

Planning Supporting Statement

**Proposed increase in the number of
short term holiday lets from 2 to 3
units; Pendle View, Lovely Hall Lane,
Copster Green. BB1 9EQ**

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1 Introduction

- 1.1 This supporting statement forms part of a planning submission to Ribble Valley Council by Peter Hitchen Architects for the increase in the number of holiday lets from 2 to 3 units at Pendle View, Lovely Hall Lane, Copster Green. Peter Hitchen Architects have provided a full and detailed set of plans and a separate design statement that sets out the scale, form and external appearance of the premises. In this regard, it will be noted that the proposal seeks to regularize the external appearance of the premises which does vary from that approved under application 3/2017/0008.

2 Site Location

- 2.1 The application site is located off Lovely Hall Lane, Copster Green; the lawful use of the site is that permitted under an approval granted in 2017 [3/2017/00008] and implemented. The site lies within the settlement boundary of Copster Green which is a tier 2 settlement as defined in the current Core Strategy.

3 The Proposal

- 3.1 In essence, the applicant, who is the freehold owner of the site, wishes to undertake an extension of the current authorised use of the site by means of increasing the number of short term holiday let units from 2 to 3 and as described in the full details provided by Peter Hitchen Architects by way of detailed drawings and other supporting details. The proposal is not introducing a new land use. The premises have always been in some form of commercial use, being a day nursery before the 2017 planning consent. An earlier application for conversion of the premises to a residential dwelling was refused consent.

4 The Development Plan

- 4.1 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 pre-application enquiry proposal:

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement DM12 – Transport Considerations

Key Statement EC3 – Visitor Economy

Development Strategy

Policy DMB3 – Recreation and Tourism

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

National Planning Policy Framework (The Framework)

Chapter 2 achieving sustainable development

Chapter 6 Building a strong, competitive economy

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

5. Planning Policy Assessment

The National Planning Policy 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 an increase in the number of short term holiday lets from 2, as previously approved and implemented, to 3. 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 within the settlement boundary as defined in the development plan.
- 5.2 At chapter 6, the Framework encourages development that will support the economic, social and environmental objectives. Clearly, the original proposal [3/2017/0008] was considered to fulfill these objectives and there cannot be any doubt that the increase in the number of units, albeit only by 1, will continue to support these objectives.
- 5.3 At Chapter 8/9, the Framework encourages and promotes maintaining both healthy communities and sustainable transport; the proposal does clearly support the overall visitor economy; Ribble valley has plenty of attractions and a good many of them are accessible by public transport systems. The proposal meets the requirements of the Framework.
- 5.4 At chapter 11 the Framework sets down the tests for making the most effective use of land both urban and rural. The site lies within the settlement boundary and currently operates on a commercial basis providing short stay accommodation whilst supporting the visitor economy.

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- 5.5 At Chapter 15, the Framework supports proposals that seek to safeguard, conserve and enhance the natural environment. There is no harm caused to the environment as a consequence of the existing use.
- 5.6 It is respectfully submitted that the application proposal is in accord with the requirements of The Framework

The Development Plan Core Strategy

KEY STATEMENT DS1: Development Strategy

- 5.7 The proposal before the planning authority seeks to increase the number of approved short term holiday lets for 2 to 3 units; there will be no increase in the footprint of the existing built form as it currently stands on site. The proposal will not lead to the creation of any new independent residential use. The site lies within the boundary of a tier 2 settlement. It cannot be the case therefore, that the proposal is in conflict with the development strategy embodied within Key Statement DS1.

KEY STATEMENT EC3: Visitor Economy

- 5.8 Planning permission was granted in 2017 for the creation of 2 short term holiday lets at the application site. The use has been fully implemented and continues to be run on that basis. The applicants seek to increase the number of short term holiday lets by a further additional unit. The detailed plans submitted with the application by PHA demonstrates how the proposal can be achieved. Policy EC3 emphatically states that proposals that contribute and strengthen the visitor economy of the Ribble valley will be encouraged and supported. The application proposal does just this and therefore meets the test of this policy.

Policy DMG1 –General Considerations

- 5.9 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. It is respectfully submitted that for the purposes of this planning statement, it is not necessary to go through each of the listed criterion. Suffice to say that if there is support in principle for such a scheme, the requirements of this policy will be met. PHA have prepared a detailed set of plans that clearly demonstrate how the proposal will be undertaken and what, if any, changes are being made to the external appearance of the existing premises. In all other respects, the requirements of this policy must have already been met given the 2017 planning approval.

Policy DM12– Transport Considerations

- 5.10 Under the terms of the 2017 approval [3/2017/0008] the highway authority raised no objections to the change of use as then proposed save for the fact that they required one of the existing access points into the site being closed. This was done when implementing that permission. There is safe and adequate access to Lovely Hall Lane and the wider main road network; further there is more than adequate off-street parking provision available within the curtilage of the site to accommodate an additional vehicle likely to be generated by the increase in the number of units to 3. In all highway respects the proposal meets the requirements of this policy

Planning Conditions

- 5.11 A condition restricting the use to that applied for will suffice in ensuring compliance with the policy requirements of the development plan.

6 Conclusions

- 6.1 It is submitted that all of the details contained in this planning application submission are clear and unequivocal in their intent. The proposal meets the overall strategy for development within a tier 2 settlement and also supports the visitor economy of the Ribble Valley. The proposal is entirely in accordance with the aims and objectives of planning policy at both national and local level and can be approved without prejudice thereto.

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