


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
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<b>Application Ref:</b>	3/2020/0938	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	19/11/20	
<b>Officer:</b>	SK	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>REFUSAL</b>

<b>Development Description:</b>	Application for permission in principle for three dwellings.
<b>Site Address/Location:</b>	Former Waste Water Treatment Works Whalley Road Barrow BB7 9AP.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Members of Barrow Parish Council have considered the above planning application in principle and have offered the following observations:	
<ul style="list-style-type: none"><li>• The proposed site is outside of the defined settlement boundary of Barrow. Allowing housing to be built on this land without sufficient or adequate justification would cause harm to the Borough's Core Strategy and set a precedent for other applications in the village.</li><li>• The proposed new dwellings should not be considered as part of the permitted housing numbers for the former Barrowlands site. This is a separate site and any shortfall on adjacent land should not be used to justify this application. There have been several other developments within Barrow's settlement boundary which more than make up for any shortfall on the former Barrowlands site.</li></ul>	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
No objections raised.	
<b>United Utilities:</b>	
No objections raised.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One letter of support has been received in respect of the application.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>
Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement DMI2 – Transport Considerations
Policy DMG2 – Strategic Considerations Policy DMG3 – Transport & Mobility Policy DMH3 – Dwellings in the Open Countryside
National Planning Policy Framework (NPPF)

## **ASSESSMENT OF PROPOSED DEVELOPMENT:**

### **Site Description and Surrounding Area:**

The application relates to an area of land located to the west of and outside of the defined settlement boundary of Barrow, Clitheroe. Areas of the site previously accommodated elements of a former waste water treatment works. The northern areas of the site currently accommodates a workshop for an established forestry business with areas of the site also being used for plant storage in association with the existing forestry activities.

The application solely relates to a parcel of land located to the south of the existing forestry business with it being intended that the existing forestry business activities will remain active on site.

### **Proposed Development for which consent is sought:**

The application seeks consent for Permission in Principle for up to three residential dwellings. Given the nature of the application no other details have been presented at this stage with further details to be provided at the technical details stage should consent be granted.

### **Principle of Development:**

Policies DMH3 and DMG2 of the Ribble Valley Core Strategy seek to restrict new residential development within the open countryside and AONB to that which meets a number of explicit criteria with both policies being fully engaged by virtue of the sites open countryside designation. Key Statement DS1 is also of relevance insofar that it sets out the overall spatial vision for the location of development within the Borough.

The proposed development site is located outside but adjacent the defined settlement boundary of Barrow, as such Policies DMH3 and DMG2 including Key Statement DS1 remain engaged.

Key Statement DS1 states that 'Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built-up area'.

A clear requirement of DS1 is therefore that such proposals be 'in' a defined settlement, this allows the Key Statement to align with the exception criterion and spatial aspirations of both Policies DMG2 and DMH3.

Policy DMG2 is two-fold in its approach to guiding development. The primary part of the policy DMG2(1) is engaged where development proposals are located 'in' principal and tier 1 settlements with the second part of the policy (DMG2(2))being engaged when a proposed development is located 'outside' the defined settlement areas or within tier 2 villages, with each part of the policy therefore being engaged in isolation and independent of the other dependant on the locational aspects of a proposal.

The mechanics and engagement of the policy are clear in this respect insofar that it contains explicit triggers as to when the former or latter criterion are applied and the triggers are purely locational and clearly based on a proposals relationship to defined settlement boundaries and whether, in this case, such a proposal is 'in' or 'outside' a defined settlement. It should also be noted that Policy DMG(1) would also be largely permissive of 'expansion' of existing 'development' into sites if they were 'in' a

defined settlement boundary and would also be representative of the general 'growth' of a settlement. In this respect, when taking into account the locational aspects of proposal, Policy DMG2(2) states that:

*Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:*

- 1. The development should be essential to the local economy or social wellbeing 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.*

Policy DMH3 provides further context stating that:

Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

- 1. Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*
- 2. The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*

It is clear from the submitted details that the proposal could not be argued as being 'essential to the local economy or social wellbeing of the area' nor could it be considered that the proposal 'is needed for the purposes of forestry or agriculture'.

In respect of the matter of 'local need' the nature of the application does not currently fit the with definition of 'local needs housing' as defined within the Adopted Core Strategy which states that 'Local needs housing is the housing developed to meet the needs of existing and concealed households living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish, the Housing Waiting List and the Strategic Housing Market Assessment'.

In light of the above it cannot be considered that the proposal meets any of the exception criterion contained within Policies DMG2 nor DMH3 that would lend support to the proposal. Furthermore, in light of these matters, the proposal would also therefore fail to align with the locational aspirations and exception criterion of Key Statement DS1 for new development within the Borough.

As such, taking account of all matters raised, it is the opinion of the authority that the proposal cannot not be supported insofar that it does not meet any of the exception criterion within the adopted development plan in relation to new residential dwellings within the defined open countryside and therefore is in direct conflict with the locational aspirations for new residential development within the Borough as embodied within the adopted development plan.

#### **Impact Upon Residential Amenity:**

Given the application seeks consent solely for matters relating to Permission in Principle no detailed assessment can be made in respect of residential amenity at this stage.

<b>Visual Amenity/External Appearance:</b>	
Given the application seeks consent solely for matters relating to Permission in Principle no detailed assessment can be made in respect of visual amenity at this stage.	
<b>Observations/Consideration of Matters Raised/Conclusion:</b>	
It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.	
<b>RECOMMENDATION:</b>	That planning consent be refused for the following reason(s)
<b>01</b>	The proposal is considered contrary to Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.