scheme is proposed and it is requested that further details are accepted as the subject of a potential planning condition.
- 2.4 Keepers Cottage has been used for many years as a bed/breakfast establishment; the planning history demonstrates that the planning authority have granted consents for additional holiday lets within the grounds as well.
- 2.5 In the interests of clarity and transparency, the planning authority is advised that the applicants for this enquiry also the own and run The Black Bull public house some 50 metres from Keepers Cottage. A separate statement produced by the applicant accompanies this submission and provides relevant details regarding their current business [Black Bull, Old Langho], and their business plan for this proposal.

## **3 The Development Plan**

- 3.1 In preparing this statement, full regard has been made to the relevant policies in the Adopted Core Strategy. Current Government advice contained in the National Planning Policy Framework (The Framework) has also been considered. It is respectfully considered that the

# Planning Supporting Statement

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following Development Plan Policies are the most relevant against which to assess the merits of the proposal:

## **Ribble Valley Core Strategy**

*Key Statement DS1: Development Strategy*

*Key Statement DS2: Presumption in favour of sustainable Development*

*Key Statement EN2: Landscape*

*Key Statement EC1: Business and Employment Development*

*Key Statement EC3: Visitor Economy*

*Development Strategy*

*Policy DMG1—General Considerations.*

*Policy DME2—Landscape and Townscape Protection.*

*Policy DMB1—Supporting Business Growth and the Local Economy.*

*Policy DMB3—Recreation and Tourism Development.*

## **National Planning Policy Framework (The Framework)**

*Chapter 2      achieving sustainable development*

*Chapter 6      Building a strong competitive economy*

*Chapter 8      promoting healthy and safe communities*

*Chapter 9      promoting sustainable transport*

*Chapter 11     making effective use of land*

*Chapter 12     achieving well designed places*

*Chapter 15     Conserving and enhancing the Natural Environment*

## **4 The Case and the Planning Balance in support of the proposal**

4.1 It is respectfully considered that there are several issues that should to be considered in this enquiry and these essentially relate to:

Making effective use of land; building a strong, competitive economy; supporting business growth and the local economy; supporting the local visitor economy; achieving well designed places; achieving sustainable development; there are other meaningful planning policy requirements and these are also incorporated into the statement.

# Planning Supporting Statement

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## 5. Planning Policy Assessment

### The Framework

- 5.1 The Framework fully supports all efforts to promote sustainable development wherever that may be. Chapter 2 is explicit. The application proposed is for hotel accommodation only. Such development will meet the requirements of NPPF in this regard in that it will clearly meet an economic, social and environmental objective. The proposal meets these objectives.
- 5.2 Further, the Framework insists upon building a strong and competitive economy per se. Chapter 6 goes further and offers specific support for facilitating the growth of a prosperous rural economy. The proposal would meet the tests set down in paragraphs 84 and 85 of chapter 6
- 5.3 The proposal is sustainable in its widest sense. It is already in commercial use and has been for many years. Further, the applicants also own and run the Black Bull some 50 metres away.
- 5.4 At chapter 11 the Framework sets down the tests for making the most effective use of land both urban and rural. The site sits within existing commercial curtilage; it is within a semi-urban settlement; it does not occupy an isolated or remote position away from the urban core. The proposal meets the tests set down in paragraphs 120 and 121.
- 5.5 At Chapter 15, the Framework support proposals that seek to safeguard, conserve and enhance the natural environment. The proposal will not damage or harm the natural environment. The development is wholly contained within existing commercial curtilage; it is extremely well landscaped and protected from any long distance views; the proposal will sit comfortably on site with only a modest increase to the existing footprint. The proposal meets the tests set down in the Framework
- 5.6 It is respectfully submitted that the appeal proposal is in accord with the requirements of The Framework

### Development Plan Core Strategy

- 5.7 The proposal the subject of the enquiry is for the redevelopment of the existing premises to provide an 8 bed, boutique hotel; the premises/site is already in commercial use having provided bed/breakfast accommodation in Keepers Cottage as well as the 3 independent holiday lets within the curtilage (previously approved).

### Policy DMG1-General Considerations

- 5.8 This policy sets down 6 separate matters that also need to be considered when dealing with an application proposal; these are: Design, Access, Amenity, Environment, Infrastructure, Other.

### Design

## Planning Supporting Statement

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A PHA has prepared a detailed design and access statement to support the application. The scheme design is entirely compatible with its surroundings, has no adverse impact upon any material consideration in this regard and meets the requirement of the policy.

**B Access**

There can be no issue with access at all; there has been no previous objection from highways to a series of planning approvals. The existing access will remain and all parking will be contained within the existing site curtilage.

**C Amenity**

The proposal raises no issues that will adversely impact upon the issue of amenity in its widest sense.

**D Environment**

There are no issues raised by proposal that would conflict with the requirements of this element of the policy.

**E Infrastructure**

Again, no issues are raised in the proposal that demonstrate it is contrary to the requirements of this element of the policy.

**F Other**

The proposal does not conflict with this element of the policy.

5.9 It is respectfully submitted that the proposal complies with the requirements of policy DMG1

**Policy DMG2-Strategic Considerations**

5.10 This policy requirement states that within tier 2 villages and outside the defined settlement areas, development must meet at least one of a number of listed considerations; in dealing with this proposal, the most relevant consideration is clearly (4) which states: **“the development is for small scale tourism or recreational developments appropriate to a rural area”**. The proposal meets what is a very serious economic objective of the Authority and the Core Strategy policies demonstrate this; indeed, throughout the Ribble Valley and in all designated areas, there is a fundamental objective to boost tourism and associated recreational facilities. There are a plethora of caravan sites, holiday lets, glamping sites with many isolated and remote from settlements. Such promotion of tourism related activities and the benefits that they bring to the local economy are to be supported and encouraged.

5.11 The site lies in open countryside but is clearly within Old Langho, a long established settlement; the proposal has no adverse impact upon any residential amenity, access, ecology/trees or visual amenity. The proposal meets the requirements of this strategic policy in every respect.

**Policy DMB3-Recreation/Tourism**

# Planning Supporting Statement

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5.12 The policy is a permissive one; it clearly states that planning permission will be granted for development subject to it meeting requirements as set out in sections 1-6 of the policy. It is submitted that the proposal meets the requirements of this policy as it does with all others!

## **6. Planning Conditions**

6.1 It would be entirely appropriate to attach a condition that requires the development to be carried out in accordance with the details contained in the submitted plans. A condition that relates to permitted development rights and a landscaping proposal would be acceptable. The applicant will also accept a planning condition that restricts the use to that applied for and that it is not occupied on a permanent residential basis.

## **7. Conclusions**

7.1 This application proposal seeks support for the extensions and alterations to keepers Cottage to provide an 8 bed boutique hotel. It is respectfully submitted that the principle of the development is supported by planning policies at both national and local level.

7.2 In dealing with this enquiry, the planning case officer is asked to engage fully with Peter Hitchen Architects before any formal response is made. The architect is available to meet on site following the validation of the application .

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