

RIBBLE VALLEY BOROUGH COUNCIL



Ribble Valley
Borough Council

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COMMENTS ON APPELLANT'S STATEMENT

TOWN & COUNTRY PLANNING ACT 1990

Planning Inspectorate Reference:	APP/T2350/W/22/3319022
LPA Application Reference:	3/2022/0678

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

To erect (partially retrospective) 2 x timber frame gazebos to the front (roadside) of Chipping Farm Shop. The gazebos will include Perspex windows to the roadside ad end furthest from the car park area. The gazebos are to provide a covered seating area for the consumption of food and drink bought on site.

Chipping Farm Shop, Wilsden, Garstang Road, Chipping PR3 2QH

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

Comments on Appellants Statement of Case

- 1.1 The appellant's statement confirms that the site lies within the settlement of Chipping.
- 1.2 The appellant's statement states that the proposal accords with policy DMG2 as it meets paragraphs 1, 4 and 5. However, the development is not essential to the local economy or social well-being and does not fall within the use classes for tourism or recreation. These are by products of its commercial use as a retail shop (Use Class E(b)). In terms of point 5 no local need or benefit has been demonstrated. The existing use of the premises as shop fulfils these criteria but not the outside seating area as the purchases have already been made and can be enjoyed elsewhere i.e. it is not an essential facility that each and every retail facility is required to provide an outside seating area.
- 1.3 The proposal was refused on the basis of its impact on the Forest of Bowland Area of Outstanding Natural Beauty and this still stands which has not been addressed by the Appellant. During the application the Appellant was requested to consider re-siting the structures to a less prominent location within the site away from the roadside.
- 1.4 The appellant states that the site is a tourist attraction and attracts people into the village who then visit and make purchases elsewhere. Whilst it is understood that the farm shop is an established stopping off point for visitors to the village I would respectfully suggest that the farm shop is not the primary reason that attracts visitors to Chipping it is more likely that visitors are interested in the listed churches and facilities as well as walks within the area, moreover, the farm shop car park would not be able accommodate a coach party of 40/50 people and does not provide any comfort facilities for so many visitors at one time. The main tourist attractions in this vicinity are St, Bartholomew's Church, Bowland Wild Board Park and Bowland Forest Gliding. Top Hat Tours/Simon Entwistle specialises in Haunted and Heritage guided tours around East Lancashire Including Pendle Witches, one of these is entitled Ribble Valley Haunted Inns Tours offers refreshments at the Inns and a meal at the Sun Inn Chipping. There is mention of Chipping Farm Shop being a stop off-point for this tour and therefore it is more likely that visitors by coach pass by and call in for a drink or a snack the same as walkers and cyclists in the area. This is not disputed.

1.5 There are no restrictive conditions on the original Outline permission which was granted in 1983 would requires the parking to be provided or seeks to limit the use of the premises to a farm shop by restricting the products for sale within this to the locality or to a specific product list which would usually be the case for farm shop outlets.