

Land at Morans Farm, Pendleton Road, Wiswell,
Clitheroe. BB7 9BZ

Proposed change of use of land for siting of four holiday lodges with associated parking, access and amenity area, revision to scheme approved under 3/2020/0281 and 3/2022/1022 part retrospective.

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Planning Statement March 2023
JDTPL0255

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STATEMENT IN SUPPORT OF AN APPLICATION FOR PROPOSED CHANGE OF USE FOR SITING OF FOUR HOLIDAY LODGES WITH ASSOCIATED PARKING, ACCESS, STORAGE, FENCING AND AMENITY AREA, REVISION TO SCHEME APPROVED UNDER 3/2020/0281 AND 3/2022/1022 PART RETRPOSCTIVE.

ON

LAND AT MORAN'S FARM, PENDLETON ROAD, WISWELL CLITHEROE BB7 9BZ.

1 INTRODUCTION

1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf the applicant Mrs L Sagar for four holiday lodges.

1.2 The amendments relate to the slight alterations to the design of the units, an increase in the size of decking, the introduction of features to enhance the attractiveness of the units to potential holiday makers, and green energy measures. The Council has advised that whilst the amendments are minor in nature they cannot be considered under section 73 of the Act and that a full revised application is required.

1.3 The drawings approved under planning permission for four holiday lodges 3/2020/0981 and discharge of conditions application 3/2021/1105 are:

ADM20/34/01A Site layout and landscaping
ADM20/34/02 Lodge 3&4 (handed) plans and elevations
ADM20/34/03 Lodge 1&2 (handed) plans and elevations
ADM20/34/04 Section through the site
ADM20/34/05 Location plan
ADM/MORANS/LP Rev A

1.4 The drawings approved under application 3/2022/1022 variation to details of design for units 3 and 4 are:

ADM20/34/05 Location plan
ADM20/34/03 Lodge 1&2
ADM20/34/04C Section through the site
ADM20/34/023B Site layout and landscaping
ADM20/34/020A Lodge 4 plans and elevations
ADM20/34/022A Lodge 3 plans and elevations
ADM/MORANS/LP Rev A

1.5 The plans and documents submitted with this application are:

ADM/23/04/01 Site layout and landscape
ADM/23/04/02 Lodge 1
ADM/23/04/03 Lodge 2
ADM/23/04/04 Lodge 3
ADM/23/04/05 Lodge 4

ADM/23/04/06 Section through site
 ADM/23/04/07 Location plan
 ADM/MORANS/LP Rev A Logistics Plan
 Air source heat pump details
 Storage shed plan and elevation details
 Solar panel details
 Tree Report
 Materials details -windows, doors, roofing, balustrade, decking, block paving, permeable asphalt, timber cladding, lighting bollards.
 Construction method statement (Including example of SIP panel delivery
 Details of Bat Boxes within discharge conditions letter dated 26th October 2021

2.0 PROPOSED AMENDMENTS

2.1 A slight increase in the footprint and height of the units are as follows:

| Unit | Approved | | | Revised | | |
|---------|----------|-------|-----------------|---------|--------|-----------------|
| | Length | Width | Height to ridge | Length | Width | Height to ridge |
| Lodge 1 | 16.11m | 6.61m | 3.876m | 16.389m | 6.824m | 3.946m |
| Lodge 2 | 16.11m | 6.61m | 3.876m | 16.391m | 6.886m | 3.963m |
| Lodge 3 | 16.11m | 6.61m | 3.876m | 16.398m | 6.903m | 3.963m |
| Lodge 4 | 16.11m | 6.61m | 3.876m | 16.398m | 6.824m | 3.946m |

2.2 Additional facilities are proposed as follows:

| | Lodge 1 | Lodge 2 | Lodge 3 | Lodge 4 |
|----------------------|---------|---------|---------|---------|
| Solar panels | ✓ | ✓ | ✓ | ✓ |
| Flue | ✓ | ✓ | X | ✓ |
| Air source Heat pump | X | ✓ | X | ✓ |
| Hot tub | ✓ | ✓ | X | ✓ |

2.3 There are also revisions to the glass balustrade details, western red cedar cladding instead of Siberian larch, alterations to the door and window positions, decking areas enlarged. Some of these changes have already been approved for Lodge 3 and 4 under 3/2022/1022.

2.4 It is proposed to slightly increase the finished floor levels of units 1 and 2 from 142.84m to 143.1m an increase of 26cm. An increase in height of 3cm from 140m to 140.03m was approved under 3/2022/1022 for and units 3 and 4 and this is reflected in the revised scheme.

- 2.5 The site layout has been revised to reflect these changes. Lodges 1, 3 and 4 have been provided with a storage shed for guests. The shed can be used to store cycles, BBQs, patio furniture and seat cushions. They may also be used to house the solar batteries. A storage container is proposed adjacent to Lodge to store communal grounds maintenance equipment such as a grass mower, hosepipes and gardening tools and supplies. An electric meter housing and batteries housing is proposed for Lodge 2.

3.0 THE APPLICATION SITE AND SURROUNDING AREA

- 3.1 The site is located within the open countryside outside the settlement boundary of Wiswell. It is also outside the Area of Outstanding Natural Beauty as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The site is approximately 1/2 mile north east of Wiswell on the north western side of Pendleton Road. Land on the opposite side of Pendleton Road is within the Area of Outstanding Natural Beauty.
- 3.2 The application site formerly comprised redundant farm buildings, farmyard and riding arena at Moran's Farm. The development of the site for four holiday lodges was approved in 2021 with revisions to Lodges 3 and 4 approved in 2023. The site is under construction.
- 3.3 The land around the site is used for grazing and the field boundaries are generally hedges with trees. There are a number of trees along Pendleton Road within the gardens of the nearby properties. The landscape character type for the site is described as 'Undulating Lowland Farmland' whilst the rising land on the opposite side of Pendleton Road is described as 'Moorland Fringe'.
- 3.4 The vehicle access to the site is directly off Pendleton Road into the farmyard. There are no public footpaths on or near the site. The Lancashire County Council mapping service mariomaps does not record any vehicle collisions near to the site.
- 3.5 The site is within flood zone 1 and area least likely to flood.

4. PLANNING HISTORY

- 4.1 3/2020/0981 Proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity areas. Approved 17.03.2021

- 4.2 3/2021/1105 Discharge of conditions 4 (Construction Management Plan) 9 (Site Access) and 12 (Bat Roosting) of planning permission 3/2020/0981. Approved 10.02.2022.
- 4.3 3/2022/1022 Variation of condition 2 (Plans) from planning permission 3/2020/0981 to allow alterations to the design of units 3 and 4. Approved 27/02/2023.

5. DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

Core Strategy (2014)

- 5.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

Key Statement EN2: Landscape

Key Statement EC3: Visitor Economy

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

Policy DME5: Renewable Energy

National Planning Policy Framework (NPPF)

6 EVALUATION

Principle of the Development

- 6.1 The principle of the development has been considered and found acceptable under the previous planning approvals. Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.
- 6.2 Core Strategy Policy DMB1 also seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 supports the extension of the range of tourism and visitor facilities in the Borough. It also requires new

- tourism development to be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction.
- 7.3 The application site is physically well related to the existing group of buildings surrounding Morans Farm. Whilst the site is outside the settlement of Wiswell is only a short distance away and it is reasonably close to the principal settlement Clitheroe and Whalley. It is also close to the Freemason's Arms a public house with restaurant in Wiswell and local wedding venues such as Whalley Abbey as well as other local attractions. The location of the proposed accommodation is compliant with policy DMB3.
- 7.4 Paragraph 83 of the NPPF advocates that sustainable rural tourism and leisure development which respects the character of the countryside would assist in supporting a prosperous rural economy.
- 7.5 As the principle of the development has already been accepted the main issues to be considered are the impact on landscape/visual amenity and residential amenity of the proposed changes to the scheme.
- 7.6 Since planning permission was granted in March 2021 the owners of the site have carried out market research. They have concluded that larger areas of decking to allow visitors to enjoy the outdoors and the excellent views, the provision of a hot tub and a wood burning stove will enhance the attractiveness of the holiday accommodation to visitors. Many holiday-accommodation booking websites include filters so that potential bookings can be tailored to customers preferences. 'Hot tub', 'indoor fireplace' are common filters, so it was concluded the provision of a hot tub and a wood burning stove would make the holiday accommodation more attractive to customers. The unique feature of the accommodation is the outstanding views and rural location. Larger areas of decking are likely to enhance the attractiveness of the units to customers. The proposed changes are in line with the aspirations of Key Statement EC3: Visitor Economy, Policy DMB1: Supporting Business growth and the Local Economy and Policy DMB3: Recreation and Tourism Development to support the local economy through providing for visitors to the area.
- 7.7 The proposed increase in the size and height of the units is minimal and will not result in the development having any significant impact on the quality of the landscape. The proposed enlarged decking is immediately adjacent and in front of the units, the balustrades are glass, and the hot tub is sunken beneath the decking. It encourages outdoor activity to be close to

the unit. The increase in the size of the decking, and the introduction of a hot tub and revised balustrade details will not have an adverse impact on the landscape.

- 7.8 The alterations to the window and door positions, the substitution of one timber cladding material for another and the decorative use of slate will have no adverse impact on the appearance of the units. The chosen materials are still reflective on materials use locally on rural buildings. The development continues to reflect local character and will blend into the landscape. It will not harm the visual qualities of the area or landscape in line with Key Statement EN2: Landscape and policy DME2: Landscape and townscape protection.
- 7.9 The provision of air source heat pumps and solar panels should be welcomed as they are a means of reducing carbon emission. The panels are to be located on part of the roof on the south west elevation, and are all black which will blend into the appearance of the catnic standing seam metal roof. The air source heat pumps are located at ground level. Details of sound data for the units is supplied with the application. The unit are modest in size being 1020mm high, 1050mm wide and 520 deep.
- 7.10 Policy DME5: Renewal Energy scheme supports the development of renewable energy schemes provided it can be shown that it would not cause unacceptable harm to the local environment or local amenity. The appearance of these units is acceptable and will not appear out of place and will have no negative impact on the visual qualities of the landscape.
- 7.11 Hot tubs are provided on the outer corner of the main decking to lodges 1, 2 and 4. The tubs are sunk into the decking so that when in use the guests are seated inside the tub at a low level. The remainder of the decking can be used with outdoor furniture, and it can be anticipated that the use of the hot tub will be less than the use of the rest of the decking. This means that the focus of outdoor activity on the decking for Lodges 1, 2 and 4 will be towards the centre of the site.
- 7.12 Lodge 2 is to the south west of the dwelling Lynwood. On the boundary is a high wall which steps down to follow the contours of the land. The wall provides effective screening between Lynwood and the decking area to Lodge 2. The neighbours at Lynwood have recently planted a fast-growing evergreen laurel hedge along the lower section of the joint boundary adjacent to lodge 4. A timber close boarded fence 2m high is proposed between the north east elevation of lodge 4 and the boundary to Lynwood which will provide further screening. The proposed changes will not have an adverse impact on the enjoyment of the outdoor amenity space of the neighbouring property Lynwood.

- 7.13 The increased decking area at lodge 1 is screened from the dwelling Highfield to the south by Highfield's outbuilding and garage. The decking area to lodge 3 is as it was approved under permission 3/2022/1022. Existing shrubs and trees also provide screening. The proposed changes will not have an adverse impact on the outdoor amenity space of the neighbouring property Highfield. The proposal remains compliant with Policy DMG1:General Considerations.
- 7.14 The ancillary outbuildings are intended to enhance the attractiveness of the proposed holiday lodges by providing lockable storage facilities for cycles and a place to store outdoor furniture and equipment when not in use. The sheds are positioned close to the units and adjacent to the parking area. The communal storage container is positioned close to the boundary with Lynwood and adjacent to an existing boundary wall. Planning permission has recently been granted for a large, detached garage on the other side of the wall from the location of the proposed container.
- 7.15 The vehicle access and parking arrangement for the site remain as approved under the previous planning permissions.

8 CONCLUSION

- 8.1 This revised scheme makes minor alterations to the approved schemes in terms of the design of the proposed units. The introduction of features which enhance the attractiveness of the units as holiday lets will have no negative impact on the landscape or the amenities of the neighbouring properties. The scheme has introduced green energy measures which should be welcomed.
- 8.2 The development remains fully consistent with the requirements of the Core Strategy in particular Key Statements, EN2 and EC3, and policies DMG1, DME2, DMB1, DMB3 and DME5. The development remains in accordance with the requirements of the NPPF.