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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LE** | **Date:** | **22.07.21** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | **N** |  |
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| **Application Ref:** | 3/2021/0621 |  |
| **Date Inspected:** | On previous application |
| **Officer:** | **LE** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **REFUSE** |
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| **Development Description:** | Conversion of existing agricultural barn to a bunk barn with parking, access and storage (resubmission of application 3/2021/0115 |
| **Site Address/Location:** | Angram Green Cottage West Lane Worston BB7 1QB |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Pendleton – No comments received but raised no objections to the previous application |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections in principle subject to a number of suggested amendments. |
| **Fire Service:** | Draw attention to the building regulations with regard to fire safety requirements for the development |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| One representation has been received from a neighbouring property; the concerns raised are summarised as follows:Loss of privacyNoise, nuisance and disturbance to residents and livestockIncreased trafficConflict between different users with shared access rightsAlleged unauthorised uses of the siteThe material planning issues will be discussed in the appraisal below.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:** **Policy DS1: Development Strategy** **Policy DS2: Sustainable Development** **Policy EN2: Landscape** **Policy EN4: Biodiversity and Geodiversity** **Policy EN5: Heritage Assets** **Policy EC3: Visitor Economy** **Policy DMG1: General Considerations** **Policy DMG2: Strategic Considerations** **Policy DMG3: Transport and Mobility** **Policy DME2: Landscape and Townscape Protection** **Policy DME3: Site and Species Protection and Conservation** **Policy DMB3: Recreation and Tourism Development** |
| **Relevant Planning History:**3/2021/0115 - Proposed conversion of an agricultural building to provide a 'Camping-Bunk Barn' with mainly pedestrian access from a parking area just off West Lane, Worston - REFUSED3/2020/0105 - Conversion of agricultural barn/shippons/equipment store into one three-bedroom dwelling and garage for two cars. – WITHDRAWN3/2013/0482 - Application for the removal of condition no 3 (S.106 agreement) and 4 (occupancy period) of planning permission 3/2002/0072P, to allow the holiday cottages to be used as permanent residential dwellings. – REFUSED3/2013/0483 - Application to discharge condition no. 6 (occupancy period) of planning permission 3/2006/1008P to allow the holiday cottage to be used as permanent residential accommodation.- REFUSED3/2006/1008 - The new build of a holiday cottage. The cottage will be built in the same style as the existing two holiday cottages already on the farm. – APPROVED WITH CONDITIONS3/2006/0917 - Application for a Certificate of Lawfulness for an existing use, that use being that the Rally Field (as identified on the location map) has been used for the siting of touring caravans and tented camping accommodation on a continuous basis for the past forty years. The site has the advantage of supporting services including toilet facilities as identified in the applicants statutory declaration. Occasional grazing of livestock has been employed to keep the grass short in keeping with the camping and caravan activity. Re-submission. – REFUSED3/2002/0072 – Two holiday cottages - APPROVED |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**Angram Green Farm comprises a group of buildings located in a rural position below Pendle Hill in the AONB. The complex of buildings includes farm buildings of both modern and traditional construction and the main farmhouse. Since 2000 a number of holiday cottages have also been granted planning consent and implemented at the site.The application building is of stone construction with a slate roof. To the east, the front of the main barn section faces onto the farm yard which is predominantly in separate ownership accessed via a shared track. The east elevation has a single storey eaves height with a long cat slide roof which extends up to a ridge height of approximately 7.5 metres. The rear (west) elevation is of traditional two-storey appearance but is obscured by an adjoining agricultural shed which extends the full width of the building and is in separate ownership. On the north gable is a lean-to equipment store with stone walls and a corrugated roof. Adjoining to the south is the remainder of the building which is also in separate ownership. Whilst no details have been provided of the current or proposed use of the southern section, it lawful use is agricultural and therefore it could be used for any purpose necessary in associated with agriculture.The site lies directly adjacent to Angram Green farmhouse which is also separate ownership the walls of the two buildings are 15 metres apart with the garden and yard of the farmhouse in between.  |
| **Proposed Development for which consent is sought:**The application seeks consent for the conversion of the barn to a camping bunk barn. This is a resubmission of application 2021/0115 which was refused due to inadequate parking arrangements, impact on residential amenity and impact on landscape character. The upper floor of the barn is currently a hayloft and the plans have been amended since the previous refusal so that this is now intended to be converted to a bunk barn with part of the ground floor now utilised for parking for two cars. The ground floor will also incorporate another camping barn area, office, store and kitchen. Amendments have also been made to the layout of the surrounding external areas to provide parking and amenity areas.  |
| **Principle of Development:**Policies EC3 and DMB3 within the Core Strategy are generally supportive of expansion of visitor facilities within the borough and the conversion of barns and other rural buildings for this purpose is more desirable than new build. The barn is located within an existing group of buildings and adjacent to other holiday uses which will bring economic benefits through expansion of an existing business. A structural report confirms that the building is capable of conversion without major rebuilding. As such the proposal is considered to be acceptable in principle subject to the other material planning considerations and assessment against other relevant policies within the plan. It should be noted that a recent application was submitted for conversion of the same barn to a dwelling. Following concerns raised by the previous planning officer with regards to noise and odour from surrounding agricultural uses and inadequate living standards, as well as inappropriate alterations to the physical appearance of the building. This application was withdrawn prior to determination. An application was then submitted earlier this year for the conversion of the building to a bunk barn and subsequently refused for the following two reasons.*The proposal would introduce a holiday let use in close proximity to adjacent residential property and agricultural use and is an intensification of the use of the site. This is likely to result in a loss of amenity for near neighbours through noise and disturbance as well as conflicts with the existing land uses. Furthermore, the site is not capable of accommodating the additional parking and access requirements without the formation of parking areas which will have a detrimental visual impact on the surrounding area. In the absence of any detailed or convincing information provided as to how this holiday let will be managed the proposal is considered to conflict with Core Strategy policies DMG1 and DMB3**The proposal will generate additional vehicle movements and parking demand with inadequate information as to how the parking will be achieved as well as how conflicts between pedestrians, vehicles and farm machinery will be managed. In its current form there are concerns with regard to highway safety issues which will arise through the proposed intensification of the use of the access track and additional parking requirements. The proposal is therefore contrary to policy DMG1 of the Core Strategy.*Whilst the principle of the use may be acceptable an assessment must be made as to whether this revised submission adequately addresses the above reasons.  |
| **Residential Amenity:**There were concerns raised by officers to a previous application for the conversion of the barn to a dwelling as due to the lack of outdoor space and the adverse impact on living standards from the adjacent agricultural use and lack of outlook. However, the same level of amenity would not be expected for the transient use of the building by holiday makers particularly the camping bunk barn type use proposed. However, there may be some impact on the occupiers of the adjacent farm. Subsequently an application was submitted for conversion to a bunk barn which was refused due to the concerns with regard to how this would operate, conflicts with the nearby farmhouse and agricultural uses, lack of parking and outdoor amenity space. Particularly as the type of accommodation proposed is for large groups. In response to the most recent refusal, the agent has sought to address the concerns raised. The supporting information explains that the accommodation will be for group accommodation particularly youth groups and will supplement their existing income particularly when European grant funding ceases. The statement advises that the barn will be aimed at groups of up to 12 people. It also advises that the accommodation will be basic and open. This will allow occupancy by these larger groups than individual bedrooms and whilst it is advised that this area is at first floor there is also an area on the ground floor shown. Holliday makers are transient and potentially less respectful to their neighbours than permanent residents, especially when in large groups. Whilst guests may not expect the same level of amenity as those occupiers as a permanent dwelling, they are still likely to have an impact on the adjacent farmhouse which is in close proximity (15 metres wall to wall) and this would be the case whether this is a permanent dwelling or holiday accommodation. In response to the concerns regarding gathering of groups outside, a covered area is provided to the rear of the building. There is also a communal outdoor seating area provided adjacent to the existing holiday cottages. Two parking spaces are provided inside the barn whilst there are three more some distance away adjacent to the cottage. Notwithstanding these improvements is still considered that the proposal will conflict with the adjacent residential use and agricultural activities, leading to a loss of privacy and amenity for those occupants. The existing holiday lets and caravan areas are further away and do not involve activity directly adjacent to the farmhouse. Conditions could potentially be imposed to restrict the number of people in the property, but any attempts to restrict the types of groups would be unreasonable and unenforceable and therefore would not meet the tests. Furthermore, whilst the drop off area has been removed from the site plan, the area still exists and it is not clear how its use for drop offs or gathering would be prevented. Again, a condition attempting to control this would not be enforceable and the two parking spaces in the barn will result in additional vehicle movements and manoeuvring in this area.The submission fails to provide convincing information that the proposed use would not be detrimental to the amenities of the occupants of Angram Green Farmhouse and would not conflict with the agricultural activities at the site and therefore is still considered unacceptable in terms of residential amenity. |
| **Visual Amenity:**The previous submission included areas of hardstanding alongside the lane and there were concerns that this would result in harm to the AONB landscape, these areas have now been removed and a small parking area located adjacent to the cottage which is close to the existing group of buildings and will have a much lesser impact. As such the concerns regarding visual amenity in respect of this have been addressed. Outdoor lighting etc can be controlled and minimal physical alterations are proposed to the barn other than widening the door to the lean to section to provide parking. The provision of parking would improve functionality of the site and whilst would result in some loss of the traditional appearance of the building, the impact on visual amenity is now considered generally acceptable subject to further details of the choice of materials for new doors, windows and areas of hardstanding.  |
| **Ecology / Trees:**No trees will be affected by the development.A bat survey has been submitted which concludes that the building has negligible potential for roosting bats and therefore no further surveys are recommended. |
| **Highways:**Given the remoteness of the site it is very unlikely that visitors would arrive at the site by any other means of transport than private vehicles. In terms of highway safety, the LCC highway officer has no objections in principle, however they did request that the visitor drop off parking area be removed from the yard. This is because if vehicles parked for longer than 30 minutes there is likely to be conflicts with the adjacent farm house. The site will provide 5 spaces other than this area which is adequate. The removal of the drop off area has now been confirmed by the submission of an amended plan and there is an area provided within the barn for two cars to pull in. However, there is still a question as to whether in practice drop offs here would still occur due to the impracticalities of carrying luggage along the lane, there may also be larger vehicles than cars accessing the site particularly if being occupied by groups who may arrive by minibus. The overnight parking area shown is adjacent to Angram Green Cottage (in the same ownership) and visitors would have to walk from here via two tracks as the most direct route would cross third party land (farmhouse) Whilst this may satisfy the highway authority in terms of highway safety there are still concerns with regard to amenity due the use operating in proximity to a dwelling in separate ownership and the conflicts between recreation and agricultural uses operated by different owners.  |
| **Observations/Consideration of Matters Raised/Conclusion:**Whilst this scheme is an improvement on the previous submission and addresses some of the issues with regard to parking, landscape impact, outdoor amenity and bin storage. It is still considered that the introduction of a recreational use where it is not likely to be able to impose sufficient controls to prevent conflicts with the nearby dwelling and agricultural activities is unacceptable. Therefore, it is recommended accordingly |
| **RECOMMENDATION**: | That planning permission is refused.  |