

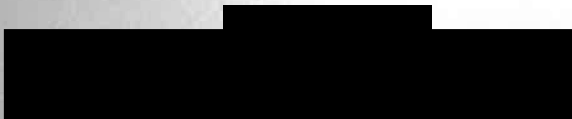
Planning, Design and Access Statement



Trevor Hobday MRTPI

Use of existing residential caravan for
occupation by named person; land at
Abbot Brow, Mellor.

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Clitheroe, BB7 1EW



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1 Introduction

- 1.1 This Planning Statement has been prepared to support a planning application made to Ribble Valley Borough Council for development as set out in the application and supporting plans.
- 1.2 In preparing this statement, reference has been made to the current Development Plan and the relevant policies applicable to this development and to the submitted drawings, supporting reports and survey documents. The National Planning Policy Framework is also a material planning consideration.

2 Planning History

- 2.1 This planning application specifically relates to the use of an existing caravan on the site. Under planning reference 3/82/0028 consent was granted for the siting of a residential caravan on the site on 8 April 1982. A specific condition was attached to the consent restricting occupation of the caravan to a specific person [condition 2]. The consent was fully implemented and the caravan so occupied. The beneficiary of that condition has passed away. A caravan has remained continuously on site since 1982 and has been used intermittently for residential purposes. The caravan is connected to all mains services.

3 The Proposal

- 3.1 In essence, the proposal seeks consent to use the caravan currently on site and to which the floor plan and elevational plan refer, for residential purposes to be occupied by a specific person who is desperately and urgently in need of accommodation. In this regard a personal statement is included with the application. It is a material consideration in the determination thereof. The caravan is to be occupied by [REDACTED]

3 The Development Plan

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

Key Statement EN2-Landscape

Key Statement H1: Housing

Development Strategy

Key Statement DMG1-General Considerations

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Key Statement DMG2-Strategic Considerations

Key Statement DME2-Landscape and Townscape Protection

Key Statement DMH4-Conversion of barns and other buildings to dwellings

National Planning Policy Framework (The Framework)

Chapter 2 achieving sustainable development

Chapter 5 Delivering a sufficient supply homes

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

4.1 It is respectfully considered that the underlying issue to be considered in this application proposal relates specifically to the appropriateness of the occupation of the caravan for residential purposes for the reasons set out in the personal statement and whether, by attaching a specific planning condition to this effect, would meet the tests of current planning policy.

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 the use and occupation of an existing caravan for residential purposes but with a very specific and demonstrable need. Such development will meet the requirements of NPPF in this regard in that it will clearly meet an economic, social and environmental objective. The site is very clearly previously developed and brownfield. The planning history with regard to the caravan and its occupation for a very specific need is material and relevant.

5.2 At Chapter 9, the Framework encourages and fully supports sustainable transport; there is a bus stop on the A59 which is approximately 250m from the application site. There is a bus service every 60 minutes to Clitheroe, Skipton and Preston. The proposal meets the requirements of the Framework.

5.3 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 curtilage and the wider site is previously developed and brownfield; the caravan will remain in situ; it is considered that the application

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site lies on the very boundary of the 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 It is respectfully submitted that the application proposal is in accord with the requirements of The Framework

Development Plan Core Strategy

Policies DS1 & DS2

- 5.6 The application proposal relates to the use of the caravan currently on site for residential purposes but with a very specific and demonstrable need; this site is clearly identifiable as being previously developed and brownfield. Further, the site is not isolated or remote from other development; indeed it sits comfortably within a wider group of long established residential and commercial development. The proposal will enable an individual to have some independent permanent residential accommodation. It is respectfully submitted that the proposal meets the general thrust of these specific planning policies. A caravan has occupied the application site continuously since 1982.

Policy H1-Housing

- 5.7 The proposal is for the use of a caravan for residential purposes. It is considered that the proposal will meet a very specific and personal need and requirement. Along with other facts stated elsewhere in this statement, the proposal is in line with this policy requirement.

Policy DMG1-General Considerations

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

Design

- A The application proposal relates to the use of a residential caravan previously used on a permanent basis for residential occupation. There has been a caravan on site since the original approval. There are no issues relevant to matters of design that arise in the application.

B Access

There can be no issue with access at all; there has been no previous objection raised by highways; the proposal will utilise the existing substantial access that has always been in place and served the site when used as a quarry and waste transfer station by Lancashire County Council.

C Amenity

The proposal is located on a previously developed and brownfield site; the caravan is in situ; there are no issues relevant to amenity that fall to be considered.

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D *Environment*

As with C above, there are no issues raised by the application proposal that would conflict with the requirements of this element of the policy.

E *Infrastructure*

Again, no issues are raised by the proposal that are 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 appeal proposal complies with the requirements of policy DMG1

Policy DMG2-Strategic Considerations

5.10 The proposal relates to the use of an existing caravan on site for a very specific residential need. There are no issues within the overall policy that fall to be considered.

6. Planning Conditions

6.1 It is specifically requested that the occupation of the caravan should be limited and restricted

7. Summary

7.1 The application proposal seeks consent to use an existing residential caravan for that purpose but with a very specific need that can be conditioned accordingly. The proposal accords with the requirements of planning policy at both the national and local level. An approval with a personal condition as requested will not prejudice overall planning policy.

Trevor Hobday MRTPI

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