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The Vines, Preston Road, Ribchester, PR3 3XL – Proposed change of use to holiday let

Access to the Log Cabin is via the private drive entrance to the main residence then along a private roadway to the Log Cabin. There is parking in front of the Log Cabin for 2-3 vehicles.

STATEMENT IN SUPPORT OF A FULL APPLICATION FOR THE CHANGE OF USE FROM LOG CABIN FOR PERSONAL USE TO SHORT-TERM LET HOLIDAY ACCOMMODATION AT THE VINES, PRESTON ROAD, RIBCHESTER PR3 3XL.

The Log Cabin is situated within the 3.3 acre grounds of a large detached residential property known as 'The Vines'. The Log Cabin is situated at the foot of the garden out of view of the main house and is fenced separately. See site plan attached.

1 INTRODUCTION

1.1 This Planning Statement has been prepared by Peter Hitchen Architects on behalf of the applicants in support of a full planning application to change the use of the Log Cabin to short-term let holiday accommodation. No alterations to the property are proposed as part of the development.

1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations. 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the adopted Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2021). 1.4 The Statement should be read in conjunction with the accompanying information: Ordnance Survey Location Plan

1.2 There are no alterations proposed to the property or internal layout.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The Vines is a large, detached dwelling with a detached garage, ample parking, and set within spacious grounds extending to 3.3 acres. The Log Cabin is situated within the grounds at the foot of the garden out of view of the main house and is fenced separately. See site plan - 100

Vehicle access is through the main entrance to 'The Vines' of Preston Road and then down a private road to the Log Cabin. The boundaries of the Log Cabin to the front and side are the garden of 'The Vines' with open countryside to the rear and other side.

2.2 The buildings are not listed buildings and the site is not in a conservation area. The site is within the settlement boundary of Ribchester. As shown in the adopted Housing and Economic Development, Development Plan Document (HEDDPD) proposals map. Figure 1 Extract from inset 18 of Sheet 6 of the Housing and Economic Development, Development Plan Document (HEDDPD) proposals map. Site denoted by red star.

3.0 SITE HISTORY

3.1 Application 3/2017/0352 – certificate of lawfulness – proposed

Application for a lawful development certificate for a proposal to make use of the existing garages and parking areas around the house to park up to a maximum of 3 private hire vehicles.

Decision- Refused

3.2 Application 3/2013/0243 for full consent

Proposed garage

Decision- proved with conditions

4.0 THE PROPOSED DEVELOPMENT

4.1 It is proposed to change the use of the Log Cabin property from Log Cabin for personal use to short term let accommodation (sui generis use).

4.2 The Log Cabin is a small, detached dwelling with one bedroom. There is ample parking and turning within the grounds to accommodate at least 2-3 cars. It is proposed to let the property to families or friends as a short-term holiday let. The guests at the property will be limited to those persons staying overnight at the property with no additional visitors. The Log Cabin is 'pet friendly' and is fenced off from the main garden area.

5.0 DEVELOPMENT PLAN POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2021).

5.2 The following policies of the Ribble Valley Core Strategy (Core Strategy are relevant to the determination of this application: Policy DS1 Development Strategy outlines the Council development strategy with regard to housing, employment, retail and leisure. Policy DS2 Sustainable

Development confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area. Policy EC3 Visitor Economy - encourages proposals which contribute to and strengthen the visitor economy of the Ribble Valley Policy DMG1 General Considerations - sets out various criteria to be considered in assessing planning applications, including the proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area. Page 4 of The Log Cabin at The Vines, Preston Road, Ribchester PR3 3XL Policy DMG2 Strategic Considerations confirms that new development should be in accordance with the Core Strategy development strategy and should support the spatial vision. Policy DMG3 Transport and Mobility- considers the availability of public transport and impact on the road network. Policy DMB3 Recreation and Tourism Development confirms that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough.

5.3 The National Planning Policy Framework (2021) (Framework sets out the Government planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.

5.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.5 Section 6 Building a strong, competitive economy of the Framework states weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and the wider opportunities for development

6 PLANNING POLICY AND EVALUTION Principle of the development

6.1 purpose of the planning system is to contribute to the achievement of sustainable development is the opening statement of section 2 of the Framework.

6.2 The three overarching objectives of sustainable development are: an economic objective to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; Page 5 of The Log Cabin at The Vines, Preston Road, Ribchester PR33XL October 2022 b) a social objective to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being; and c) an environmental objective to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. Core Strategy 6.3 Policy EC3: Visitor Economy and Policy DMB3: Recreation and Tourism development are the main policies relevant to this application. The

supporting text to Policy EC3 acknowledges plays an important role in the economy of Ribble Valley. The strength of the tourism economy in Ribble Valley reflects the attractive countryside, historic towns and villages and a range of visitor attractions such as Clitheroe Castle, Whalley Abbey and the Forest of Bowland Area of Outstanding Natural Beauty. 6.4 The Ribble Valley Tourism Destination Management Plan September 2018, recorded the latest figures (2016) for tourism in the Ribble Valley which show 225,914 million tourism spend, 5 million day-visitor days and night and a growth of 6.3%. The Tourism Progress Report presented to the Economic Development Committee on the 25th March 2021 states the most recent figures show that tourism in Ribble Valley contributes 260 million into the local economy. In recent years, and certainly up until the current crisis, it has been an expanding sector, in which both the economic impact and visitor numbers were rising by over 7% per annum with employment figures growing by more than 6%p.a.. Tourism is undeniably a significant part of the Ribble Valley economy. 6.5 Policy EC3 encourages the visitor economy and supports the provision of new accommodation for visitors. Policy DMB3: Recreation and tourism development reemphasises the general support for tourism and recreation development. It is also concerned with the location of tourism development, the impact of the design of the development, impact on the highway network, and impact on nature. It also requires the development not to conflict with other policies of the plan. Of relevance is policy DMG1: General considerations. This Page 6 of 11 The Log Cabin at The Vines, Preston Road, Ribchester PR3 3XL October 2022 policy considers design, access, amenity and the environment. The most relevant to this application is amenity.

6.6 The main issues to be considered are the: The economic benefits of the development and contribution of the development to the local economy, impact on the amenities of neighbouring residents, and impact on highways and parking. The development does not include any physical alterations to the building and the change of use would have a neutral impact on the natural environment and would not harm any protected species or habitats. Economic Benefits

6.7 The provision of short term let accommodation specifically supports the tourism economy of the Ribble Valley. The property is a short distance from local visitor and wedding venues including Stydd Gardens (0.5 miles), Ribchester Roman Baths & Museum (0.5 miles), Stonyhurst (4.9 miles), Hobbit Hill (5.3 miles), Mitton Hall (6 miles), Whalley Abbey (7 miles), Bashall Barn (7.5 miles) and slightly further afield Holmes Mill, The Atrium Clitheroe Castle which are in the centre of Clitheroe (9 miles), as well as Eaves Hall, West Bradford about 9 miles. The Log Cabin is also a short distance from local pubs, shops and restaurants of Ribchester. These are recommended to guests in the accommodation house manual and on the Airbnb accommodation booking website.

6.8 The property is being used for short term lets operating through the booking agencies such as AirBnB. The applicants note the reasons for guests staying fall within the following categories based on the numbers of days stayed: Family holidays 80% Visiting family locally 5% Attending a wedding 5%. Please refer to appendix 1 booking information. This indicates that the use of the accommodation supports the local economy through visitors holidaying in the area, attending a wedding or staying for business reasons. The majority of guests are family groups. Guests have left excellent reviews see appendix 2. Log Cabin Reviews October 2022

6.9 Key Statement EC1 is supportive of business and economic development. Policy DMB3 relates specifically to recreation and tourism development the aim of the policy being to support proposals that extend the range of tourism and visitor facilities in the Borough. As the site is in a main settlement and requires no alterations to the building it is compliant with DMB3 (2) and (3). The level of traffic associated with the use is not likely to be significant in relation to the level of traffic using Preston Road. As the property is set apart from the other dwellings, any increase in traffic movements is unlikely to have an adverse impact on or cause disturbance to neighbours. The impact

on the highway network from the traffic movements generated by the proposed use is not significant DMB3(4). The site is large enough to accommodate parking requirements of DMB3(5) is satisfied. There are no negative impacts on ecology DMB3 (6). The proposal is fully compliant with policy DMB3. Residential Amenity

6.10 The property is single storey and can accommodate 4 people (2 in the bedroom and 2 on sofa bed in lounge) However, the majority of bookings have been for 2 guests. See Appendix 1 Booking information. The house comprises a living room with small kitchen/dining area. Bathroom with shower and w.c. and one bedroom.

6.11. Outside, close to the Log Cabin, there is an outdoor oven/BBQ area and an open sided timber frame building housing a wood fired hot tub. The garden to the Log Cabin is separated from the main house garden by a wooden post and rail fence. Due to the significant distance from neighbours any users of the outdoor space are unlikely to cause undue noise and disturbance to neighbours.

6.12 The Airbnb platform encourages guests to leave reviews. This encourages property owners to be attentive to guests and any problems that might arise during their stay. Property owners also review their guests so that there is a mechanism to flag up inconsiderate or problem guests to other hosts. This acts as a deterrent to inconsiderate behaviour.

6.13 The proposal is compliant with the requirements of policy DMG1: General consideration in relation to amenity. Highways and Parking

6.14 The application site is within the settlement boundary of Ribchester. There are bus services along Preston Road to Blackburn, Whalley and Clitheroe. The Lancashire County Council parking standard for a five bedroomed dwelling is three off-street parking spaces. As the short term let could accommodate 4 people it is reasonable for two car parking spaces to be provided, one for each bedroom. The site plan shows that the site can accommodate at least 2 cars and turning space. The proposal is compliant with the requirements of policy DMG1: General consideration in relation to access and parking.

Appendix

Log Cabin – Guest Reviews

8th May 22 – 2 People

Tranquil location with everything you could need and more, perfectly set in its own private surroundings; its a cabin in the woods and what makes it even better is there's a wood burning hot tub and pizza oven to enjoy outside set in a beautiful English country garden. The host's were available when needed and ensured our stay was just as we wanted it. On the whole it is well worth it!, My wife and I are glad we stayed here and will look forward to returning again sometime.

4th May 22 – 2 People

Hosts were wonderful and super friendly! The cabin was beautiful and the facilities were spectacular. Would definitely recommend and visit again!!

14th Mar 22 – 2 People

Secluded spot on property boundary, perfect for privacy. Beautiful surroundings. Covid cleaned. Friendly hosts on hand if needed otherwise left to own devices. Amazing swedish hot tub so no chemicals. Little spot of heavenly countryside not to be missed. You get what you pay for.

18th Feb 22 – 2 People

The whole property is amazing! had such a lovely time, would defo recommend! lovely people as well, could not be more welcoming and helpful - we hope to be back very soon!
Absolutely nothing! other than I wish we could of stayed longer

2nd Jan 22 – 2 People

The hosts were extremely accommodating. The cabin, hot tub and pizza oven were in excellent condition. We thoroughly enjoyed our stay and definitely will be returning! Thanks guys!

17th Dec 21 – 2 People

This cabin was the perfect weeks stay if you like a quiet retreat. It was the perfect size for just the two of us and was beautifully kept inside and out. The owners made us feel so welcome and very covid safe, the cabin was clean and stocked with plenty of sanitizer/cleaning products. The location is perfect for a quiet stay while also having easy access to larger towns for a variety of trips. I would definately recommend whatever your interests!