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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **KH** | **Date:** | **29/11/23** | **Manager:** | **LH** | **Date:** | **1/12/23** |
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| **Application Ref:** | 2023/0281 |  |
| **Date Inspected:** | n/a | **Site Notice:** | n/a |
| **Officer:** | KH |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed change of use of land for the siting of four holiday lodges and associated parking, access and amenity area. Revision to scheme approved under 3/2020/0981 and 3/2022/1022-part retrospective. |
| **Site Address/Location:** | Land at Moran’s Farm, Pendleton Road, Wiswell BB7 9BZ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| **No response.** |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objections subject to implementation of the approved access arrangements prior to occupation. |
| **United Utilities:**A water main is located in the vicinity of the site and must not be built over or access to the pipeline compromised in any way.UU will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline.It is the applicant’s responsibility to investigate and demonstrate the exact relationship between UU assets and the proposed development.NPPF and NPPG advise the surface water from new developments should be investigated and delivered in the following order of priority:1. Into the ground (infiltration);
2. To a surface water body;
3. To a surface water sewer, highway drain, or another drainage system;
4. To a combined sewer.
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| **CONSULTATIONS:**  | **Additional Representations.** |
| Neighbour Responses:* We object to this application as it includes land we own;
* This application should not have been validated;
* The lodges are too close to the boundaries and the decking’s have still not been enforced or subject to retrospective planning;
* This development is not as per the spec and they continue to live there;
* There is no need for hot tubs, they invade our privacy massively;
* There is no evidence to demonstrate the public require these for holiday cottages;
* We would consider giving permission for the height of the wall to be increased to 4m if the height of the cctv is reduced and one from the roof which can see over the environmental barrier we have installed;
* Object to the massive decking added to lodge 4 and extra decking at lodge 2; and
* The hot tubs at lodges 2 & 4 should be removed as well as the decking’s to give us some privacy.
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement EN2: LandscapeKey Statement EC3: Visitor EconomyPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMG3: Transport & MobilityPolicy DME1: Protecting Trees & WoodlandPolicy DME2: Landscape & Townscape ProtectionPolicy DME3: Site and Species Protection and ConservationPolicy DME5: Renewable EnergyPolicy DME6: Water ManagementPolicy DMB1: Supporting Business Growth and the Local EconomyPolicy DMB3: Recreation and Tourism DevelopmentNational Planning Policy Framework (NPPF)National Planning Policy Guidance (NPPG) |
| **Relevant Planning History:**3/2022/1022 – Variation of condition 2 (Plans) from Planning Permission 3/2020/0981 to allow alterations to the design of units 3 and 4 – Approved 27/02/23.3/2021/1105 – Discharge of conditions 4 (CMP), 9 (site Access) and 12 (Bat Roosting) of Planning Permission 3/2020/0981 – Approved 10/02/22.3/2020/0981 – Proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity area – Approved 17/03/21.  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site is located within the open countryside on the north western side of Pendleton Road over 750m north east of the settlement boundary for Wiswell. The site formerly comprised of farm buildings, farmyard and riding arena. The site is between two detached residential properties both with substantial rear gardens.The previous structures have been removed and work has commenced on site with three of the lodges already in place. There is also a site cabin and portaloo as well as various building equipment.Vehicular access is directly from Pendleton Road. At present the existing access is used for construction vehicles with a revised access with appropriate visibility splays approved.  |
| **Proposed Development for which consent is sought:**This application seeks to regularise works which have taken place which differ to that shown on the approved plans. The application site boundaries remain the same as the original permission issued in 2021.This application includes an increase in the ground levels of 26cm and changes to the material finishes and fenestration of lodges 1 and 2. Some of the proposed changes to lodge 2 have already been undertaken.Improved landscaping to the boundaries adjacent to the plots are also proposed as well as Air source heat pumps for lodges 2 and 4 sites along the northern boundary and electric meters and solar batteries cabins located on the northern boundary as well as siting of a storage container measuring 2.79m x 2.18m x 2.26mLodge 1 as approved measured 6.61m x 16.11m at a maximum height of 3.876m. The revised lodge measures 6.824m x 16.389m with a maximum height of 3.946m. Grey composite decking to the western side of the lodge is also proposed.The materials are Western Red Cedar cladding with Grey metal roof and Anthracite Grey windows and doors with slate feature surround to entrance door.Lodge 2 as approved measures 6.6m x 16.1m at a maximum height of 3.9m. The revised lodge measures 6.886m x 16.020m with a maximum height of 3.963m. Grey composite decking and a sunken hot tub to the northern corner of the decked area has already been installed.The materials are Western Red Cedar cladding with Grey metal roof and Anthracite Grey windows and doors. The changes in land levels, size of lodge and materials have already been approved for Lodge 3. Grey composite decking has also been installed.The changes in land levels, size of lodge and materials have already been approved for Lodge 4. Grey composite decking and a sunken hot tub to the northern corner of the decked area has already been installed. It is proposed to re-site the hot tub towards the south west corner of the decked area which has been reduced.Solar panels are proposed to all the lodges as well as a flue to lodges 1, 2 and 4, air source heat pumps to lodges 2 and 4 and hot tubs to lodges 2 and 4. |
| **Principle of Development:**The principle of four holiday lodges on this site was established under planning permission 3/2020/0981 approved in March 2021. |
| **Residential Amenity:**The site is between two residential properties. Lynnwood to the northeast and Highfield to the southwest. Both are large, detached properties with rear gardens the same length as the application site.Lynnwood has recently changed ownership (and its name to Tilly’s Return) and it currently undergoing some renovations and building works as part of an approved planning permission (3/2022/0247) including reconfiguring internal rooms, single storey rear extension and patio area.Lodge 4 lies closest to the northeast boundary with Lynnwood. A 2m high fence is proposed to be erected between the side of Lodge 4 and the boundary with Lynwood at 2m which will provide some screening for both properties together with a native hedgerow along that part of the boundary details of which can be controlled by condition.Lodge 3 lies closest to the southwest boundary with Highfield. A native hedgerow is proposed along that part of the boundary details of which can be controlled by condition.In terms of changes to the fenestration Lodge 3 would have 2 windows serving one bedroom and a kitchen window as well as patio doors to the lounge along the southwest elevation facing the side garden boundary of Highfield. The approved plan for Lodge 3 had two bedrooms with a window in each and a kitchen and dining room window along the south elevation. In terms of changes to the fenestration Lodge 4 would have two bedrooms windows a utility door as well as a kitchen and dining room patio doors along the north elevation facing the side garden boundary of Lynnwood. The approved plan for Lodge 4 had a bedroom window, patio doors to serve a bedroom, entrance door, kitchen window and patio doors to the dining room along the north elevation. The hot tubs for Lodges 2 and 4 are to be sited to the southern extent of the decking boundary. The raising of the existing boundary wall adjacent to Lodge 2 and Lynnwood is considered necessary to accommodate the increase in land level of 26cm together with the introduction of a hot tub on the decking area and a new air source heat pump and electric metre next to the existing wall. With this raising of the well, the proposed alterations are not considered to amount to unacceptable overlooking or privacy issues nor unacceptable noise issues for either of the adjacent properties. These changes are minimal in terms of impact and would not lead to any additional overlooking or privacy issues for either of the neighbouring properties.   |
| **Visual Amenity/Landscape:**The site lies in open countryside with the four lodges already approved with some limited changes proposed to lodges 3 and 4.The position of the lodges has not changed in terms of siting and orientation. Whilst the size, design and materials have been changed, and additional hot tub area added for lodge 4, this has limited impact on visual impact in this respect. The proposed landscaping to the site boundaries would be acceptable and provide some screening and softening to the site.Grey concrete block paving has been approved for the driveways and pathways with glass balustrading proposed around the perimeter of the decking.A 2.1m high metal sliding gate and matching pedestrian door are proposed at the entrance to the site. These are considered to be an urban feature and the agent has suggested revising the colour from Grey to brown to represent timber, however, this would not addressed the concerns over the design and scale and therefore a condition removing these from any permission would be appropriate.A timber bin store measuring 3m x3.6 m x 2.1m is proposed off the access road close to the entrance, this is acceptable.  |
| **Highways:**The scheme is acceptable in terms of the limited changes proposed in respect of highway issues subject to the access being constructed in accordance with the approved plan prior to occupation. |
| **Landscape/Ecology:**There are existing trees within and adjacent to the site which are to be retained and therefore need to be protected during the development.The ecology implications were assessed as part of the 2021 application approved in June 2022 and this proposal would not be materially different. |
| **Other Matters:**The changes proposed to the design and materials and slight changes in levels to units 1 and 2 are acceptable and would not unduly impact on amenity, highways or ecology subject to appropriate conditions. |
| **Observations/Consideration of Matters Raised/Conclusion:**As such, 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 appropriate conditions. |