


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	9.2.2020	Manager:		Date:	
Site Notice displayed	N	Photos uploaded	Y					

Application Ref:	3/2020/1069	 <div>Ribble Valley Borough Council</div> <hr/> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	26.2.2021	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision

Development Description:	Proposed erection of a poly tunnel for plant growing
Site Address/Location:	Holden Clough Nursery Bolton-by-Bowland Road Bolton-by-Bowland Clitheroe BB7 4PF

CONSULTATIONS:	Parish/Town Council
No comments received	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	None

CONSULTATIONS:	Additional Representations.
<p>One objection has been received which raised concerns with regard to Visual Impact</p> <p>Lack of consideration for alternative location</p> <p>Impact on nearby dwellings, noise from machinery.</p>	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EC1 – Business and Employment Development

Key Statement EN5 – Heritage Assets

Key Statement EC3 – Visitor Economy

Key Statement DMI2 – Transport Considerations

Key Statement EN2 – Landscape

Policy DMB1 – Supporting Business Growth and the Local Economy

Policy DMG1 – General Considerations

Policy DMG2 - Strategic Considerations

Policy DME4 – Protecting Heritage Assets

Policy DME2 – Landscape and Townscape Protection

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy DME3 – Site and Species Protection and Conservation

Policy DMB3 – Recreation and Tourism Development
Policy DMR3 – Retail Outside the Main Settlements

Planning (Listed Buildings and Conservation Areas) Act 1990.
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2020/0858 - Garden Office, Studio (Approved with Conditions)

3/2020/0602 - Creation of additional dining space, a bakery deli food sales area with storage and office facilities. Additional terrace dining with storage below. (Registered)

3/2020/0612 - Siting of showcase prefabricated office/studio to be used to sell similar products by Croft Complete Homes Ltd. (Withdrawn)

3/2020/0637 - Discharge of conditions 3 (Grasscrete), 5 (Landscaping), 7 (Signage) and 8 (Construction Method statement) from application 3/2019/1119 (Approved with Conditions)

3/2019/1119 - Change of use of agricultural/horticultural land to overflow car park and associated landscaping (Resubmission of application 3/2019/0588). Retrospective consent for two subterranean LPG tanks and stone gravel surface service area to the rear (north) of the existing potting shed. Retention of plant growing area in association with existing nursery.

3/2019/0588 - Change of use of agricultural land to parking and landscaping. Two poly tunnels and stone service area (Refused)

3/2019/0016 - Variation of condition 2 from planning permission 3/2018/0396. (Approved with Conditions)

3/2018/1069 - Application for a non-material amendment to planning permission 3/2018/0396 consisting of change of roof materials and rooflight arrangement on the demonstration barn, change of glasshouse roof to single ridge system, and addition of two rooflights on each ridge of the roof of the connecting building (Approved with Conditions)

3/2018/0396 - Demolition of an existing potting shed and covered sales area, to be replaced with a glasshouse and linking access to the existing Garden Kitchen. Construction of a two storey demonstration unit with offices and toilets. The construction of a covered terrace area adjacent to the Kitchen Garden. Construction of a training/classroom. Covered walkways (Approved with Conditions)

3/2017/0517 - Proposed two storey extension to existing cafe kitchen (Approved with Conditions)

3/2016/0078 - Application to vary condition (s) 3 (cafe opening hours) and 4 (lecture room opening hours) of planning permission 3/2011/0838 to allow the business to operate until 23:00 hours on one occasion per week (Withdrawn).

3/2014/0257 - Proposed single storey extension to the kitchen with additional ancillary accommodation in the roof space, and relocation of "means of escape" steps – approved

3/2013/0733 - Proposed single storey extension to the kitchen with additional accommodation in the roof space and relocation of 'means of escape' step (Withdrawn)

3/2013/0091 - Proposed extended car park area (Approved with conditions).

3/2011/0838 - Proposed creation of a new cafe, training room and nursery shop at the existing Holden Clough Nursery. The building will be constructed of traditional materials including stone walls and slate

roof. The South facing roof will incorporate six solar panels. The aim is to produce a sustainable building with minimal visual impact (Approved with Conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to land to the north of Holden Clough Nursery for which permission has previously been granted for change of use from agricultural land to overspill car park and growing areas. The nursery is partly within the linear roadside hamlet of Holden (near Bolton-by-Bowland) which is within the Forest of Bowland Area of Outstanding Natural Beauty. Part of the existing nursery and all of the proposed site extension is outside of the settlement boundary.

The nursery encompasses a café/restaurant with terrace known as the Garden Kitchen, a glasshouse and linking access to the Kitchen Garden, a number of nursery buildings and poly tunnels used in conjunction with the plant sales and a residential bungalow known as the Croft. A proposed two storey demonstration unit with offices and toilets is recently constructed and permission also recently been granted for a garden office. There is car parking area to the front (south) and side (west) of the buildings.

To the east of the site is Holden Beck (a County Biological Heritage Site). To the immediate west are the dwellings known as Springfield and Browfoot.

The site is within the setting of two listed buildings. 'Holden Chapel and house adjoining to north' is a Grade II listed "*Independent chapel. Probably early C19th*" (list description) 60m to the north west of the site on elevated ground alongside Barrett Hill Brow. A burial ground is located directly opposite. Broxup House and Cottage (Grade II listed) is to the south of the nursery.

Proposed Development for which consent is sought:

The application seeks consent for the construction of a poly tunnel on the land to the North of the original nursery.

Background and Principle of Development:

The site forms part of Holden Clough Nursery a well established nursery and garden centre. It is located on Holden Lane within the Hamlet of Holden on the outskirts of Bolton by Bowland and is outside any settlement boundary.

The area subject of this application has had previous consent for an overspill car park and growing areas ref 2019/1119 however it should be noted that a previous application 2019/0588 for an overspill car park included 2 poly tunnels measuring 25m x6m x3.8m, floor area of each 150sqm in a similar position to this application which was refused for the following reasons:

1.The proposed development has a harmful impact upon the landscape character (including cultural heritage) and scenic beauty of the Forest of Bowland Area of Outstanding Beauty and the Borough's development strategy because the car park is a large, prominent and incongruous intrusion into the open countryside beyond the established settlement boundary which does not conserve the distinctive setting of Holden and ensure the characteristic clustered form of settlement. This is contrary to Key Statements DS1, EN2 and EN5 and Policies DMG2, DME4 and DMG1 of the Ribble Valley Core Strategy.

2.The proposed development has a harmful impact upon the setting of Holden Chapel and House because the car park will result in noise and visual intrusion into the open fields between the elevated listed building and Holden. This impacts on the tranquillity of the countryside and compounds the modern incremental visual disconnection of the chapel from the historic hamlet and community it served. This is contrary to Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

The approved resubmission 2019/1119 addressed some of these concerns by reducing the area of the car park by moving it away from the side boundary in a more linear form taking up a smaller area of the field. The grasscrete surface approved would blend into the surroundings when not in use and the poly tunnels were removed from the scheme. Additional landscaping was proposed to help soften the impact and the provision of additional off street parking was recognised to provide some benefit.

The application differs from the previous refusal in that this is a single polytunnel, it is 5 metres shorter and 4 metres wider with a floor area of 200sqm and is oriented at 90 degrees so that its length extends parallel to the side boundary to the adjoining field.

The area in question which was recently approved as an extension of the site into open countryside which whilst intended to be used as an overspill car park with grasscrete surface and 2 growing areas would be devoid of structures. Policy DMG2 is supportive of buildings which are deemed reasonably necessary for agriculture in this case horticulture and there has been some debate previously about whether this enterprise would fall under this definition as there is no public access proposed and it is for cultivating plants so it has been accepted in this scenario that it is. Therefore the two growing areas in an agricultural field was not considered a change of use.

Policy DMB1 is supportive of the expansion of established firms on land outside settlements provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. The application form indicates that one additional employee will result from this proposal.

Furthermore, the garden centre side of the site could be classed as recreation and tourism development, it attracts visitors and has attractions such as a café and demonstration area. DMB3 Is supportive of development proposals that extend the range of tourism and visitor facilities in the borough however this policy is not strictly relevant here as the proposal whilst ancillary to the nursery business will not be open for public access and therefore would not extend the range of visitor facilities at the site.

The NPPF states that in the AONB great weight should be given to conserving and enhancing landscape and scenic beauty as it has the highest status of protection in relation to these issues this is reflected in core strategy polices EN2 and DMB3. More generally in all cases development in open countryside should be justified in terms of the relevant core strategy policies and respect its surroundings.

The site also lies within the setting of grade II listed Holden Chapel to the West, as well as Broxup Cottage opposite the front of the site therefore very special regard must be had to maintaining or enhancing the significance of these heritage assets to accord with section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990

Notwithstanding the above matters of principle, the impact of the development must be assessed in terms of the relevant development management issues below.

Residential Amenity:

The use of the site for growing has been accepted previously and the main consideration here is the impact of the structure on residential amenity. The polytunnel will be located approximately 40metres from the rear boundary of Springfield so whilst undoubtedly it will be visible from the garden of this property it is not considered that there would be an unacceptable impact on residential amenity through loss of privacy, or overshadowing given that the area is already used for growing plants and will not be accessible for members of the public. Furthermore screen planting is proposed to the southern boundary, which will mitigate the impact on outlook. There have been concerns raised with relation to noise which are noted however there could potentially be machinery accessing the site at present when it is in use as an open growing area, the screen planting may provide some form of barrier to any noise emitted which is likely to be in daytime hours only. Lighting, access for staff only and hours of operation could be controlled by condition if the proposal were considered generally acceptable.

Heritage Assets:

The site lies within the setting of 2 Listed buildings and the LPA must give special regard to the duties under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As aforementioned Holden is a small Hamlet on the outskirts of Bolton by Bowland and is characterised by its linear form along the existing lanes surrounded by open fields. The introduction of a building here will have an impact on the tranquil setting and in particular be very visible in the views incorporating Holden Chapel. As such impact on the setting of the listed buildings is identified and as such this setting is not preserved. Whilst the proposal will bring some benefits through employment of one member of staff and economic development other locations which may have less impact have not been explored other than stating it is the only suitable location. There is no proper justification submitted to demonstrate that this harm is outweighed. As such it is considered that the proposal would be contrary to para. 194 of the NPPF.

Visual Amenity / Landscape:

Holden Lane slopes upwards around the fields surrounding the site and affords uninterrupted views of the site from various elevated vantage points. The proposed poly tunnel measuring 20m x 10m in floor area and 3.8 metres high would be a significant incursion of built form and it is considered that there may other areas within the site where it could be accommodated that would be more closely grouped to existing buildings. Due to the stark contrast of the colour and materials it would be very visible in long distance views. The applicant considers that the proposal will be in a suitable location along the screening that is to be planted around the car park. It is not considered that this an acceptable solution to attempt to mitigate a harmful development, the views of it will be from higher land and the screen planting would not be sufficient to hide the full height or roof of the polytunnel. The submitted information fails to provide an adequate justification for the proposal.

The current use of the site for growing beds and overspill parking will have less of an impact visually as the area will remain open in long distance views and the car parking is for overspill only on a grasscrete surface which will blend with the surroundings.

It is appreciated that the location may have been selected to attempt reduce the impact on the amenity of nearby residents and keep it within a separate area from the side of the business where members of the public are present. However due to its position isolated from the existing built form and the linear form of the development in the hamlet; the proposal raises the same objections in terms of visual impact as the previously refused scheme. There have been a number of applications approved in recent years for expansion of the business and this continued encroachment would lead to sprawl and be disproportionate to the hamlet within which it is located.

Whilst its function may be for horticulture which is an appropriate use in the countryside, it will be an isolated and strident feature at odds with the pattern of development and landscape character of the AONB.

Highways:

The highway authority has made no comment on the scheme but the proposal is unlikely to raise any highway safety issues being an extension to an established use and for access by staff members where only one additional employee is proposed.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons discussed above the proposal is considered to be unacceptable in terms of its permanence, scale, siting and materials and will have a harmful impact on the landscape character of the Forest of Bowland AONB, setting of listed buildings and the character of the hamlet. Therefore it is recommended accordingly.

RECOMMENDATION:

That planning permission is refused.