


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

<b>Application Ref:</b>	3/2021/0457	 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Date Inspected:</b>	30/03/2021	
<b>Officer:</b>	AB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVED</b>

<b>Development Description:</b>	<b>Proposed extension of existing campsite to provide additional 3 caravan pitches and 4 camping glamping pods. Erection of a proposed toilet and welfare facilities building and associated landscaping works. Resubmission of 3/2021/0215.</b>
<b>Site Address/Location:</b>	<b>Marl Barn Wigglesworth Road Slaidburn Lancashire BD23 4SX</b>

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<p>Slaidburn &amp; Easington Parish Council have no objections to this planning application.</p> <p>The only comments they wish to make are that the Visual Impact Statement only shows the impact from the B6478 and makes no mention of the sight from Longtons Lane leading to Grunsagill and the road over Champion Common. Maybe some sort of tree planting around the area may be beneficial.</p>	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
No objections subject to appropriate conditions.	
<b>AONB Partnership:</b>	
None received.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations have been received.	

<b>RELEVANT PLANNING HISTORY:</b>
<p>3/2021/0215 - Proposed extension of existing campsite to provide additional 10 caravan pitches, 4 camping glamping pods. Erection of a proposed toilet and welfare facilities building and associated landscaping works. Refused.</p> <p>3/2020/0834 - Erection of an agricultural shed for cattle and sheep. Approved.</p> <p>3/2011/0164 - Application for the modification of condition no. 13 of planning consent 3/2005/0245P, to allow the eastern, four-bedroom holiday cottage to be used as a permanent residential dwelling. Refused and appeal dismissed.</p>

<b>RELEVANT POLICIES:</b>
<p><b>Ribble Valley Core Strategy:</b>          Key Statement DS1 – Development Strategy          Key Statement DS2 – Sustainable Development          Key Statement EN2 – Landscape</p>

Key Statement EC1 – Business and Employment Development  
Key Statement EC3 – Visitor Economy  
Key Statement DMI2 – Transport Considerations  
Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport and Mobility  
Policy DME2 – Landscape and Townscape Protection  
Policy DME3 - Site and Species Protection and Conservation  
Policy DME6 – Water Management  
Policy DMB1 – Supporting Business Growth and the Local Economy  
Policy DMB3 – Recreation and Tourism Development

### **National Planning Policy Framework**

### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

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

The application site is located near Tosside in the Forest of Bowland AONB. The site is accessed along an approximately 250-metre-long tarmac access track which extends from the south side of Wigglesworth Road. As existing the site comprises a small caravan and campsite, holiday lets and an existing agricultural building.

The area is characterised as landscape character type 'Rolling Upland Farmland', a gentle landscape of rolling hills with a strong sense of remoteness, isolation and tranquillity. At present the campsite consists of a camping field, 8 hardstanding pitches, further grass pitches (suitable for use for approximately 4 months of the year) and a portable toilet and shower facility building.

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

This is a re-submission of a previously refused application which sought to extend the existing caravan/camp site by providing an additional 10 caravan pitches and 4 glamping pods and the erection of a purpose-built toilet and welfare facilities building to cater for increase in demand. The application was refused due to the visual and landscape impact of the proposals of the Forest of Bowland AONB.

The applicant seeks to satisfy the reasons for refusal of the previous scheme, reducing additional caravan pitches to three. The proposed site extension has been re-located closer to the existing site.

The caravan pitches would measure 6m x 8m with an electricity point for each. The proposed glamping pods would be 2.5m wide, 3.4m long and 2.5m in height and would incorporate cedar cladding.

The new toilet and shower facility building would be located to the south of the existing site and would be constructed from natural stone with stone window and door surrounds and a blue slate roof. It would measure 18m x 7.5m and would have a height of 4.4 metres.

#### **Principle of Development**

In terms of its location, the proposals were deemed acceptable in principle as part of the consideration of the refused planning application. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.

The development is for small scale tourism development that is appropriate to a rural area and therefore meets one of the considerations listed in Core Strategy Policy DMG2.

The application is supported by information about the existing caravan and campsite business and explains that the applicant hopes to capitalise on the high demand for this holiday type, attracting

visitors to the area to help support the local economy including other local businesses. The glamping pods are an attempt to further diversify the existing business to attract guests that may not have access to a caravan or motorhome.

Whilst regard must be given to the economic and social wellbeing of the AONB, the most important consideration is the protection, conservation and enhancement of the landscape and character of the area.

Policy DMB3 relates specifically to recreation and tourism development and specifies several criteria that must be met. The proposed development is for the expansion of an existing site which is located close to buildings of permanent construction at Marl Barn. There is already access from the site to Wigglesworth Road and the proposed site expansion would not generate significant additional levels of traffic. The main consideration is the impact of the development of the landscape and scenic beauty of the Forest of Bowland.

### **Effects Upon the Landscape/Visual Amenity**

Great weight is afforded to the conservation and scenic beauty of the Forest of Bowland AONB as stated in The Framework and reiterated in Key Statement EN2 of the Core Strategy which requires the Forest of Bowland to be protected, conserved and enhanced. Development in such areas should be of a high standard of design and should be in keeping with the character of the landscape.

The existing site, whilst being situated within an open landscape setting, is located so as to avoid any uninterrupted close or long-distance public views. The site is bounded by dry stone walls so that from Wigglesworth Road to the north any tents and/or caravans are reasonably well-screened. The proposals would result in a modest extension of the existing site which seeks to replicate the arrangement of boundary stone walls. The area of land on which the development is proposed is well-related to the existing site and close to existing field boundaries such that it would not be noticeably more prominent than the existing site.

The proposed camping pods are relatively modest structures of timber construction. It is considered that their construction from natural materials would ensure that they would be less prominent in the landscape than tents, caravans or campers which are often white in colour and therefore highly visible, albeit they are not permanently sited.

The erection of the proposed toilet and welfare building to the south of the existing site would be constructed using natural materials in keeping with the area and its height of 4.4m would mean that it would not be prominent addition. Importantly, its location south of the existing caravan and campsite, between the caravan and campsite and the holiday let and agricultural buildings to the north, would mean it would be screened by existing development and would be seen as part an established group of buildings.

Having regard to the above, it is considered that previous concerns relating to the siting and size of the extension to the site have been met and the revised scheme would not have an unacceptable impact on this protected landscape subject to conditions relating to materials details, boundary treatment and occupation of the caravan pitches which would be limited to short-term use only during the period April-October each calendar year.

### **Other Considerations**

There are no features within the site such as hedgerows and trees. The land which is the subject of this application is agricultural grazing land and as such it would have a low ecological value.

The County Highways Officer has raised no objections to the proposal. The existing access provides good visibility and is considered suitable to deal with the additional vehicle movements that would be generated by the proposed development. The layout of the site would provide sufficient turning,

manoeuvring, and parking space.

**Conclusion**

Taking into account all of the above, it is considered that the proposals should be granted subject to appropriate planning conditions.

**RECOMMENDATION:**

That planning consent be approved.