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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **WH** | | | | **Date:** | | **07-12-23** | | **Manager:** | | **LH** | **Date:** | **13/12/23** |
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| **Application Ref:** | | | | 2023/0509 | | | | | | |  | | | |
| **Date Inspected:** | | | | 04/10/23 | | | **Site Notice:** | | 01/08/23 | |
| **Officer:** | | | | Will Hopcroft | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Change of use of land to erect a further five holiday lodges and four camping pods. | | | | | | | | | |
| **Site Address/Location:** | | | | | Bowland Wild Boar Park Wardsley Road Chipping PR3 2QT | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| The Parish raise no objection to the development, although a general level of concern is aimed at the level of signage for the park in and around the valley.  Officer Response - No signage forms part of this application and as such this point is not considered directly relevant to the determination. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | No objection, subject to the imposition of conditions relating to the submission of a construction traffic management plan; implementation of visibility splays; landscaping and maintenance scheme within the approved visibility splays; and implementation of parking and turning facilities. | | | | | | | | | |
| **United Utilities:** | | | | | No objection subject to the imposition of conditions relating to the submission of a surface water drainage strategy, as well as a management strategy. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| None received. | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1: Development Strategy  Key Statement DS2: Sustainable Development  Key Statement EN2: Landscape  Key Statement EN4: Biodiversity and Geodiversity  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport & Mobility  Policy DME1: Protecting Trees & Woodland  Policy DME2: Landscape & Townscape Protection  Policy DME3: Site and Species Protection and Conservation  Policy DME6: Water Management  Policy DMB3: Recreation and Tourism Development  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2023/0278:**  Non material amendment to application 3/2020/0579, involving the revision to the general arrangement of the holiday lodges and their orientation and relocation of the sewage treatment plan – Refused  **2021/0240:**  Discharge of condition 6 (Construction Management Plan) of planning application 3/2020/0579 – Approved with Conditions  **2020/0867:**  Discharge of condition 6 (Construction Management Plan) from planning permission 3/2020/0579 – Refused  **2020/0579:**  Change of use of land to erect nine holiday lodges with parking and an associated package sewage treatment plant – Approved with Conditions  **2016/0027:**  Change of use of field to create camp site for five camping pods, toilet and shower building, access and car park – Approved with Conditions | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The red-line includes approx. 0.49ha of a fairly sparse forested area, sitting immediately south of the existing holiday lodge and camping pod area. The site forms part of a holiday accommodation offering at Bowland Wild Boar Park, with the park itself sitting approx. 300m to the east of the site. The site is accessed off a track diverting off Little Bowland Road.  The immediate surrounds are overtly rural, with pockets of built structure normally in the farm of single dwellings or agricultural complexes. Chipping sits roughly 2 miles south-west and Whitewell 1.3 miles north-east, but the site is fairly isolated. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks consent for the siting of 4no. additional camping pods, extended from the existing camping pods, and 5no. additional holiday lodges likewise as an extension of the existing complex. Other alterations include additional paths and hardstanding to allow for access, as well as landscaping.  The camping pods are to resemble those already present – 2.6m wide, 3.95m long and approximately 2.7m tall to the ridge. The pod incorporates a level floor, followed by an inwardly curving wall where it meets a single ridge. Access is gained from the front through a single oak framed double glazed door, with a double-glazed rear window also in place. The external materials are larch featheredge and larch tongue and groove. They are sited 2 either side of the proposed extension to the path, in a rough manner broadly reflective of the existing arrangement.  The holiday lodges also resemble those already present and are single-storey incorporating a pitched roof with a small canopy over the front door. They are approximately 12.6m long, 6.75, wide and 3.2m in height to the ridge (2.325m to the eaves). No details of the external materials have been submitted but it is expected they will match those on the existing units, given they are to the same specification. Details of these materials have been sought through condition. | | | | | | | | | | | | | | |
| **Principle of Development:**  The principle of development is required to be secured against CS Policies DMG2 and DMB3. DMG2 states that development outside the settlement areas must meet at least one of a number of considerations, the relevant one in this case outlined below:   * *The development is for small scale tourism or recreational developments appropriate to a rural area.*   In addition, CS Policy DMB3 states 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:*   * *The proposal must not conflict with other policies of this plan;* * *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;* * *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;* * *The development should be well related to the existing highway network. It should not generate additional traffic movement 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.* * *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscapes areas; and* * *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:*   * *The proposal should display a high standard of design appropriate to the area.* * *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 area and should reflect the local vernacular, scale, style, features and building materials.*  **Assessment:**  With regard to DMG2, the proposals represents a relatively small extension to an existing tourism use and as such is considered compliant. Furthermore, with regard to DMB3, the assessment criteria are approached in turn below:   * *This is a cover-all criterion and will allow for assessment on design, amenity, highways and parking and landscape/ecology further on in this report.* * *The proposal is physically well related to the existing camping lodges and holiday lodges.* * *Design will be assessed further on in this report.* * *Impact on highways will be assessed further on in this report.* * *Impact on ecology will be assessed further on in this report.*   Given the above the proposal is considered compliant with DMG2 and DMB3 and as such the principle of development is secured. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  As per Core Strategy Policy DMG1, development must:   1. Not adversely affect the amenities of the surrounding area. 2. Provide adequate day lighting and privacy distances. 3. Have regard to public safety and secured by design principles. 4. Consider air quality and mitigate adverse impacts where possible.   In this sense the proposal is considered compliant with the above. As all the units proposed are holiday or camping lodges and their users are transient, there will be no sustained or regular impact on these users and the siting of the units is not considered to result in any issues with regard to a loss of privacy or outlook. The units are all single-storey and reflective of the units as existing and as such will not appear dominant or overbearing, nor are they considered to impact on the path of the sun. In addition, the closest residential receptor is roughly 800m west of the site and as such will not be impacted as a result of these proposals. Given the above the proposal is considered compliant with DMG1 (Amenity). | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance and Impact on the AONB**  As per CS Policy DMG1, 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 addition, CS Policy DMG2 states that development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.  In addition, Policy DME2 and Key Statement EN2 are engaged. CS Policy DME2 outlines that development proposal will be refused which significantly harm a number of important landscape or landscape features.  This ties into Key Statement EN2, which 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. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. 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.  **Design and Visual Amenity**  With regard to the quality of design required within DMG1 and DMG2, it is noted that both the camping lodges and the holiday lodges are of the same design as those already present and as such they are considered acceptable. Whilst they don’t offer a significant level of visual amenity, they do incorporate some positive features (use of timber to the elevations for example) and are fairly functional with regards to their use – it is evident the units are for holiday or camping accommodation. In this sense, the proposals are considered compliant with DMG1 and DMG2.  **Impact on the AONB**  With regard to the impact on the AONB, it is considered that – whilst there will be some intrusion into what is presently vacant forested land – this is fairly enclosed and is read in the context of the existing holiday and camping lodges. The camping lodges in particular – by way of their small scale and complementary materials, as well as siting in relation to the existing lodges – will assimilate well into the landscape and have a minimal impact on the existing AONB. Whilst the holiday lodges are larger in nature, again they will only be read in the context of the existing lodges given there is limited visual availability in what is a well screened site and will not appear out of keeping or incongruous with the immediate surrounding landscape. Given the above the proposal is considered acceptable with regard to its impact on the AONB. | | | | | | | | | | | | | | |
| **Highways and Parking:**  Following consultation with the LHA, they have raised no objection subject to the imposition of a number of conditions relating to the submission of a construction traffic management plan; implementation of visibility splays; landscaping and maintenance scheme within the approved visibility splays; and implementation of parking and turning facilities.  No further impact on the highways network has been identified and as such the proposal is considered acceptable in this regard. | | | | | | | | | | | | | | |
| **Ecology:**  A Preliminary Ecological Assessment has been submitted with the application and has outlined a number of measures of mitigation that should take place throughout the construction phase. Compliance with these measures has been conditioned as part of the consent.  Furthermore, it is noted that a Tree Report has been submitted with this application. It is evident that a number of trees will require re-location as a result of the holiday lodges, as well as other trees requiring protective fencing to ensure they are not impacted throughout the construction phase. These measures have been conditioned as part of the consent.  Given the above the proposal is considered compliant with regards to its impact on Ecology. | | | | | | | | | | | | | | |
| **Water Management:**  It is noted that foul sewage is to be treated utilising the existing sewage treatment plant (albeit upgraded) which is considered acceptable in this regard. However, no plans have been submitted to indicate where the outfall lies, so it assumed that this connects into the existing system. No details of surface water drainage have been submitted (save for an indication that surface water is to be drained via SUDS) and as such the LPA will require submission of these details prior to commencement, in-line with the standing advice supplied by the LLFA. This has also been requested by United Utilities although it is noted that there is no UU owned infrastructure within the red line. Subject to satisfactory submission of these details the proposal is considered acceptable with regards to water management. | | | | | | | | | | | | | | |
| **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 the imposition of conditions. | | | | | | | | | | | | | | |