


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	MC	<b>Date:</b>	11/06/2025	<b>Manager:</b>	LH	<b>Date:</b>	11/6/25
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<b>Application Ref:</b>	3/2025/0160			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	02/05/2025	
<b>Officer:</b>	MC			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>REFUSAL</b>

<b>Development Description:</b>	Proposed demolition of existing holiday let chalet and replacement with one single-storey two-bedroom holiday-let. Alterations to existing access and with replacement entrance gates and pillars.
<b>Site Address/Location:</b>	Hazelmere, Longridge Road, Hurst Green, BB7 9QP

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Parish Council:</b>	No objection

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<p>Lancashire County Council acting as the Local Highway Authority (LHA) request a visibility splay drawing to be submitted which shows the splays available at the access and the works to boundary treatment to provide maximum splays at the site access.</p> <p>The LHA consider that the proposed will intensify the use of the access albeit that the proposal is now a replacement holiday let and not a new dwelling, however the visibility is still required to be improved for highway safety reasons.</p>
<b>Greater Manchester Ecology Unit:</b>	<p>Ecologist considers that 10% BNG can be achieved and advises that as part of the pre-commencement Biodiversity Gain Condition which will apply to the application, further information should be required in an updated Biodiversity Gain Plan concerning on-site landscaping to achieve the gain. If the applicant intends to establish a wildflower meadow rather than enhancing the woodland character of the site an updated Biodiversity Metric should also be provided.</p> <p>They do not regard on-site habitats to be 'significant' and therefore a 30-year Habitat Management and Monitoring Plan is not required, although a simple habitat management plan should be required by condition to secure the sustainable future of the enhanced habitats.</p> <p>Although the building to be demolished has low-negligible potential to support bats, bats can be encountered in unexpected places and the surrounding habitat is very good for bats. They would advise that an informative is included as part of any permission.</p>

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No additional representations received.	

## RELEVANT POLICIES AND SITE PLANNING HISTORY:

### Ribble Valley Core Strategy:

Key Statement DS2: Sustainable Development  
Key Statement DMI2: Transport Considerations  
Key Statement EN2: Landscape  
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport And Mobility  
Policy DMH3: Dwellings In The Open Countryside And The AONB  
Policy DME1: Protecting Trees & Woodland  
Policy DME2: Landscape And Townscape Protection  
Policy DME3: Site And Species Protection And Conservation  
Policy DME4: Protecting Heritage Assets

National Planning Policy Framework (NPPF)

### Relevant Planning History:

#### **3/2024/0797**

Proposed demolition of existing holiday let chalet and replacement with one single-storey two-bedroom self build dwelling. Alterations to existing access and with replacement entrance gates and pillars.  
Refused

#### **3/2004/0822:**

Retention of weekend/holiday bungalow Area: approx 1/2 acre  
Approved with Conditions

#### **3/1999/0673:**

Continuation of temporary permission for retention of wooden weekend/holiday bungalow  
Approved with Conditions

#### **3/1994/0462:**

Retention of weekend holiday bungalow  
Approved with Conditions

#### **3/1989/0181:**

Retention of weekend holiday bungalow  
Approved with Conditions

## ASSESSMENT OF PROPOSED DEVELOPMENT:

### Site Description and Surrounding Area:

The site is located approximately 0.8 kilometres to the west of the Tier 2 Village of Hurst Green within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty), within a predominantly rural area. The site is located opposite the former Grade II Listed Building 'Punch Bowl' which has been demolished and to the south-west of the Grade II Listed Building, 'Bailey House'. In addition, the site has an existing access off Longridge Road which is at high risk of surface water flooding and has a small brook running along the eastern side boundary.

The application site is occupied by a single storey timber framed building used as a holiday let and smaller timber shed. The building is located to the rear of the site, sitting on higher land than the existing vehicular access as the land slopes upwards towards the rear of the site. The majority of the site is covered by grassland with a mix of small and mature trees within the site and along the site boundaries.

It should be noted that planning permission has been recently refused for the demolition of a holiday chalet and replacement with a dwelling (planning ref: 3/2024/0797). This permission was refused for the following reasons:

- 1. The proposal would lead to the creation of a new residential dwelling outside of a Tier 2 settlement, within the Forest of Bowland Area of Outstanding Natural Beauty without sufficient justification insofar that it has not been adequately demonstrated that the proposal would meet any of the exception criteria including meeting a local housing need or providing regeneration benefits. Furthermore, being outside of a Tier 2 settlement with limited facilities and services means that future occupants would likely be reliant on a private motor vehicle. Therefore, the proposal fails to comply with Key Statement DS1, DS2 and DMI2 and Policies DMG2, DMH3 and DMG3 of the Ribble Valley Core Strategy.*
- 2. The proposed development by way of its siting, design and use of materials would fail to protect or conserve the character of the Forest of Bowland National Landscape and would introduce an unsympathetic and incongruous form of development to the rural area, contrary to Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.*
- 3. The proposed amended vehicular access would have substandard visibility splays for a new residential dwelling, resulting in an unacceptable impact on highway safety in the immediate vicinity of the site, contrary to Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 115 of the National Planning Policy Framework.*

#### **Proposed Development for which consent is sought:**

The proposed development is for the demolition of an existing holiday let chalet and replacement with a two-bedroom, holiday let. The proposed holiday let would be positioned in the same location as the refused dwelling and would be sited approximately 38 meters from the site entrance. The holiday let would be a chalet type design with a veranda to the southern side of the building. The proposed holiday let would have a footprint of approximately 121 square metres with a raised terrace and pitched roof canopy porch to the eastern elevation. The design of the building would be mostly similar to the refused scheme, albeit with the removal of the steps from the terrace and a small reduction in the amount of glazing to the southern elevation. The holiday let would have a dual pitched roof with an eaves height of approximately 2.7 metres and a total height of approximately 4.8 metres. The application form indicates that the external walls would be constructed of stone and timber and standing seam to the roof, as per the refused scheme.

The proposal also includes the creation of a new large parking area to the front of the site as well as new entrance gates, stone pillars and fencing which would have a total height of between 1.25 metres, extending up to 1.8 metres at the highest point of the entrance gates. A car parking area is also proposed to the front of the site to provide bin storage and car parking for 3 no. vehicles as indicated on the proposed refuse plan.

#### **Principle of Development:**

The lawful use of the existing building is for a holiday let chalet, providing temporary accommodation for tourists and holidaymakers, although the applicant advised when the planning officer visited the site that it is mainly used by family. In this instance, the application property lies approximately 0.8km outside of the

defined settlement area of Hurst Green within the Forest of Bowland National Landscape and as such is not located within a wholly sustainable location.

Condition 2 of planning permission ref: 3/2004/0822 restricts the use of the property to a short-term holiday let above as follows:

*The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation.*

*Reason*

*The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation.*

Policy DMG2 requires development within the tier 2 villages and outside the defined settlement areas to meet at least one of six considerations which are listed as follows:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation*

The proposed development would be for the replacement of an existing holiday let. The development would be for one single holiday let unit which would have two double bedrooms. As such, the proposal is considered to fall within the scope of Criterion 4, a small-scale tourism development appropriate to a rural area. As such, the proposal is considered to accord with this part of Policy DMG2 of the Ribble Valley Core Strategy.

Policy DMB3 states that tourism development will be supported, subject to the following criteria.

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must 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 and there are no suitable existing buildings or developed sites available;*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

Whilst the site is located within a rural area and not related to an existing group of buildings, this is a replacement building and therefore weight is given to the existing holiday let at the site. Whilst the existing holiday let is extant, it is somewhat in a state of disrepair and requires modernisation. As such, the proposed two bedroomed accommodation would likely result in a small increase in visitor traffic, but not to a degree that would be inappropriate to the area and car parking is available at the site.

As such, it is considered that the proposed development is considered acceptable in principle subject to other material planning considerations, including impact on the visual amenity of the area and nature conservation.

#### **Impact Upon Residential Amenity:**

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- 1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible'*

The site is not located within close proximity to residential neighbouring properties with the closest residential property being located approximately 120m away from the site. There may be some noise associated with the holiday let accommodation. However, given the distances to residential properties, it is not considered that the proposed development would adversely affect the amenities of the surrounding area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

#### **Visual Amenity/External Appearance:**

Ribble Valley Core Strategy Key Statement EN2 states that:

*'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area'.*

In addition, it states that:

*'As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials'.*

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.'*

Also, Ribble Valley Core Strategy Policy DMG2 states that:

*'In protecting the designated Area of Outstanding Natural Beauty the Council will have regard to the economic and social well-being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate'*

*than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. the AONB management plan should be considered and will be used by the council in determining planning applications'*

The proposal would include the demolition of the existing gates and erection of new entrance gates. These would be taller than the existing gates, and their solid design together with the proposed brick pillars would give the site a more domestic and urban appearance as seen from the road. In addition, the new area of hardstanding created for the proposed parking/turning area is considered to be fairly large and would also have an urbanising effect on the Forest of Bowland National Landscape. No amendments have been made from the previously refused scheme in terms of the level of hardstanding and the design of the brick pillars and entrance gates.

The size, siting and design of the holiday let is mostly the same as the refused scheme, however the glazing to the south elevation has been set in from the gable. A pitched roof canopy has also been added to the side elevation. Previous concerns were raised regarding the amount of glazing to the front elevation and the modern appearance being incongruous to the rural setting, when compared to the simple design of the wooden holiday let chalet. It was also previously noted that some vegetation would have to be removed to achieve appropriate visibility splays and concerns were raised regarding the increase in land levels from the road level which would increase visibility. Furthermore, it was not considered that the proposed roof which would be constructed of standing seam has been sensitively designed to conserve the character of the Forest of Bowland National Landscape.

Whilst the level of glazing has been reduced when compared to the refused scheme and there may be less domestic paraphernalia associated with a holiday let when compared to the dwelling, it is not considered that the previous reasons for refusal have been overcome. The proposal would still include a large area of hard surfacing to the front of the site, new entrance gates/walls which are domestic in appearance and inappropriate external materials to the roof of the holiday let. In isolation, the design of the building (other than the roof materials) could be considered acceptable, cumulatively, the proposal would fail to protect or conserve the character of the Forest of Bowland National Landscape and would introduce an unsympathetic and incongruous form of development to the rural area, contrary to Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

#### **Heritage:**

The site lies approximately 116 metres to the south-west of Bailey House, a Grade II Listed Building. Key Statement EN5 of the Ribble Valley Core Strategy states:

*'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits'.*

In addition, Policy DME4 is also of relevance which states that *'alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported'.*

Bailey House is set back over 140 metres from the Longridge Road and is not highly visible from the public realm due to the distance, existing screening and land levels. The listed building is not read in conjunction with the application site and due to the boundary screening at the application site and the separation distance from between the new holiday let and the listed building, it is considered to have a neutral impact on the setting of Bailey House.

The site also lies opposite to the former Punch Bowl, a Grade II Listed Building which was demolished but is required to be re-built and would retain its Listed status. Due to the separation of the two sites by the highway, the development is considered to have a neutral impact on the setting of this heritage asset.

As such, the proposal complies with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

### **Highways and Parking:**

Ribble Valley Core Strategy Policy DMG3 states that:

*'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.*

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

Paragraph 115 of the National Planning Policy Framework states that:

*'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.*

The proposal would include the provision of a new vehicular access gates which would be set back between 5.7 metres and 7.5 metres from the highway, as well as the provision of a new parking area with parking provision for 3 no. vehicles.

The level of parking is considered to be acceptable and would provide sufficient parking for the users of the holiday accommodation.

The Highway Authority have been consulted on the application and they consider that having undertaken a site visit, the visibility splays are severely substandard and currently would present a highway safety concern. They LHA still consider that the vegetation along the frontage of the site on Longridge Road can be removed/scraped back/reduced in height to improve the splays and therefore a visibility splay drawing should be submitted to demonstrate the maximum available splays at the access and the mitigation measures which are proposed. They consider that the proposal to realign and widen the site access is considered necessary and whilst the width of the access at 4m and the setback from the highway is considered acceptable, they consider that the proposal would intensify the use of the access and consider it necessary to improve the visibility splays for highway safety reasons.

The LPA consider that whilst the proposal would not now be for a change of use, given the substandard existing vehicular access and creation of a significant area of hardstanding, the proposed development would result in an intensification of the use and existing level of vehicular movements. As such, without sufficient visibility splays being provided, this would have a significant impact on highway safety, contrary to Policy DMG1 of the Ribble Valley Core Strategy.

### **Landscape/Ecology:**

A Tree Survey has been submitted as part of the application which includes the removal of a number of category 'U' trees which are in poor shape, as well as the removal of three Category 'C' trees and two Category 'B' trees to facilitate the development. The Countryside Officer has not provided comments on the amended scheme but did not previously consider that the removal of the two Category 'B' trees would be significant. However, they did consider that all existing trees should be protected during the works. They

also recommended additional planting to supplement the existing tree cover and offset the impact of any future tree loss which could be secured by way of planning condition to ensure the mitigation measures and recommendations outlined within the Westfield Tree Services Tree Report are adhered to in full and a landscaping plan condition (to include additional planting) could also be added to any grant of permission.

Subject to the above conditions, it is considered that the proposal would have minimal impact on the woodland and the landscape character of the Forest of Bowland National Landscape.

With regards to protected species/ecology, the Countryside Officer previously considered that due to the construction of the chalet, the potential risk to bats is low, however they recommend an advisory note so that in the event that bats are discovered/disturbed during the demolition operations, works should cease until further advice has been sought from a licenced ecologist.

The Ecologist considers that 10% BNG can be achieved and advises that as part of the pre-commencement Biodiversity Gain Condition which will apply to the application, further information should be required in an updated Biodiversity Gain Plan concerning on-site landscaping to achieve the gain. If the applicant intends to establish a wildflower meadow rather than enhancing the woodland character of the site an updated Biodiversity Metric should also be provided.

They do not regard on-site habitats to be 'significant' and therefore a 30-year Habitat Management and Monitoring Plan is not required, although a simple habitat management plan should be required by condition to secure the sustainable future of the enhanced habitats.

Subject to the above additional condition, the proposal is considered to be acceptable on biodiversity grounds.

Although the building to be demolished has low-negligible potential to support bats, bats can be encountered in unexpected places and the surrounding habitat is very good for bats. They would advise that an informative is included as part of any permission.

#### **Other Matters:**

The entrance of the site is located in an area which is at high risk of surface water flooding.

Policy DME6 of the Ribble Valley Core Strategy states that:

*'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.'*

*Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:*

- 1. preventing pollution of surface and / or groundwater*
- 2. reducing water consumption*
- 3. reducing the risk of surface water flooding (for example the use of sustainable drainage systems (suds)) as a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.*

*All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. the use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact'.*

There is a small brook which runs adjacent to the eastern site boundary where surface water would be disposed of. The access is also within an area at high risk of surface water flooding and as such it must be demonstrated that the development would not increase flood risk at the site or elsewhere. The proposal involves the creation of a car parking area to the front of the site and a new vehicular access which has the capability of increasing surface water flooding when compared to existing.

Had the application been recommended for approval, it is considered that a drainage condition would be appropriate so that details of surface and foul water drainage are submitted to and approved by the LPA prior to the commencement of development.

**Observations/Consideration of Matters Raised/Conclusion:**

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

**RECOMMENDATION:** That planning consent be refused for the following reason(s).

- |            |   |
|------------|---|
| <b>01:</b> | The proposed development by way of its siting, design and use of materials would fail to protect or conserve the character of the Forest of Bowland National Landscape and would introduce an unsympathetic and incongruous form of development to the rural area, contrary to Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy. |
| <b>02:</b> | The proposed amended vehicular access would have substandard visibility splays, resulting in an unacceptable impact on highway safety in the immediate vicinity of the site, contrary to Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 116 of the National Planning Policy Framework.  |