|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SK | **Date:** | 20.10.22 | **Manager:** | **NH** | **Date:** | **20.10.22** |
|  |
| **Application Ref:** | 3/2022/0906 |  |
| **Date Inspected:** | 18/10/22 |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **REFUSAL** |
|  |
| **Development Description:** | Proposed erection of four holiday lodges with associated access road and parking. Resubmission of 3/2021/0858. |
| **Site Address/Location:** | Fishes And Peggy Hill Farm Henthorn Road Clitheroe BB7 3BY |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response received in respect of the application. |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No representations received in respect of the application. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations received in respect of the application. |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement DMI2 – Transport ConsiderationsKey Statement EC3 – Visitor EconomyKey Statement EN3 – Sustainable DevelopmentKey Statement EN4 – Biodiversity and GeodiversityPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport & MobilityPolicy EN2 – Landscape & Townscape ProtectionPolicy DME1 – Protecting Trees & WoodlandPolicy DME2 – Landscape & Townscape ProtectionPolicy DMB1 – Supporting Business growthPolicy DMB3 – Recreation and Tourism DevelopmentPolicy DMB5 – Footpaths and BridlewaysNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2021/0858:**Proposed erection of six holiday lodges with associated access road and parking. (Withdrawn) |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to an area of agricultural land located to the southern extents of Henthorn Road being located on the eastern side of Henthorn Road to the north of Fishes and Peggy Hill Farm.The area is largely rural in character, being open in aspect save that for an existing area of woodland directly to the west of the proposal site. In this respect the site and surrounding context is afforded a high-level of visibility upon approach, particularly from the west from an existing roadway/track that also accommodated an existing well used Public Right of Way (FP1). |
| **Proposed Development for which consent is sought:**The submitted detail seek consent for the erection of four holiday lodges, including the creation of associated vehicular parking areas and creation of an access track and access area off Henthorn Road to the west.It is proposed that the lodges will be of a rectangular footprint, being of a contemporary elevational language benefitting from a flat-roofed arrangement with integral raised decking and hot-tubs. The lodges will be accessed via a new vehicular track that will follow the northern boundary of the site. It is proposed that the lodges will benefit from dedicated parking provision directly adjacent the structures, with a site layout that is delineated with surrounding and intermediate hedgerow planting that to some degree defines dedicated private outdoor ‘garden’ areas associated with the lodges. |
| **Principle of Development:**Given the proposal seeks to create a new unit of holiday accommodation, Key Statement EC3 and Policy DMB3 are engaged for the purposes of assessing the application. Key Statement EC3 lends general support for the creation of additional holiday accommodation stating that *‘Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.’.* Policy DMB3 is also generally supportive of proposals that seek to enhance the range of tourism and visitor facilities within the borough stating that:*Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:*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.*

*In the forest of bowland area of outstanding natural beauty the following criteria will also apply:*1. *The proposal should display a high standard of design appropriate to the area.*
2. *The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).*

*In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.*In respect of the above, both policy DMB3 and Key Statement EC3 are generally supportive of the creation of new holiday accommodation. However, the first criterion of Policy DMB3 requires that not only should proposals not result in conflict with the inherent criterion of the policy itself, but additionally should not result in any conflict with other policies within the development plan.As such, where such conflict exists or is identified, either through direct conflict with DMB3 or by virtue of conflict with other policies within the development plan, the general support afforded by Policy DMB3 is considered to be fully disengaged. |
| **Impact Upon Residential Amenity:**Taking account of the layout, configuration and siting of the proposed lodges and their significant distance from any nearby residential receptors it is not considered that the development will have any undue impacts upon existing or future nearby residential amenity. |
| **Visual Amenity/External Appearance:**Given the proposal lies within a largely rural area and within the defined open countryside, consideration must be given in respect of the potential for the proposal to result in undue impact upon the character or visual amenities of the immediate area.In this respect it is noted that Policy DMB3 also contains inherent policy criterion that are solely engaged where a proposal is located within the designated open countryside stating that *‘within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials’.* In parallel with Key Statement EC3 and Policy DMB3, Policy DMG2 is also engaged which states that *‘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’*, with Policy DMG1 also requiring that development *‘be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials’.*In this respect, the protection of the character and visual amenities of the defined open countryside is inherent to each of these policies, with the general support afforded by the policies, particularly Policy DMB3, being fully disengaged where conflict with other adopted development plan policies is identified.The submitted details propose that the lodges, and associated parking, will be located on a small brow at the northern extents of the site. It is proposed that the lodges will be configured in a quadrate arrangement with associated hedgerow bounding the site. It is proposed that the lodges will each benefit from vehicular parking provision directly adjacent each lodge. It is proposed that the lodges will be of a contemporary flat-roofed appearance, being primarily clad in timber-cladding with associated decked area and integral hot tubs.In relation to matters of general siting, the lodges themselves are located a significant distance from any nearby existing built-form, and as such are considered to be in direct conflict with Policy DMB3 which has an inherent requirement that such proposals be ‘*physically well related to an existing main settlement or village or to an existing group of buildings’.*Notwithstanding the above identified conflict, significant concerns also exist not only in relation to matter of general siting, but also the configuration of the proposal, the cumulative visual impact of the lodges and associated parking the including the overall cumulative visual impact of the development upon the character and visual amenities of the designated open countryside.In respect of the above, the site arrangement is largely defined by a linear arrangement exacerbated by the introduction of a linear hedgerow around the lodges that in itself appears, as mitigation, somewhat anomalous given the relative open aspect of the immediate surrounding land. This in concert with the visual impact of the lodges and associated parked vehicles, will result in an incongruous and discordant visually suburbanising effect upon the immediate landscape.As such and taking account of the above, it is considered that the proposal would result in the introduction of an incongruous, anomalous and discordant from of development, within the defined open countryside, that would result in a suburbanising visual effect on the landscape by virtue of design and configuration of the lodges, their visual prominence, degree of separation from nearby structures/built-form and cumulative visual impact of the lodges and associated vehicular parking. As a result, the proposal is considered to be in direct conflict with Policies DMG1, DMG2 and DMB3 of the Ribble Valley Core Strategy insofar that it would result in significant harm to the character and visual amenities of the area. |
| **Landscape/Ecology:**The application has been accompanied by a Preliminary Ecological Appraisal report, the report concludes that the proposal will have no adverse impacts upon protected species or species of conservation concern.The report does recognise the need for a removal of an element of hedgerow to facilitate the creation of an access track serving the proposed ‘lodges’. As such it is proposed that compensatory hedgerow will be planted in a location bounding the lodges at their extents, with one intermediate hedgerow running through the site and another running north to south through the site bounding the proposed access track. |
| **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) |
| **01** | The proposal would result in the introduction of an incongruous, anomalous and discordant from of development, within the defined open countryside, that would result in a suburbanising visual effect on the landscape by virtue of design and configuration of the lodges, their visual prominence, degree of separation from nearby structures/built-form and cumulative visual impact of the lodges and associated vehicular parking.As such the proposal is considered to be in direct conflict with Policies DMG1, DMG2 and DMB3 of the Ribble Valley Core Strategy insofar that it would result in significant harm to the character and visual amenities of the area. |
| **02** | The proposal is considered to be in direct conflict with the requirements of Policy DMB3 of the Ribble Valley Core Strategy in that the development fails to be physically well-related to an existing settlement or village or to an existing group of buildings. |