



Professional Planning and Development
Member of the Royal Town Planning Institute



Supporting Planning Statement

Full Application

Change of use from holiday let to C3

**At: Dewhurst Farm Longsight Road, Langho,
BB6 8AD**

On behalf of: Mr & Mrs Brelsford

January 2024

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1. Introduction

- 1.1 This Planning Statement has been prepared by Fitzgerald Planning and Design on behalf of Mr & Mrs Brelsford. The statement has been provided in support of a planning application for the change of use from holiday let to C3 with unrestricted residential use.

2. The Application Site and Surrounding Uses

The Application Site

- 2.1 The site consists of a two storey dwelling which is located off Longsight Road, via a driveway which serves a collection of other properties round Dewhurst Farm.
- 2.2 The building shares a common boundary to the south with The Shippon (known as Fell View Barn) approximately 22m away and a further four holiday cottages and land to the east of the site have either been completed or are currently being considered by planning.
- 2.3 The site forms part of a cluster of buildings and dwellings and is within a sustainable location with easy access to the A59 and the wider road network.



Aerial extract view of the site www.google.com

2.4 Images of the site and surrounding area



Photo 1: front elevation of the property



Photo 2: double garage of the neighbouring property (The Shippon)



Photo 3: access road to other properties at Dewhurst Farm



Photo 4: main access road which is shared by a range of properties

3. Planning History

3/2020/0110 - Proposed residential dwelling (Retrospective) Refused 22/5/20

3/2020/0013 - Construction of four two-storey holiday cottages and formation of short length of access road (resubmission of 3/2019/0671) Approved 26/6/20

3/2019/0671 - Construction of four two-storey holiday cottages and formation of short length of access road. Approved with Conditions.

3/2019/0076 - Proposed erection of a two-storey holiday cottage following the demolition of the existing Dutch barn. Approved with conditions.

3/2018/0704 - Variation of conditions 2 (approved plans), 8 (sight lines) and 9 (implementation of access road improvements) from planning permission 3/2018/0082 to allow an amended design relating to alterations to the access road. Approved with conditions.

3/2018/0082 - Proposed erection of a two storey holiday cottage following demolition of an existing dutch barn (Resubmission of application 3/2017/0644). Approved with conditions.

3/2017/0644 - Proposed erection of a two storey holiday cottage following demolition of an existing dutch barn. Refused.

3/2016/0023 - Prior approval of proposed change of use of agricultural building to a dwellinghouse (Class Q(b) only). Refused.

3/2015/0632 - Prior approval of proposed change of use of agricultural building to a dwellinghouse (Class Q(a) only). Approved.

4. The Proposed Scheme

- 4.1 The proposed scheme is for the change of use from holiday let to C3 with unrestricted residential use. The desire to alter the business model of the holiday let has been brought out for financial reasons which are set out in the separate supporting statement prepared by the applicants. The applicant understands that competition can not be considered as valid reason, but it is considered the concentration of holiday in this particular location is detrimental to the current business.
- 4.2 This application does not involve any alterations to the external appearance of the current dwelling, nor does it include any changes to the existing access arrangements.

5. National and Local Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for the purposes of this application comprises the following:

- The National Planning Policy Framework (NPPF) 2023
- National Planning Practice Guidance
- Ribble Valley Core Strategy 2014
- Housing and Economic Development DPD October 2019

5.2 Ribble Valley Council Core Strategy (2014 - 2028) 2014

The Core Strategy was adopted by the Council December 2014 and now forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028.

Most relevant to this site are the following:

Key Statement DS1

Sets out the Borough's housing strategy and provides the overarching vision aimed at achieving a sustainable pattern of development. The majority of new housing development will be concentrated within the strategic site at Standen and the Borough's principal settlements of Clitheroe, Whalley and Longridge. In addition, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements.

EC2 - Visitor Economy

Relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged; and that significant new attractions will be supported in circumstances where they will deliver overall improvements to the environment and benefits to the local communities and employment opportunities.

DMG1 - General Considerations

In determining planning applications, all development must conciser the following key considerations; design, amenity, environment, access and infrastructure.

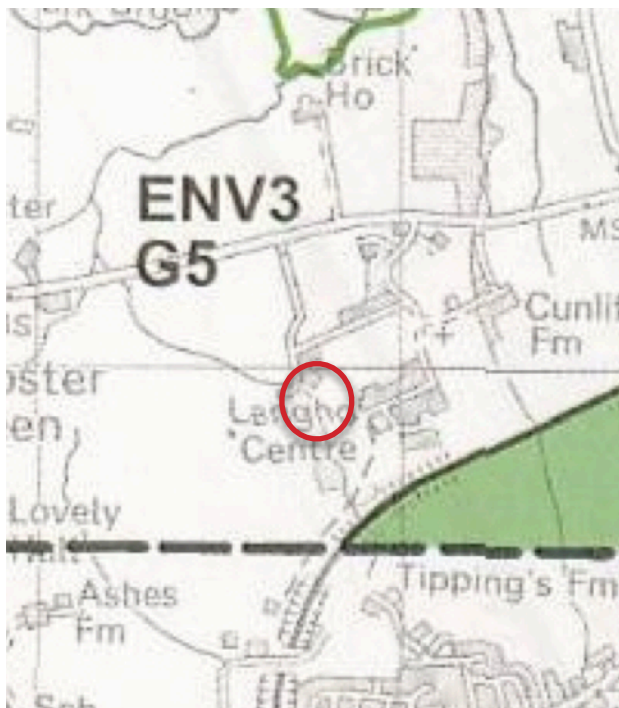
DMG2 - Strategic considerations

Development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

Core Strategy Policy DMG2 requires development in the open countryside to meet one of six considerations, one being that development is 'essential to the local economy or social wellbeing of the area'. There is no definition contained within the Core Strategy as to what 'essential' means, however the applicant seeks to demonstrate that the proposals meet this consideration stating that the garden centre is a very important and significant contributor to the local economy both with regards to the number of jobs that it sustains, and the revenue that it brings to the area.

DMG3 - Transport and Mobility

The availability of public transport, the relationship of the site to the primary road network, the provision for access by pedestrian and cyclists, and the location of the development in relation to its ability to strengthen existing town and village centres which offer a range of employment opportunities will be taken into account in decision making.



Map extract from the Proposals Map showing that the site is within the open countryside.

5.3 The National Planning Policy Framework (NPPF) Dec 2023

The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Of relevance to the site are the following sections of the NPPF:

123 *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses..'*

131 of the NPPF states: *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

6. Planning Appraisal

- 6.1 The main issues to be considered in the determination of this application are; the principle of the change of use of the holiday let to open market housing in this location, the design and impact on character, impact on highways and residential amenity.

Previous reasons for refusal 3/2020/0110

'The proposal development is considered contrary to Key Statements DS1 and DMI2 and Policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of a new dwelling in the open countryside without sufficient justification which would cause harm to the development strategy for the borough and would place further reliance on the private motor-vehicle contrary to the presumption in favour of sustainable development. '

'The proposal, by virtue of its siting, scale and massing, would result in a loss of openness that would be detrimental to the character and visual amenity of the open countryside. In the absence of sufficient material considerations which outweigh this harm the development is contrary to Key Statement EN2 and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy.'

'The proposed development, by virtue of its design and proximity to adjacent shared boundaries, would result in overlooking of the private rear garden of The Shippon leading to an unacceptable loss of privacy. This would be detrimental to the residential amenity of the occupants of The Shippon and would be contrary to Policy DMG1 of the Ribble Valley Core Strategy.'

'The access track serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width, lack of passing provision and loose

surface material which could be carried on to the public highway (A59) thus causing a potential source of danger to other road users. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety contrary to Policies DMG1 and DMG3 of the Core Strategy.'

The assessment below will address these reasons for refusal.

6.2 The principle

The site is located off Longsight Road and whilst it is located within the open countryside, the site is within close proximity to the large housing development at The Rydings to the east, and to the west is the settlement boundary and village of Copter Green. As set out within the highway section, there is a bus service which runs along Longsight Road giving an alternative form of transport, and it is not considered that the site is within an unsustainable location.

Key Statement DS1 of the Ribble Valley Core Strategy 2008-2028 (CS) sets out the distribution strategy and settlement hierarchy for development in the area. It is acknowledged that the site is outside any defined settlement boundary.

6.3 Design and Appearance

Policy DMG2 of the Core Strategy, within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting.

Furthermore para 131 of the NPPF states: *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

The site was previously developed with a dutch barn and whilst agricultural uses does not fall within the definition for previously developed land in the NPPF, the site once had built form upon it. Furthermore there are further new builds within the former complex which make up Dewhurst Farm.

Planning officer report 3/2018/0082 stated; *'It is to be noted that the design and elevational language of the building in this case is considered adequate only by virtue of the site's location adjacent to modern development. '*

Comments made in officer report 3/2019/0076 : *'The previously approved scheme was considered compliant with the aforementioned policy requirements in relation to landscape and visual amenity. The proposals would not, in my opinion, result in significant*

addition to building's scale or mass nor would they result in any additional adverse harm when compared to the development that has already been permission.'

In the officer report for 3/2020/0100 the Council states that the erection of a single dwelling house in the open countryside '*will harm the openness of the area, has the potential to create more domesticated appearance within this rural location*'.

The applicant rejects these comments and considers that the overall design which includes the use of appropriate materials , is appropriate to the location. Over the last 2-3 years further development has occurred which this current holiday cottage sits within the context of. It is not considered that the dwellinghouse is out of character in the landscape and is in accordance with Policy DMG2.

6.4 **Residential Amenity**

The relationship between the proposed dwelling and four holiday cottages on adjacent land has also been considered. There are no issues arising from the proposed relationship between these buildings

It is considered that there is a sufficient enough distance to nearby residential so as not to cause concern for amenity. It is therefore considered that the change of use complies with policy DMG1 of the adopted Core Strategy.

6.5 **Highways**

Highways and parking will not alter as part of this application. In the previous application, LCC Highways did not make any objections.

It is noted that the planning consent for the erection of one unit of holiday accommodation at the site was conditional on a number of improvements to the access road that serves the complex of buildings at Dewhurst Farm including passing places, widening of the site access, surfacing and improved sightlines. Condition 09 of planning permission 3/2019/0076 reads:

Condition 9 The access road improvements shown on submitted Drawing Number Bre/906/2629/02 shall have been fully completed prior to the first occupation of the holiday cottage hereby permitted.

The applicant has confirmed that the passing bays have been implemented.

Bus services

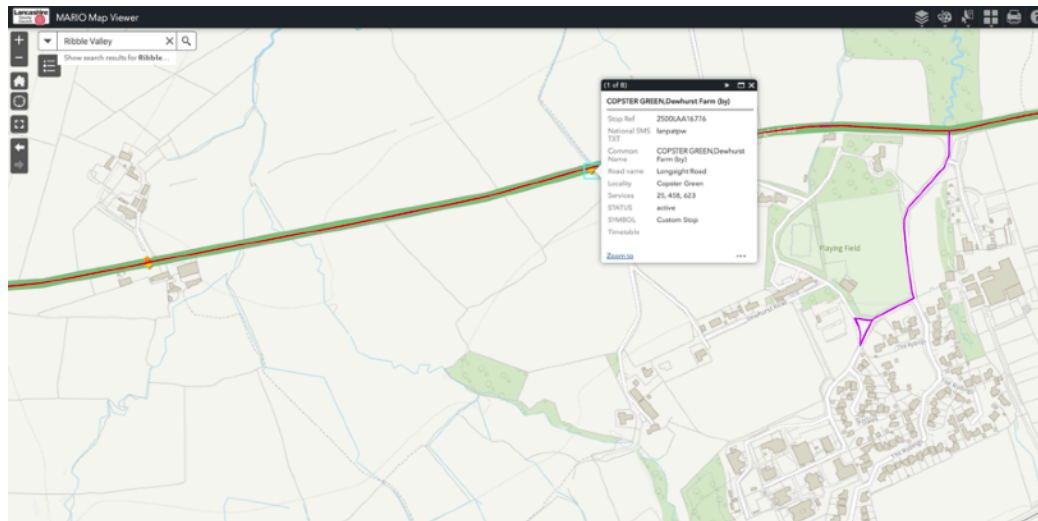


Bus Services - 25 (Blackburn Town Centre - Clitheroe)

7. Conclusion

This Planning Statement has set out the merits and acceptability of this proposed change of use application. It is considered that special consideration is given to the private accounts supplied by the applicant.

Appendix 1 - bus service timetable



CLITHEROE - WHALLEY - MELLOR - BLACKBURN

☒ Show all stops

Clitheroe Interchange (Stand 5)	09:20	11:20	13:20	15:20	16:30	17:35	18:45
Clitheroe Market Place (Stand A)	09:20	11:20	13:20	15:20	16:30	17:35	18:45
Peel Park, opp Hayhurst Street	09:21	11:21	13:21	15:21	16:31	17:36	18:46
Peel Park, by Highmoor Park	09:21	11:21	13:21	15:21	16:31	17:36	18:46
Peel Park, opp Shays Drive	09:22	11:22	13:22	15:22	16:32	17:37	18:47
Peel Park, opp Higher Standen Drive	09:22	11:22	13:22	15:22	16:32	17:37	18:47
Barrow, by Business Village	09:28	11:28	13:28	15:28	16:38	17:43	18:52
Whalley, opp Hayhurst Road	09:33	11:33	13:33	15:33	16:43	17:48	18:57
Whalley Bus Station (Stand A)	09:35	11:35	13:35	15:35	16:45	17:50	18:59
Billington, opp Judge Walmsley Hotel	09:36	11:36	13:36	15:36	16:46	17:51	19:00
Billington, by Nab Rise	09:36	11:36	13:36	15:36	16:46	17:51	19:00
Billington, by Calder Avenue	09:37	11:37	13:37	15:37	16:47	17:52	19:01
Billington Gardens (by)	09:37	11:37	13:37	15:37	16:47	17:52	19:01
Billington, opp Elker Lane	09:37	11:37	13:37	15:37	16:47	17:52	19:01
Brockhall Village, by The Academy	07:38	09:43	11:43	13:43	15:43	16:53	19:07
Old Langho, opp Brookside Close	07:39	09:44	11:44	13:44	15:44	16:54	19:08
Langho, adj The Rydings	07:45	09:50	11:50	13:50	15:50	17:00	18:05
Copster Green, by Dewhurst Farm	07:47	09:52	11:52	13:52	15:52	17:02	18:07
Copster Green, opp Wheatley Farm	07:47	09:52	11:52	13:52	15:52	17:02	18:07
Copster Green, o/s Park Gate Road	07:48	09:53	11:53	13:53	15:53	17:03	18:08
Clayton-le-Dale, by Lovely Hall Lane	07:48	09:53	11:53	13:53	15:53	17:03	18:08
Clayton-le-Dale, adj Showley Road	07:50	09:55	11:55	13:55	15:55	17:05	18:10
Clayton-le-Dale, by Mrs Dowsons Farm	07:51	09:56	11:56	13:56	15:56	17:06	18:11
Osbaldeston, by Abbott Brow	07:52	09:57	11:57	13:57	15:57	17:07	18:12
Mellor, o/s Church Lane	07:55	10:00	12:00	14:00	16:00	17:10	18:15
Mellor, opp Millstone	06:56	07:56	10:01	12:01	14:01	16:01	17:11
Mellor, opp Traders Arms	06:56	07:57	10:02	12:02	14:02	16:02	17:12

Regional cycling route 90 and 91(plan extract [opencyclemap.org](https://www.opencyclemap.org))

