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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 27/6/23 | **Manager:** | **LH** | **Date:** | **27/6/23** |
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| **Application Ref:** | 3/2023/0263 |  |
| **Date Inspected:** | 3/5/23 | **Site Notice:** | 3/5/23 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall (pursuant to variation of conditions 2 (Plans), 3 (Materials), 4 (Landscaping), 5 (Refuse/Cycle Store), 7 (External Lighting), 12 (Landscaping Scheme), 14 (Drainage Scheme), 15 (Surface Water Pollution), 16 (Surface Water Ponds), 19 (Construction Method Statement) and 22 (Bird/Bat Boxes) of planning permission 3/2020/0544 to reflect updated layout and change of lodge type and additional technical details submitted). |
| **Site Address/Location:** | Eaves Hall, Moor Lane, West Bradford, BB7 3JG. |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| **West Bradford Parish Council:** | Reiteration of previous objections submitted to planning application 3/2020/0544 – namely concerns with regards to impact of proposed development upon highway safety, existing drainage infrastructure and visual amenities of the area.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections. |
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| **Lead Local Flood Authority:** | No objections. |
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| **Environment Agency:** | Consulted 17/4 – no response. |
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| **United Utilities:** | Object to the discharge of condition 14. |
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| **LCC AONB Officer:** | Consulted 17/4 – no response. |
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| **RVBC Engineers:** | No objections. |
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| **RVBC Countryside:** | No objections. |
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| **RVBC Environmental Health:** | No objections subject to the development complying with caravan site license 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 StrategyKey Statement DS2: Presumption in Favour of Sustainable DevelopmentKey Statement EN2: LandscapeKey Statement EN3: Sustainable Development And Climate ChangeKey Statement EN5: Heritage AssetsKey Statement EC3: Visitor EconomyKey Statement DMI2: Transport ConsiderationsPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMG3: Transport and MobilityPolicy DME1: Protecting Trees And WoodlandsPolicy DME2: Landscape And Townscape ProtectionPolicy DME3: Site And Species Protection And ConservationPolicy DME4: Protecting Heritage AssetsPolicy DME6: Water ManagementPolicy DMB1: Supporting Business Growth And The Local EconomyPolicy DMB3: Recreation And Tourism DevelopmentPlanning (Listed Buildings and Conservation Areas) Act 1990, Section 66National Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2022/0396:**Variation of Condition 2 (Plans) of planning application 3/2020/0544, to reflect the updated layout and change of lodge type. Conditions 3, 4, 5, 12, 14, 15, 16, 19, 22 to be varied as additional information included within application to allow condition to be discharged. Resubmission of 3/2021/1020. (Refused)**3/2021/1020:**Variation of Condition 2 (Plans) of planning application 3/2020/0544, to reflect the updated layout and change of lodge type. Conditions 4, 5, 12, 14, 15, 16, 19, 22 to be omitted as additional information included within application to allow condition to be discharged. Sample provided to discharge condition 3. (Refused, dismissed on appeal)**3/2020/0544:**Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a vacant land parcel which lies approximately 150 metres to the North-west of Eaves Hall within the Forest Of Bowland AONB. The land parcel comprises a rectangular shaped field with the topography of the land parcel descending from North to South. The application site is bound by trees on its South-western and North-eastern flanks with additional trees and a lodge lining the North-western perimeter of the site. Access to the application site is from the South-east from Eaves Hall Lane via an existing vehicle access track which provides access to the grounds at the rear of Eaves Hall. The application site occupies an elevated position above Eaves Hall and the residential properties to the South-east by virtue of the descending North to South topography of Eaves Hall Lane. The surrounding area comprises a mixture of woodland, agricultural land and open countryside. |
| **Proposed Development for which consent is sought:**Planning consent was granted for the construction of 15 eco lodges and associated infrastructure to provide additional accommodation for Eaves Hall as part of planning application 3/2020/0544. Consent is sought for an amendment to the design of the approved eco lodges. The proposed changes comprise a minor increase in size to the footprints of the approved one bed and two bed lodges and a minor reduction in height to both lodge types. Minor amendments to the internal layout of the application site are also proposed in order to satisfy the requirements for obtaining a caravan site license from the Council’s Environmental Health Team. Technical details pertaining to conditions 3 (materials), 4 (Landscaping), 5 (Refuse / Cycle Storage), 7 (External lighting), 12 (Landscaping Scheme), 14 (Drainage), 15 (Surface Water Pollution), 16 (Surface Water Ponds), 19 (Construction Method statement) and 22 (Bird / Bat Boxes) from application 3/2020/0544 have also been submitted as part of the application.As such, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2020/0544 with revised plans submitted as part of this S73 application. |
| **Impact Upon Grade II Listed Building Eaves Hall:**The NPPF defines the setting of a heritage asset as follows:*‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*In essence, the above suggests that there it is clearly a two way effect; the setting providing the distinctive context and benefiting the heritage asset and the heritage asset contributing to the character and qualities of the wider environment. Each adds value to the other.With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: *‘In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’* In addition, Key Statement EN5 of the Ribble Valley Core Strategy states: *‘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.’*Furthermore, Paragraph 199 of the NPPF states:*‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).* Heritage impact is considered to be the potential level of harm upon the significance of a heritage asset caused by development proposals. The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. Such interest can be archaeological, architectural, artistic or historic.The impact of the proposed eco lodges upon the setting of Eaves Hall was previously assessed under planning application 3/2020/0544 and deemed to be acceptable by virtue of the design and orientation of the lodges and the separation distance in place between the grounds of Eaves Hall and the application site. The officer’s report also makes reference to similar development within the vicinity of the application site with regards to the Three Rivers Caravan Park.In this instance, the proposed layout and orientation of the eco lodges remains largely unchanged from the previous scheme approved under planning application 3/2020/0544. In addition, the minor increase in footprint to the eco lodges and the proposed use of external materials would not result in a form of development that would be markedly different to the originally approved development.Taking account of the above, it is not considered that the proposed variations sought to the originally approved development would detract from or result in any harm to the setting of the heritage asset. The proposal would therefore be compliant with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraph 199 of the NPPF and Key Statement EN5 of the Core Strategy in this respect. |
| **Impact Upon Residential Amenity:**As stated above, a sufficient separation distance would be in place between the eco lodges and the grounds of Eaves Hall and neighbouring properties on Eaves Hall Lane. Furthermore, the proposed layout and orientation of the eco lodges remains largely unchanged from the originally approved scheme. Accordingly, it is not considered that the proposed variations sought would be harmful to the amenity of any neighbouring properties. |
| **Visual Amenity/External Appearance:**The application site is situated within the Forest Of Bowland AONB. With regards to proposals for development within the AONB, Key Statement EN2 of the Ribble Valley Core Strategy states:*‘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…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.’*In addition, Policy DMG1 of the Core Strategy provides general design guidance as follows:*‘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, features and building materials.’*In this instance, the proposed variation sought to the approved design of the eco lodges would involve a small increase to the footprint of the lodges with reductions in height to both lodge types. In addition, the design of the South facing glazed side elevations of the lodges has been revised to incorporate double patio door openings which would serve as a more subtle alternative and reduce instances of light pollution within the surrounding landscape. As such, it is not considered that the changes proposed would be harmful to the visual amenities of the area. The proposed variations sought would therefore be compliant with the aims and objectives of Key Statement EN2 and Policy DMG1 of the Core Strategy.Technical details pertaining to condition 3 (Materials) and 7 (External Lighting) from planning application 3/2020/0544 have been provided as part of the application. Condition 3 (Materials):The eco lodges are to be detailed in horizontal cedar cladding of which a physical sample has been provided. The incorporation of cedar cladding to the lodges would be in keeping with the external detailing of similar developments approved within the Borough and would reinforce the rustic theme of the surrounding landscape. As such, the submitted details are considered to be acceptable.Condition 7 (External Lighting)The proposed external lighting scheme for the application site comprises a total of twelve LED post pillar bollards. The lighting bollards would be modestly sized in terms of their height and massing and detailed in a rusty brown finish which would be in keeping with the rustic theme of the application site. In addition, the lighting intensity of the bollards would be discreet (480 Lumens) with the lighting bollards orientated Northwards towards the pathways for each of the lodges and sited at a sufficient distance from the bird and bat box locations on the Western perimeter of the application site. As such, the submitted details are considered to be acceptable. |
| **Highways and Parking:**Technical details pertaining to conditions 5 (Refuse / Cycle Storage), 12 (Landscaping Scheme) and 19 (Construction Method Statement) from planning application 3/2020/0544 have been provided as part of the application. Condition 5 (Refuse / Cycle Store):A Refuse Store and Cycle Storage site plan has been submitted as part of the application which has been reviewed by Lancashire County Council Highways and the Council’s Engineering Team. LCC Highways have deemed the Refuse Store and Cycle Storage site plan to be acceptable however a request for an amended plan to demonstrate refuse vehicle manoeuvrability was made by the Council’s Engineering Team. A revised plan has since been provided and subsequently reviewed by the Council’s Engineering Team who have deemed the depicted refuse vehicle manoeuvrability within the proposed refuse area to be satisfactory. As such, the submitted details are considered to be acceptable. Condition 12 (Landscaping Scheme):A site entrance drawing has been submitted as part of the application which has been reviewed by Lancashire County Council Highways. LCC highways have deemed the proposed site entrance landscaping arrangement to be compliant with their guidelines. As such, the submitted details are considered to be acceptable.Condition 19 (Construction Method Statement):A Construction Method Statement has been submitted as part of the application which has been reviewed by Lancashire County Council Highways. A request for an amended statement to include details in relation to the delivery of the lodges to the application site was initially made by the LHA. A revised Construction Method Statement has since been provided which includes further details in relation to the delivery and routing of the lodges to the application site. As such, the submitted details are considered to be acceptable.  |
| **Landscape / Ecology:**Technical details pertaining to conditions 4 (Landscaping) and 22 (Bird / Bat Boxes) from planning application 3/2020/0544 have been provided as part of the application. Condition 4 (Landscaping):The proposed landscaping arrangement comprises a series of new tree planting to the North-western and South-eastern extents of the application site with additional wildflower planting proposed to the interior of the site and hedgerow planting proposed around the site’s parking area. The proposed landscaping scheme has been reviewed by the Council’s Countryside Officer who is satisfied with the scheme proposed. As such, the submitted details are considered to be acceptable.Condition 22 (Bird / Bat Boxes)A total of 10 bird and bat boxes are to be installed within the application site. The application’s Proposed Site Plan indicates that the bird and bat boxes will be affixed to suitable trees at varying heights with the bat boxes orientated to receive 6-8 hours of sunlight and the bird boxes angled to face away from prevailing winds. The proposed provision of bat and bird boxes has been reviewed by the Council’s Countryside Officer who is satisfied with the scheme proposed. As such, the submitted details are considered to be acceptable. |
| **Other Matters:**Technical details pertaining to conditions 14 (Drainage), 15 (Surface Water Pollution), 16 (Surface Water Ponds), from planning application 3/2020/0544 have been provided as part of the application. Condition 14 (Drainage) & Condition 15 (Surface Water Pollution)A Surface Water Drainage Scheme has been submitted as part of the application which has been reviewed by the Lead Local Flood Authority. Requests for further information were initially made by the LLFA with regards to the following details:* A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels'
* An appropriate flood water exceedance route plan
* A site plan showing areas that contribute to proposed surface water drainage network
* Evidence as to how surface water or pollution will be prevented and managed during the construction phase

The applicant has since provided further additional information which is as follows:* Swale Detail drawing
* Filter Drain Details drawing
* Outfall Details Drawing
* Exceedance flow and areas drawing
* Proposed Drainage Layout drawing
* Surface Water Pollution statement

United Utilities have stated that the application’s supporting information fails to show how surface and foul water will be dealt with and as such have objected to the discharge of condition 14 however the additional information outlined above has been reviewed by the LLFA who have deemed these details to be sufficient. As such, the submitted details are considered to be acceptable.Condition 16 (Surface Water Ponds)The initial response received from the LLFA on 20/4/23 states:*‘The Lead Local Flood Authority did not set Condition 16, however makes note to the Local Planning Authority that the applicant has failed to submit evidence in accordance with the wording of condition 16.’*Further clarification has been sought from the LLFA with regards to the above response. The LLFA have since confirmed that the details provided within the submitted Surface Water Drainage Scheme satisfy the requirements of condition 16. As such, the submitted details are considered to be acceptable. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposed design amendments sought to the originally approved development would have no impact upon any neighbouring residents and would not be harmful to the visual amenities of the area.Furthermore, the technical details provided with respect to conditions 3 (materials), 4 (Landscaping), 5 (Refuse / Cycle Storage), 7 (External Lighting), 12 (Landscaping Scheme), 14 (Drainage), 15 (Surface Water Pollution), 16 (Surface Water Ponds), 19 (Construction Method statement) and 22 (Bird / Bat Boxes) from application 3/2020/0544 are considered to be acceptable.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 the application be approved. |