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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 12/12/22 | **Manager:** | | **KH** | **Date:** | **13/12/22** |
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| **Application Ref:** | | | | 3/2022/0935 | | | | |  | | | |
| **Date Inspected:** | | | | 2/9/22 | | | | |
| **Officer:** | | | | BT | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | |
| **Development Description:** | | | | | Retention of unauthorised change of use from former private allotment to new outdoor space comprising hardstanding area, French trench, internal retaining wall with steps, vehicle access gate, tiered boundary planter wall, pedestrian access gate and post and rail fence. Outdoor space to be utilised for temporary land uses under permitted development. | | | | | | | |
| **Site Address/Location:** | | | | | Read and Simonstone Village Hall, 6 East View, Read. BB12 7PS | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| Read Parish Council consulted on 10/11/22 – no response. | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| **LCC Highways:** | | | | | Initial concerns raised with regards to the location of the site’s vehicle access. Revised plans considered acceptable subject to the implementation of conditions. | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | |
| None. | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1: Development Strategy  Key Statement DS2: Sustainable development  Policy DMG1: General considerations  Policy DMG2: Strategic considerations  Policy DMG3: Transport and Mobility  National Planning Policy Framework (NPPF) | | | | | | | | | | | | |
| **Relevant Planning History:**  No recent planning history relevant to the determination of the application. | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site relates to a land parcel in Read which abuts the Northern elevation of Read & Simonstone Village Hall. The land parcel comprises an area of hardstanding enclosed by planting boxes on its Southern and Western sides and a hedgerow and fencing on its Northern and Eastern sides respectively. The Southern portion of the land parcel comprises a French trench bound by planting boxes, fencing and the Northern gable end of the Village Hall. The surrounding area is residential and comprises numerous residential terraced properties. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Retrospective consent is sought for the works which have been carried out as part of the construction of the outdoor space. These works are as follows:   * Hardstanding area * French trench area * Tiered boundary planter wall * Internal retaining wall and steps * Vehicle access gate / pedestrian access gate * Post and rail boundary fence | | | | | | | | | | | | |
| **Principle of development:**  The outdoor space which forms the basis of this application has been constructed without planning permission. The application site was formerly in use as a private allotment however it is understood that the allotments had grown wild by 2017 with the use of the allotments subsequently being abandoned sometime prior to March 2018. The applicant has stated that the allotment had begun to pose numerous health and safety risks due its overgrown state and in addition had exacerbated occurrences of damp within the Northern wall of the Village Hall. Accordingly, plans were put in motion to convert the abandoned allotment space into an outdoor space with a view to periodically utilising the space for community events in association with the Village Hall.  Schedule 2, Part 4, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 allows for the temporary use of land for up to 28 days in any calendar year subject to the following restrictions:   * Markets cannot be held for a period of more than 14 days within any calendar year * The land in question cannot be used for film making purposes * The land in question cannot be within the curtilage of a building * The land in question cannot be used as a caravan site * The land in question cannot be utilised to display any form of advertisement   The applicant has stated that the outdoor space would be periodically utilised for village fetes, open markets, car boot sales, craft fairs and occasional use of the space as an outdoor café. In this instance the outdoor uses and associated frequencies of use being proposed by the applicant would appear to fall within the realm of permitted development and as such would not require planning permission therefore planning consent is only being sought in this instance for the physical works carried out as part of the construction of the outdoor space and not for the usage of the site. As such, retention of the works carried out in the construction of the outdoor space is considered to be acceptable in principle. Notwithstanding this, it should be stressed that any use of the outdoor space beyond the above permitted development allowances would require planning consent from the Local Planning Authority. | | | | | | | | | | | | |
| **Residential Amenity:**  The physical works implemented on site are located in close proximity to numerous residential properties however these works comprise unobtrusive low level works and structures in the form of planter boundary walls and surface treatments and such would not be harmful to the amenity of any neighbouring residents if retained. | | | | | | | | | | | | |
| **Visual Amenity:**  As stated above, the outdoor space comprises largely unobtrusive works, all of which have been carried out to a satisfactory standard in terms of boundary alignments and surface finishes. In addition, the hardstanding area, boundary walls, fence and gates have been constructed with materials that are in keeping with the vernacular of the surrounding area. As such, it is not considered that retention of the works carried out on site would be harmful to the visual amenities of the area. | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | |
| **Highways and Parking:**  Concerns with regards to highway safety were initially raised by the LHA in relation to the site’s vehicle access point which has been installed on the North-western corner of the site directly adjacent to the crossroads junction between East View, Tennyson Avenue and Greenacres. As such, requests were made for the site’s vehicle access to be relocated a minimum of 10 meters away from the crossroads junction and for the inclusion of visibility splays on the application’s site plan.  A revised site plan has since been provided which has subsequently been reviewed by the LHA who have deemed the site’s relocated vehicle access and visibility splays to be acceptable. Accordingly, it is not considered that retention of the outdoor space would poses any issues with regards to highway safety.  Notwithstanding the above, use of the site’s vehicle access would involve the passage of vehicles over an adjoining pavement however no dropped kerb has been installed on site to date. The dropped kerb would be accessed from East View which is an unclassified road therefore planning consent is not required from the Local Planning Authority for the installation of the dropped kerb and would instead need to be dealt with via a separate vehicle crossing application through Lancashire County Council Highways. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Retention of the works carried out on site as part of the development of the outdoor community space would not be harmful to the amenity of any neighbouring residents or visual amenities of the surrounding area. In addition, it is not anticipated that retention of the outdoor space would result in any highway safety issues.  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning consent be granted subject to the imposition of conditions. | | | | | | | | | |