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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | | 24/9/24 | | **Manager:** | | **LH** | **Date:** | **24/9/24** |
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| **Application Ref:** | | | | 3/2024/0544 | | | | | | |  | | | |
| **Date Inspected:** | | | | 3/11/23 & 29/8/24 | | | **Site Notice:** | | 29/8/24 | |
| **Officer:** | | | | BT | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed provision of GRP Substation to house ENWL infrastructure, plant room building and associated alterations to site layout including reposited bin store, cycle store and boundary treatment alterations. | | | | | | | | | |
| **Site Address/Location:** | | | | | The Old Garage Site, Newton Road, Dunsop Bridge, BB7 3BB. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **Bowland Forest Higher Division Parish Council:** | | | | | Consulted 12/7/24 – no response received. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **Environment Agency:** | | | | | No objection subject to condition. | | | | | | | | | |
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| **United Utilities:** | | | | | No objection subject to condition. | | | | | | | | | |
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| **RVBC Environmental Health:** | | | | | No objections. | | | | | | | | | |
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| **Electricity Northwest:** | | | | | Consulted 12/7/24 – no response received. | | | | | | | | | |
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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: Presumption in Favour of Sustainable Development  Key Statement EN2: Landscape  Key Statement EN5: Heritage Assets  Key Statement EC1: Business And Employment Development  Key Statement EC2: Development Of Retail, Shops And Community Facilities And Services  Key Statement EC3: Visitor Economy  Key Statement DMI2: Transport Considerations  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport And Mobility  Policy DME3: Site And Species Protection And Conservation  Policy DME4: Protecting Heritage Assets  Policy DME6: Water Management  Policy DMB1: Supporting Business Growth And The Local Economy  Policy DMB3: Recreation And Tourism Development  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2023/0816:**  Redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store/plant room (pursuant to variation of condition 2 (plans) on permission 3/2022/0082) (Approved)  **3/2022/0082:**  Redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store/plant room (Approved)  **3/2001/0847:**  New external staircase and formation of new first floor doorway to create separate access for self-contained living accommodation (Approved)  **3/2000/0319:**  Convert store room and small front shop area to village tearoom and continue existing business (Approved)  **3/1989/0058:**  New car park (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a former garage site located in the village centre of Dunsop Bridge. The site in question comprises a detached single storey garage building which is adjoined by a two storey cottage property on its Eastern side elevation. Dunsop Bridge pay and display car park and public toilets lie immediately to the East of the garage building and adjoined residential property. St. Georges Church, two residential properties, Puddleducks Tearoom and Dunsop Bridge Post Office lie immediately adjacent to the West of the garage building. The River Dunsop lies opposite to the application site on the Southern side of Newton Road with playing fields and woodland lying to the North of the site. The wider area comprises a mixture of woodland, agricultural land and open countryside. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Planning consent is sought for the installation of an electricity substation within the confines of the application site. Additional works proposed include alterations to the site layout of the development approved under application 3/2022/0082 (as amended by 3/2023/0816) which are as follows:   * Reorientation / minor design changes to plant room * Formation of drystone boundary wall to South of plant room and electricity substation * Alteration to Northern boundary of garden areas serving No. 1 and No. 2 Ivy Cottages * Relocation of bin store to centre of site | | | | | | | | | | | | | | |
| **Principle Of Development:**  Planning consent was granted as part of application 3/2022/0082 for the demolition and replacement of the site’s existing garage building with a new community hub building comprising a community café and shop, information desks, post office counter, kitchen, store, admin office, retail unit, toilets and outdoor seating. Additional works approved included the conversion of the existing Puddleducks Tearoom into two residential flats, the construction of a detached plant room and store to house ground source heat pump equipment, the installation of on-site bike storage and electric vehicle charging points, creation of additional car parking spaces and a change of use of the St. Georges Church building to accommodate therapy rooms and additional community uses. Further works approved included the construction of a gabled roof link extension to adjoin the new community hub building to St. Georges Church. The application’s supporting information states that the proposed substation unit would increase the existing electrical supply to both the application site and surrounding area at Dunsop Bridge. As such, the proposed development would serve as essential infrastructure for an approved mixed use site and the surrounding locality and is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  Paragraph 135 (f) of the National Planning Policy Framework states:  *‘Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users’.*  Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.  In this instance, the proposed electricity substation would be sited in the vicinity of No. 1 and No. 2 Ivy Cottages and Puddleducks Tearoom (which is to be converted for use as two residential flats) however analysis shows that a separation distance of approximately 30 metres would be in place between the proposed substation and residential receptors to the South. In addition, the proposed development has been subject to review from the Council’s Environmental Health team who have raised no issues with respect to noise impacts from the proposed infrastructure in light of the low noise levels emitted from the substation and the separation distance that would be in place between the proposed infrastructure and neighbouring properties. Furthermore, the proposed substation would be sited directly adjacent to the site’s plant / store building (which is to house a ground source heat pump) and it is not anticipated that any residual noise emanating from the proposed substation would exceed the noise levels generated by the adjacent plant equipment.  Construction of the proposed stone wall to the South of the proposed plant / store building and electricity substation would require a minor reconfiguration of the Northern garden boundary fence serving No. 1 and No. 2 Ivy Cottages however the resultant loss of amenity space from this would be negligible relative to the sizeable rear garden areas which serve these properties.  Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Paragraph 135 (c) of the NPPF states:  *‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.*  Policy DMG1 of the Ribble Valley Core Strategy provides additional 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 and style…particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’*  With respect to development within National Landscapes (previously known as Areas Of Outstanding Natural Beauty) Paragraph 182 of the NPPF states:  *‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.’*  The above is reiterated within Key Statement EN2 of the Core Strategy:  ‘*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 this instance the proposed electricity substation would be a modest structure in terms of height and footprint and would be sited directly adjacent to the site’s plant / store building which comprises slightly larger proportions in terms of its height and footprint. As such, the proposed substation would not read as an over dominant or isolated addition to the application site. The proposed plant / store building would be largely similar to the previously approved plant / store building in terms of its height, footprint and external detailing, albeit with the footprint of the building orientated 90 degrees to symmetrically align with the vertically orientated footprint of the proposed substation. As such, the proposed plant / store building would read as an equally acceptable addition to the site. In addition, both the proposed electricity substation and plant / store building would remain largely screened within the confines of the application site, with hedgerows and the proposed stone wall feature providing additional screening to the Northern and Southern profiles of the infrastructure therefore the overall visual impact of the proposed electricity substation and plant / store building would not be overly pronounced.  Having regard to the additional works proposed, the proposed bin store area would be largely similar in size to the previously approved bin store area, albeit with the bin store area relocated to the central area of the site and enclosed by 1.8 metre high fencing. As such, the visual impact of the proposed bin store area would be negligible in the wider context of the site.  Taking account of the above, it is not considered that the proposed development would be harmful to the visual amenities of the immediate area or wider National Landscape. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and 182 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy. | | | | | | | | | | | | | | |
| **Highways and Parking:**  The proposed development includes a minor amendment to the layout and quantity of open cycle storage spaces previously approved for the site whereby the site’s open cycle storage spaces would be located on the Northern side of the site’s covered cycle shelter with a minor reduction to the overall quantity of open cycle storage spaces. Lancashire County Council Highways have not been consulted on the application however the above changes constitute a minor change to the layout of the site therefore no adverse impacts upon highway safety are anticipated from this minor change to the site’s layout. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | | |
| **Other Matters:**  Flood risk / contamination  The application site lies within Flood Zones 2 and 3. A Flood Risk Assessment has been provided in support of the application (previously provided in support of approved application 3/2022/0082) which proposes a range of flood mitigation measures including the incorporation of appropriate finished floor levels and flood resilience measures within the site’s approved community hub building. The submitted Flood Risk Assessment has been subject to review from the Environment Agency who have deemed the proposed flood mitigation measures to be acceptable. As such no concerns are raised with respect to flood risk. The response from the Environment Agency recommends for the provision of a remediation strategy to account for contamination risks to controlled waters arising from construction works in light of the previous use of the proposal site as a petrol station and this has been secured by way of condition.  Water Mains  Multiple water mains lie within the confines of the application site. The response from United Utilities acknowledges the presence of their infrastructure within the site with a subsequent recommendation for no works of construction to commence in the absence of survey work to determine the exact location of the infrastructure so as to ensure the protection of these assets. The above recommendation has been secured by way of condition. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development would not be harmful to the amenity of any neighbouring residents, nor would the works proposed result in any harm to the visual amenities of the area. Furthermore, the proposal raises no issues with respect to highway safety or the ecology of the area.  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. | | | | | | | | | | | |