


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	16.03.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded						

Application Ref:	3/2021/0981	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	November 2020	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision

Development Description:	Proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity areas
Site Address/Location:	Land At Moran's Farm, Pendleton Road, Wiswell, Clitheroe, BB7 9BZ

CONSULTATIONS:	Parish/Town Council
Have no objection in principle as long as the holiday homes are controlled so that they do not become permanent residences and are mobile type buildings.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	On the basis of revised data and information no objections raised subject to conditions
United Utilities	The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
Fire Service	The scheme should meet building regulations requirements for access for the fire service
CONSULTATIONS:	Additional Representations.
None	

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 EC3 – Visitor Economy**
- Policy DMG1 – General Considerations**
- Policy DMG2 - Strategic Considerations**
- Policy DMG3 – Transport and Mobility**
- Policy DME1 - Protecting trees and woodlands**
- Policy DME2 – Landscape and Townscape Protection**
- Policy DME3 - Site and species protection.**
- Policy DMB1 – Supporting Business Growth and Local Economy**
- Policy DMB3 – Recreation and Tourism Development**

National Planning Policy Framework (NPPF)

Relevant Planning History:

RV/2019/ENQ/0097 – pre-application advice with respect to two lodges, with stables and refurbishment of riding arena. It was advised that subject to appropriate details the proposal was acceptable in principle.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is located within the open countryside on the north western side of Pendleton Road. It is outside any settlement boundary but approximately 1/2 mile north east of Wiswell. The site is outside the Area of Outstanding Natural Beauty but land on the opposite side of Pendleton Road is within it.

The application site comprises the now redundant farm buildings, farmyard and riding arena at Moran's Farm. These buildings are between two dwellings Lynwood (the applicants property) and High Field. Lynwood and High Field are detached properties with outbuildings set within substantial gardens.

The land around the site is used for grazing and the field boundaries are generally hedges with trees. There are a number of trees along Pendleton Road within the gardens of the nearby properties.

The existing farm buildings are in a run-down condition. They are of a modern construction of blockwork with timber boarding or sheeting above and sheet roofing. They are clustered around a small yard.

Access from Pendleton road to the field beyond runs through the yard. A small riding arena is behind the farm building on the north side. The vehicle access to the site is directly off Pendleton Road into the farmyard.

Proposed Development for which consent is sought:

The application seeks consent for the construction of four holiday lodges with associated parking, access and amenity areas.

Principle of Development:

The site lies outside the settlement boundary in open countryside.

Policy DMG2 states that new development outside of defined settlements must meet at least one of six considerations:

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 local need or benefit can be demonstrated.
6. The development is compatible with the enterprise zone designation.

Policy DMB3 also requires new tourism development to be physically well related to an existing main settlement or village; or to an existing group of buildings. In this respect, the application site is not located within a main settlement or village but it is only ½ mile from the settlement of Wiswell and approx. 3 miles by road to the centre of Clitheroe. It is reasonably well related to local services and is positioned

within other buildings where the site is self is already occupied by buildings. The scale of the development is limited by the size of the site and four lodges are proposed which is considered to be small scale. As such the proposal is considered to accord with policies DMG2 and DMB3 and is acceptable in principle.

Residential Amenity:

The site lies between two dwellings one of which (Lynwood) is occupied by the applicant which will help to ensure that the development is managed. Lynwood and the field to the rear are all in the same ownership. No objections have been received by neighbouring properties. The site is currently occupied by farm buildings and an arena formerly used for exercising horses so it has been used in the past for these activities. The plans indicate that a high wall / fence and planting will be installed to the boundary with Highfield for privacy and there are two existing buildings on the other side of this boundary. It is not considered that the small-scale holiday use proposed will have a detrimental impact on residential amenity.

Visual Amenity / Landscape:

The proposal is for four holiday lodges on the site of redundant farm buildings. It is located outside the AONB but in the immediate setting of it. The site does not occupy a prominent position and is located between 2 dwellings. The redundant farm buildings will be removed to make way for the proposal and so it will not result in built form in an area currently devoid of structures. The dilapidated buildings on site do detract somewhat from the area and it is considered that the proposal could enhance the appearance of the locality. As such it is considered that the proposal accords with Key Statement EN2 which requires that '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'

The lodges are a timber construction with pitched roofs, whilst this is not strictly reflective of the local vernacular it the choice of materials will have a rustic appearance which will blend into the landscape.

Highways:

The highway officer has reviewed the amended traffic data and the agent has confirmed verbally that the lodges will arrive in sections to be assembled on site so there will be no need for abnormal loads on the highway network. No objections have been raised from a highway perspective subject to several planning conditions.

Ecology:

A tree survey has been submitted which concluded that only a few low quality trees will need to be removed and additional planting is also proposed. Subject to conditions to ensure that trees are protected during development and landscaping carried out as per the plan there are no issues raised as a result of trees on the site.

A bat survey has also been submitted as the proposal involves demolition. This concludes that the buildings themselves offer limited roosting opportunities for bats but the site is in a high value foraging area. Therefore it is suggested that 4 bat boxes are installed to mitigate any impact and provide new roosting potential.

Observations/Consideration of Matters Raised/Conclusion:

Subject to conditions for the reasons discussed above, the proposal is considered acceptable in terms of the relevant planning policies and therefore it is recommended accordingly.

RECOMMENDATION:

The planning permission is granted.