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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 23/8/23 | **Manager:** | **LH** | **Date:** | **25/8/23** |
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| **Application Ref:** | 3/2023/0588 |  |
| **Date Inspected:** | 4/8/23 | **Site Notice:** | 4/8/23 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **REFUSAL** |
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| **Development Description:** | Permission in principle application for proposed three-bedroom dwelling. |
| **Site Address/Location:** | Former Estate Workshops on land adjacent to Hawthorn Cottage, Slaidburn Road, Newton in Bowland, BB7 3EB. |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| **Newton Parish Council:** | No objections raised. Request made for native species tree planting. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections subject to 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: Sustainable DevelopmentKey Statement DMI2: Transport ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMG3: Transport And MobilityPolicy DMH3: Dwellings In The Open Countryside And The AONBNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2023/0533:**Proposed demolition of former estate workshop and erection of a two storey detached dwelling. Resubmission of application 3/2022/1094 (pending at the time of writing)**3/2022/1094:**Proposed demolition of former estate workshop and erection of a two storey detached dwelling (Refused)**3/2022/0733:**Fell and replace ash tree T3 (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a land parcel situated on the North-eastern tip of Newton-in-Bowland within the Forest Of Bowland AONB. The land parcel contains a commercial workshop building and three smaller outbuildings. The application site is currently centred around the use of the workshop building and is also utilised for the storage of tractors, trailers and other miscellaneous equipment. Access to the proposal site is via a private access road from Slaidburn Road with the private access also serving three residential properties and a public car park. The aforementioned residential properties lie directly adjacent to the North-east of the proposal site with woodland encompassing the South-eastern and South-western perimeters of the proposal site. The village centre of Newton lies approximately 150 metres away to the South-west with the wider surrounding area comprising a mixture of woodland, agricultural land and open countryside. |
| **Proposed Development for which consent is sought:**Permission in Principle is sought for the demolition of the existing workshop building and smaller outbuildings within the proposal site in order to accommodate a new detached three bedroom dwelling. |
| **Principle of Development:**Permission in Principle applications may onlydeal with the principle of development. Any other details relating to any other material planning consideration are to be dealt with within any future Technical Details application. Key Statement DS1 seeks to direct new housing development towards the identified strategic site and the principal settlements of Clitheroe, Whalley and Longridge in addition to Tier 1 Villages which are the more sustainable of the Borough’s 32 defined settlements. The same policy also requires development within the Borough’s remaining 23 Tier 2 Village settlements to meet proven local needs or deliver regeneration benefits.The proposal site is situated within the defined settlement of Newton-in-Bowland which is identified as Tier 2 Village within the Core Strategy. The proposed development relates to the demolition of the existing buildings within the proposal site in order to accommodate a new detached dwelling and as such would need to be compliant with the above criteria in order to be acceptable in principle. Limited information has been provided in support of the application and in this instance no evidence has been provided to demonstrate that the proposal would meet a local need or deliver any regeneration benefits. Accordingly, there is no justification in this case to introduce a new dwelling into a Tier 2 Village. The proposal therefore fails to meet the requirements of Key Statement DS1.Policy DMG2 requires development within Tier 2 Villages to meet at least one of six considerations which are listed as follows:*1. The development should be essential to the local economy or social well-being of the* *area.* *2. The development is needed for the purposes of forestry or agriculture.**3. The development is for local needs housing which meets an identified need and is* *secured as such.* *4. The development is for small scale tourism or recreational developments appropriate* *to a rural area.* *5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.* *6. The development is compatible with the enterprise zone designation*In this instance, the proposal is not essential to the local economy or social well-being of the area, and, as established above, nor is the development for local needs housing which meets an identified need. In addition, the proposed development would not be used in relation to agriculture and is not considered a small scale use appropriate to a rural area where a local need or benefit can be demonstrated. The proposal therefore fails to meet the above considerations.Policy DMH3 seeks to limit residential development in the open countryside and AONB to development essential for the purposes of agriculture or residential development which meets an identified local need. The same policy also allows for the conversion of buildings to dwellings and for the rebuilding and replacement of existing dwellings under certain circumstances. The proposal does not meet any of the above exceptions.Policy DMG3 requires considerable weight to be attached to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development. The requirement for development to be sustainable and contribute to the continuation or creation of sustainable communities is also a requirement of the NPPF. The proposed site is within reasonable walking distance of the village centre with its limited services and facilities however future occupants would need to walk along a stretch of road with no footpaths and limited street lighting. The rural location of Newton is such that future occupants would likely be reliant on a private motor vehicle. This weighs against the proposal.For the above reasons the proposal is therefore unacceptable in principle.  |
| **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 Permission in Principle be refused for the following reason: |
| **01:** | The proposal would lead to the creation of a new residential dwelling in a Tier 2 settlement, within the Forest of Bowland Area of Outstanding Natural Beauty without sufficient justification insofar that it has not been adequately demonstrated that the proposal would meet any of the exception criteria including meeting a local housing need or providing regeneration benefits. Furthermore being in a Tier 2 settlement with limited facilities and services means that future occupants would likely be reliant on a private motor vehicle. Therefore the proposal fails to comply with Key Statement DS1, DS2 and DMI2 and Policies DMG2, DMH3 and DMG3 of the Ribble Valley Core Strategy 2008 - 2028. |