

Thorneyholme Hall, Newton Road, Dunsop Bridge, BB7 3BB

Appeal against the refusal of a full application (reference: 3/2022/0942) for the change of use from a private dwelling (C3) to a Hotel/Holiday Let (C1) and retention of unauthorised detached building for use as Hotel/Holiday Let (C1).

STATEMENT OF CASE
JULY 2023



REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is instructed by Michael Reilly ('the appellant') to lodge an appeal against the refusal by Ribble Valley Borough Council ('the LPA') of planning application ref. 3/2022/0942 which sought full planning permission for the change of use from private dwelling (C3) to hotel/holiday Let (C1) and retention of unauthorised detached building for use as hotel/holiday Let (C1) ('the proposed development') at Thorneyholme Hall, Newton Road, Dunsop Bridge, BB7 3BB ('the site').
- 1.2. The application for planning permission was validated by the Council on the 16th January 2023 and was accompanied by appropriate plans and supporting information. Planning permission was refused on the 23rd January 2024. The decision notice contains two reasons for refusal. A copy of the Officer's Report (Appendix A) and the Decision Notice (Appendix B) are provided as part of the appendices supporting this Hearing Statement.
- 1.3. This Statement of Case is provided in support of the appeal being made under Section 78 of the Town and Country Planning Act 1990 and has been prepared in accordance with the latest Procedural Guide¹.

¹ [Procedural Guide: Planning appeals – England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/procedural-guide-to-planning-appeals)



/2 PROPOSED DEVELOPMENT AND BACKGROUND

Site Context

- 2.1. The application site comprises Thorneyholme Hall which was formerly a hotel premises and spa/leisure facilities before the subsequent conversion of the property to a private dwelling. The application site lies outside of the defined settlement of Dunsop Bridge, though is bound by further residential development to the east. The site is located within the Forest of Bowland National Landscape with the surrounding landscape characterised by the Upper Hodder Wooded Rural Valleys.
- 2.2. The Hall's associated curtilage is made up of a garden area which immediately adjoins the dwelling to the east and south. Beyond this is a car park which was formerly occupied by a manège. The site is fairly flat and benefits from a number of mature trees on the edge of the curtilage, namely to the east, that help filter views from public vantage points. The site where the erected outbuilding is located was formally occupied by a smaller garage associated with the property. The river Hodder is situated to the north, with the wider surrounding area consisting largely of agricultural land and private dwellings, land use types synonymous with its rural location.



Figure 1: Aerial image showing the location of the site (not to scale)



- 2.3. The outbuilding and associated infrastructure that is main subject to this appeal is located to the east of the main building on site and has been highlighted on Figure 1 above.
- 2.4. The site lies within a rural location but does benefit from direct access to the local road network which links the site to Dunsop Bridge and wider transport routes and other larger settlements. Clitheroe is the closest larger settlement and is less than 10 miles away. From the site, access can be gained to a number of Public Rights of Way allowing for access to the wider area. Dunsop Bridge is a rural village where a number of local services are available.
- 2.5. The site is within an area identified by the Environment Agency's (EA) flood risk map as being subject to flooding. The majority of the site falls within Flood Zone 3 with a minor portion being detailed as Flood Zone 2. However, as part of a previous application submitted (Ref:3/2022/0942) to the Council, it was submitted that the entire site is in fact Flood Zone 2 (Appendix C).
- 2.6. The online record show there are two Tree Preservation Orders (references 124 and 77) within close proximity to Thorneyholme Hall, the site also lies within the Forest of Bowland National Landscape
- 2.7. Appendices C through to H, contain the relevant documents for each of the abovementioned applications, including relevant consultee comments and officer reports. The full list of appendices has been highlighted below for completeness:
- Appendix A – Officers Report (ref. 3/2022/0942)
 - Appendix B – Decision Notice (ref. 3/2022/0942)
 - Appendix C - Plans, Flood Risk Assessment, Tree Survey and EA Response (Application 3/2022/0942)
 - Appendix D – Relevant documents associated with application 3/2021/1084
 - Appendix E - Relevant documents associated with application 3/2017/0408
 - Appendix F – Drawing ref 1178-PL-62 (potential PD outbuilding footprint)



Planning History / Other Relevant Decisions

2.8. A planning history search has been undertaken on Ribble Valley Borough Council's planning register to understand the history associated with the site. The following planning applications are most relevant to this appeal:

- 3/2022/0942 - Change of use from private dwelling (C3) to Hotel/Holiday Let (C1) and retention of unauthorised detached building for use as Hotel/Holiday Let (C1). The application was refused on 23 January 2024.
- 3/2021/1084 - Change of use from private dwelling (C3) to Cookery School with accommodation (C2). The application was approved on 28 January 2022;
- 3/2021/0676 – Regularisation of unauthorised outbuilding ancillary to dwelling. The application was refused on 2 September 2021;
- 3/2019/0288 – Change of use from private dwelling (C3) to mixed use of function venue (D2) with ancillary accommodation (C1) including single storey rear extension, and change of use of detached garage to cookery school (C2) including single storey extension. (Application Withdrawn);
- 3/2017/0408 – Change of use of site from residential use (C3) to a cookery school with associated accommodation (C2), including an extension to the existing detached garage building. The application was approved on 22 August 2017.

Enforcement Appeal

2.9. Following the refusal of the application subject to this appeal the LPA issued enforcement proceedings against the Appellant, which look to forced them to demolish the outbuilding. The enforcement notice has been appealed and allocated as a Hearing under appeal reference APP/T2350/C/24/3340452. A hearing date is yet to be formally scheduled.

Proposed Development

2.10. The proposal is for a change of use of Thorneyholme hall from a private residential dwelling into a hotel or holiday let. The description of development, as stated within the application form, is as follows:

“Change of use from private dwelling (C3) to Hotel/Holiday Let (C1) and retention of unauthorised detached building for use as Hotel/Holiday Let (C1).”



- 2.11. The hall will undergo conversion to include essential amenities necessary for a holiday let, such as kitchens, dining areas, lounges, and bedrooms. Simultaneously, the existing outbuilding will be repurposed to house facilities such as a conference room, cinema, and gym, exclusively for the use of accommodation guests and not for external use.
- 2.12. Adequate car parking for guests and staff will be provided, with a total of 10 spaces available. The grounds and gardens surrounding the hall will be preserved and enhanced for guest use. Access to the parking area is via a driveway located east of the main building, illuminated by low-level lighting bollards.
- 2.13. The proposed change of use does not necessitate any alterations to the external structure of Thorneyholme Hall or its ancillary building. The internal layout of the hall is suitable for use as a hotel or holiday let, as it has been previously utilized. The Local Highway Authority has expressed no objections to the proposals, subject to conditions outlined in their consultative response.



/3 RELEVANT PLANNING POLICY

3.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

Development Plan

- 3.2. The Development Plan for the site comprises of the Ribble Valley Core Strategy 2008-2028 (2014), and Housing and Economic Development Plan Document (HED DPD). Additionally, key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- 3.3. An extract from the Proposals Map is provided at Figure 2, the site is located within the Forest of Bowland National Landscape with the surrounding landscape characterised by the Upper Hooer Wooded Rural Valleys (Policy EN2).

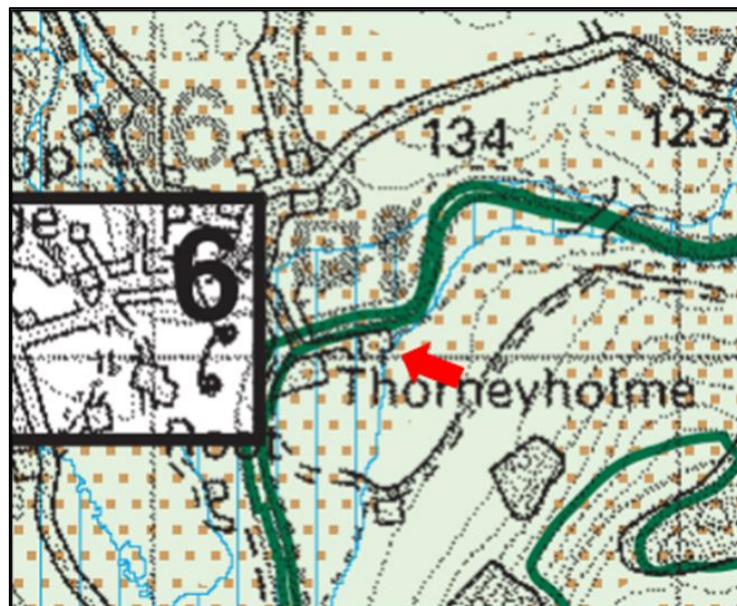


Figure 2: Extract from the Housing and Economic Development DPD Proposals Map



Ribble Valley Borough Council Core Strategy 2008 – 2028

3.4. The below Ribble Valley Core Strategy policies are considered to be relevant to this appeal. It should be noted that Key Statements EN2, EC3 and policies DMG1, DMG2, DMB1, DMB3 and DME6 were listed within the decision notice.

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement EN2: Landscape;
- Key Statement EN5: Heritage Assets;
- 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 DME1: Protecting Trees and Woodlands;
- Policy DME2: Landscape and Townscape Protection;
- Policy DME6: Water Management
- Policy DMB1: Supporting Business Growth and the Local Economy;
- Policy DMB3: Recreation and Tourism Development

3.1. **Key Statement DS1** seeks to outline briefly the locations in which growth will be focused. Whilst the policy doesn't specifically refer to function venues it does infer that new leisure development will largely be directed toward Clitheroe, Longridge and Whalley. Dunsop Bridge is mentioned as a settlement where development could be acceptable, however it would have to be focused around a local need or deliver regeneration benefits. The site is located outside of any defined settlement boundary.

3.2. **Key Statement DS2:** Sustainable Development looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. The Statement details that:



When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3.3. As discussed further within this statement, it is considered that the development can be considered sustainable development and therefore acceptable in the terms of this policy.

3.4. **Key Statement EN2:** Landscape, mainly focuses on protection of the Forest of Bowland National Landscape through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. The statement does offer more general coverage by linking the policy to the protection of all landscapes outlining that the Council expects all development to be in-keeping with the character of the local landscape:

3.5. In the Council's justification for the policy they state that:

"The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity."

3.6. **Key Statement EN5:** Heritage Assets - Whilst Thorneyholme Hall is not a listed structure or detailed as a local listed heritage asset, it is accepted that the building is of historic architectural merit. The policy states that proposals should seek to avoid harming any such assets and make a positive contribution to local distinctiveness.

3.7. **Key Statement EC1:** Business and Employment Development, directs development towards the main settlements, it does acknowledge that priority will be given to brownfield sites in the development of employment-generating uses. Moreover, the policy also states



that development which will strengthen the wider rural and village economies will be supported in principle.

3.8. **Key Statement EC3:** Visitor Economy, states that those proposals which contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions.

3.9. **Key Statement DMI2:** Transport Considerations, relates mainly to new development and the need for it to be sustainably located. As this application relates to the expansion of a developed site, the proposals consideration against this policy is not thought to be determinative.

3.10. **Policy DMG1:** General Considerations assists in ensuring that development proposals are in line with numerous broad criteria by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

- Design;
- Access;
- Amenity;
- Environment;
- Infrastructure;
- Other

3.11. **Policy DMG2** outlines further strategic considerations. The policy assists in the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. Dunsop Bridge is considered a tier 2 settlement, with the application site falling outside the adopted settlement boundary. In such locations the policy details that development must meet at least one of the following 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 a local need or benefit can be demonstrated.

6. The development is compatible with the enterprise zone designation.

3.12. **Policy DMG3:** Transport and Mobility focuses on ensuring that proposals are sufficiently provided for by public transport and that the associated infrastructure is fit to serve the proposed development. The policy lists a number of criteria which are to be considered within the context of the development strategy, the criteria generally focus around promoting sustainable methods of transport.

3.13. **Policy DME1:** Protecting Trees and Woodlands looks to provide protection against development which would be of detriment to existing woodlands and tree coverage. The policy details that applications where arboricultural implications are likely should be accompanied by the relevant assessments and necessary plans.

3.14. **Policy DME2:** Landscape and Townscape Protection states the proposals which induce significant harm to important landscapes or landscape features will not be supported. Such features are outlined as including:

1. Traditional stone walls.
2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.
6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).
7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.
8. Upland landscapes and associated habitats such as blanket bog.
9. Botanically rich roadside verges (that are worthy of protection).



- 3.15. **Policy DME6:** Water Management, states that development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:
1. Preventing pollution of surface and / or groundwater
 2. Reducing water consumption
 3. Reducing the risk of surface water flooding (for example the use of sustainable drainage systems (suds))
- 3.16. **Policy DMB1:** Supporting Business Growth and the Local Economy, seeks to provide support for applications which look to support businesses within the Borough. A large portion of the policy relates to farm diversification or existing businesses, both of which are not applicable to the appeal at hand. However, the policy does outline that for proposals seeking to redevelop/convert existing sites to employment generating, uses will be assessed against a number of criteria. The latter two criteria relate to the loss of existing employment, which is not a concern in regard to this application given the lawful use of the premises is at present C3 – dwellinghouse.
- 3.17. **Policy DMB3:** Recreation and Tourism Development, encourages development which would “extend the range of tourism and visitor facilities in the borough”. It requires proposals to be well related to an existing group of buildings and not induce any landscape, design or infrastructure concerns. Additional protection is afforded to sites in the AONB, stating additional regard will be given to design, siting and scale.

Material Considerations

National Planning Policy Framework 2023

- 3.18. The NPPF sets out the Government’s planning policies for England and how these should be applied. The golden thread running throughout the Framework is the Government’s presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.



- 3.19. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives; economic, social and environmental.
- 3.20. Chapter 14 of the Framework considers climate change, flooding and coastal change. Paragraph 165 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 3.21. Paragraph 182 relates to development within National Parks, the Broads and Areas of Outstanding Natural Beauty. It states, the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.



/4 REASONS FOR REFUSAL & CASE FOR THE APPELLANT

4.1. The application was refused on 23rd January 2024 and the Decision Notice contained two reasons for refusal which are set out below.

1. Retention of the unlawful outbuilding would not be acceptable in this location due to its scale, design and choice of materials which results in an incongruous and over dominant feature in this open countryside location within the Forest of Bowland National Landscape. The outbuilding would result in harm to the intrinsic beauty and tranquillity of the National Landscape with no mitigation circumstances proposed to outweigh this harm which is contrary to Key Statements EN2, EC3 and policies DMG1, DMG2, DMB1 and DMB3 of the Ribble Valley Core Strategy 2008 – 2028.

2. The outbuilding is unlawful as such it falls to be a new building within flood zones 2 and 3 which is required to pass the sequential (and exception) tests. The sequential test aims to steer new development to areas with the lowest risk of flooding, and it has not been demonstrated why a new building within a high-risk area of flooding satisfies this test. In addition, as the sequential test is not satisfied, then it is not possible to go on to consider/satisfy the exceptions test. As such the proposal fails to accord with policy DME6 of the Ribble Valley Core Strategy 2008 – 2028 and the National Planning Policy Framework

4.2. It is considered that neither reason should have warranted the refusal of the application and accordingly each reason has been dealt with below in turn. However, before discussing the reasons for refusal it is of great pertinence to acknowledge that neither reason for refusal relates to the proposed change of use and only the retention of the outbuilding. As such the appeal should proceed on the basis that the LPA are agreeable to a hotel use being established and it is only the issues highlighted in relation to the outbuilding which, in the LPA's opinion, render it unacceptable.

Reason for Refusal 1

4.3. As a starting point, the Appellant wishes to highlight again that the outbuilding in question benefits from planning permission as part of the consent issued under application 3/2021/1084 (Appendix D). Whilst this permission has not been fully implemented, in that the cookery school is not yet operational, it remains a live permission and as such in the context of this appeal the starting point should be that the outbuilding benefits from



planning permission. This is not something that the LPA dispute, rather they have acknowledged this in their Statement of Case, associated with the aforementioned enforcement appeal. Although, the LPA's position is that to benefit from permission, the planning permission needs to be implemented. In this regard the Appellant has until January 2025 to implement the permission and until such a time as the permission expires it is asserted the outbuilding should not be considered as unlawful.

- 4.4. With direct regard to the content of the reason for refusal, the site is situated within the AONB where development is covered by Key Statement EN2. In this respect, the key statement advises *"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. 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. 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"*
- 4.5. Previous applications 3/2017/0408 (Appendix E) and 3/2021/1084 (Appendix D) which established a cookery school on site are of relevance. Whilst it is noted that the first of these applications was for an extension to an existing garage, the latter was an approval for the building as now built. With the latter cookery school approval (3/2021/1084) in mind, reference is made to the Officer's report within that application. Whilst it is noted that there were economic benefits associated with the cookery school use which weighed in favour of the proposals, the LPA made some observations that are important in relation to the consideration of this appeal.
- 4.6. Firstly, they stated that *"Large timber structures such as this are not uncommon in the open countryside"* and also that *" although it occupies a large footprint it is single storey and is subservient to the imposing form of Thorneyholme Hall."*
- 4.7. It is considered that the officer's assessment was correct in this regard. The same assessment of subservience is applicable where the building would be used in support of the proposed hotel use. The materials used for the construction of the building reflect the rural character of the area, utilising natural timber cladding to the elevations and a slate



roof. The single-storey construction means the scale of development is subservient to the main dwelling and does not appear overbearing within the local context.

- 4.8. Consideration should also be given to the development that could be attained by the Appellant through permitted development rights. In this respect, Schedule 2 Part 1 Class E - buildings etc incidental to the enjoyment of a dwellinghouse states:

Permitted development E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

- 4.9. Criteria E.1(b) relates to the size of the area to be covered by the buildings and states:

the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

- 4.10. Criteria E.1 (c) concerns the location of a building under this permitted right and states:

"any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;"

- 4.11. Further to the above, the permitted development right includes restrictions placed on land within the AONB and other protected areas. Criteria E.2 states:

In the case of any land within the curtilage of the dwellinghouse which is within— (a) an area of outstanding natural beauty, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

- 4.12. The above references remain of relevance as given the LPA consider the outbuilding to be unlawful as the permission is not fully implemented, then the lawful use of the planning unit remains C3. Consequently, it remains pertinent to explore the level of built development would could be erected on site without the need to seek consent from the LPA.



- 4.13. Self-evidently the existing building is not permitted development. However, taking into consideration the above permitted development right, and given the large curtilage of the site, under Part 1 Class E the Appellant has the right to build an outbuilding directly to the rear (south) of the existing dwelling. This could cover an area of (390sqm) and is shown within drawing number 1178-PL-62 (Appendix F). The land to the south of the existing dwelling comprises a well-landscaped garden which compliments the character of the building which it adjoins.
- 4.14. Whilst the Appellant would not wish to follow this route of development, given the issuing of the Enforcement Notice by the LPA, the refusal of the consent subject to this appeal and the significant cost already incurred, it would be an option should the appeal not be allowed. In the event that the appeal is dismissed and the aforementioned enforcement notice upheld it is a likely scenario that the materials would be repurposed and used to build such a structure under permitted development rights. Such a structure, in the view of the Appellant would be far less preferable to the current arrangement. This is due to the opinion that the rear garden represents a less logical location for development that disrupts the open nature of the rear garden from the main residence and is readily avoidable through the proposals
- 4.15. However it would represent a way to attempt to limit the financial loss to the Appellant and still secure further ancillary space at the property.
- 4.16. The scale of outbuilding allowed under permitted development rights at the Thorneyholme site alludes to the size of the site itself, and fundamentally that the building as now built is not incongruous, nor an over dominant feature, and is of a scale subservient to the main dwelling and its curtilage. The plot where the building is sited remains the most rational location for an outbuilding. It retains the privacy to the rear garden for the main residence by ensuring the usage of the outbuilding is not in conflict with the rear garden use, whilst also consolidating the built form to the northern section of the site in alignment with the main residence.
- 4.17. As noted the reasons for refusal do not cite any issues with the proposed change of use to a hotel/holiday let, only the retention of the outbuilding. Hence it is reasonable to assume the LPA are agreeable to the proposed use. As such it would seem perverse that the Appellant could effectively, to the best of their ability, try to relocate the outbuilding and



even notable increase its footprint, in order to make it permitted development and then seek the change of use, which is assumed would be acceptable as the reasons for refusal currently given would not be applicable. It would seem a more reasonable solution would be to allow for the outbuilding in its current form, which the LPA previously concluded is subservient to the host building.

4.18. With further regard to design Policy DMG1 relates to a range of general considerations, but in relation to design requires proposals to be of a high-quality design, and sympathetic to the character and appearance of the surrounding area. The relevant criteria of Policy DMG1 has been outlined below, along with an assessment on each matter in relation to this appeal. The first part of the policy relates to design.

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building on context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities*

4.19. The as built outbuilding is of a high standard design, sympathetic to the character and appearance of the surrounding area. As noted previously given the large curtilage of the dwelling, the outbuilding is considered to be subservient to the main hall and also sits comfortably within the site. Furthermore, it is of a recognisable timber outbuilding style without gratuitous or particularity noteworthy features, which aligns with its subservience as an outbuilding.

4.20. The materials used as part of the building reflect the rural character of the area, utilising natural timber cladding to the elevations and a slate roof. It should be noted that Thorneyholme Hall is not a statutory or locally listed building, although it is accepted that the building is of historic architectural merit. Nevertheless, the outbuilding does not harm the character or appearance of the building and sits in harmony and subservience. Given the small scale nature of the outbuilding in comparison to the site it sits within it is not



considered that there are any negative amenity effects that arise from the development. Furthermore the use of the building will be for ancillary purposes and as such would not be associated with any intensification in use of the site.

- 4.21. Points 4 and 5 of the design section of Policy DMG1 relate to sustainable design. Point 5 specifically relates to sustainable homes and lifetime homes, or any subsequent nationally recognised standard. In this respect, given that the appeal relates to an outbuilding which is currently ancillary to the main dwelling house, residential standards are not applicable. Point 4 concerns sustainable construction techniques. Although this is a relatively small development, the construction is of a highly sustainable standard, including robust materials that ensure longevity and airtightness that allows energy efficient use of the building. In this context it is worth considering the weight to be given to the impact which demolition of the building would have in relation to matters of sustainable development. The building incorporates a lot of timber and should it be demolished, even if some materials could be repurposed as part of a larger permitted development scheme, it would ultimately result in the loss of some sustainable building materials and therefore the wasteful felling of trees.
- 4.22. The second section of Policy DMG1 relates to access. The points under this section are as follows:
- 1. Consider the potential traffic and car parking implications.*
 - 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
 - 3. Consider the protection and enhancement of public rights of way and access.*
- 4.23. The as built access arrangements of the internal access roads and hardstanding to the rear will be retained under this appeal. As part of both the cookery school approval and the refusal subject to this appeal, the parking and highways matters were not an issue. The parking area to the rear will provide parking for the hotel users, which has in part been reduced by the removal of the former garage with its site now occupied by the outbuilding building.
- 4.24. The third section of Policy DMG1 concerns amenity. The points under this section are as follows:
- 1. Not adversely affect the amenities of the surrounding area.*
 - 2. Provide adequate day lighting and privacy distances.*



3. *Have regard to public safety and secured by design principles.*
4. *Consider air quality and mitigate adverse impacts where possible*

- 4.25. The appeal relates to an outbuilding ancillary to the main dwelling house, however the proposal would see it utilised to serve a proposed hotel use, therefore, the outbuilding would be used by the hotel guests. In this regard the proposed use would offer a limited amount of bedrooms (7/8) and therefore would not amount to a usage which would adversely affect the amenity of the surrounding area, beyond levels considered acceptable as part of the extant cookery school consent. Given the existing distances and boundary tree screening (shown on plan 1178-PL-22F), privacy will be protected. Public safety, secured by design principles and air quality are not relevant to this development.
- 4.26. With regard to the hotel use the LPA generally agree with the above, see below excerpt from the Officer's Report:
- "Taking into account that the site has an extant permission for a cookery school with overnight accommodation (3/2021/1084) with the same number of rooms which was not considered to introduce an unacceptable level of harm by virtue of noise, lighting and disturbance. In this context, the expected level of disturbance for a hotel use is considered to be similar and therefore subject to appropriately worded conditions relating to hours of opening and operation (dining area), amplified music and lighting this would be sufficient to mitigate the potential impacts of the scheme to an acceptable degree."*
- 4.27. However the LPA do not share the same position in relation to a holiday let use, which they consider to generate the possibility of large groups occupying the whole house and bringing with them an intensity of activity which is not appropriate for the location. On this basis the LPA asserted that... *"it would be prudent to restrict the use to that of a hotel only in order to limit its impact on the residential amenity of nearby properties in direct conflict with the aims and objectives of the Ribble Valley Core Strategy. This can be controlled by an appropriate condition if the proposal was considered to be acceptable in other respects"*.
- 4.28. Whilst the Appellant does not share this opinion, they would be accepting of a condition which limits the use solely to that of a hotel. On this point it should be noted that additional drawn information was provided, at the request of the LPA, to further show how the hotel use would operated. This extended to showing the drinks bar in one of the reception rooms



would also serve as a reception to great guests. Equally one of the bedrooms on the second floor was also amended to be manager's accommodation. The LPA chose not to use these drawings in their determination, however the Appellant remains agreeable to the changes.

- 4.29. The fourth section of Policy DMG1 relates to the environment and focuses on environmental implications on ecology sites and species, heritage assets, risks of former coal mining and the use of previously developed land. The construction of the outbuilding was partly on an area covered by a former garage and therefore in part relates to previously developed land.
- 4.30. The development also required the removal of 3 trees, however, as shown within the tree survey submitted with the application (Appendix C), these were category U trees unsuitable for retention. As previously noted, Thorneyholme Hall is not a statutory or locally listed building, however it does have some architectural merit. Nevertheless, the subservience and high quality design of the outbuilding does not detract from its character or appearance.
- 4.31. The fourth (Infrastructure) and final section of Policy DMG1 relating to development not prejudicing future development are not relevant to this development.
- 4.32. Policy DMG2 tightly controls development in Tier 2 Settlements and the Open Countryside. In this respect it states that development must meet at least one of the following 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 a local need or benefit can be demonstrated.*
 6. *the development is compatible with the enterprise zone designation.*
- 4.33. Firstly, in respect of Policy DMG2, Criteria 4 of this policy is directly applicable and the LPA agree, with it noted within the officer's report that the proposals satisfy this provision.



Therefore, beyond this, consideration of Policy DMG2 is limited to the paragraphs below and the impact on the character of the landscape.

4.34. Policy DMG2 further advises:

"Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications."

4.35. The Decision Notice states that the outbuilding *"results in an incongruous and over dominant feature in this open countryside location within the Forest of Bowland National Landscape"*. It is ours and the Appellant's opinion that the outbuilding is not an incongruous or over dominant feature within the National Landscape, and its scale, design and choice of materials would not harm the intrinsic beauty or tranquillity of the National Landscape.

4.36. The overall footprint would be a modest 184sqm in comparison to the size of the site and main residence, including heights of 2.25m to the eaves and 4.6m to the ridge. Whereas the main dwelling is approximately 11.5m to ridge and has an external footprint of approximately 284sqm. Furthermore, it is of an established style which sits in harmony with the local context. The immediate locality outside of the site, includes further built form to both the east (Thorneyholme Farm) and west (dwellings – Riv, Redwood, Stoney Clough and Pomarium). In the context of the collective built development the outbuilding remains



a subservient structure that is clearly appreciated in the context of Thorneyholme Hall and would not generate a negative impact on the character of the National Landscape in a negative way. The timber and slate materials used are not uncommon within the National Landscape and whilst they are not the same as the main dwelling (stone), they are not of a materiality which would present harm to the intrinsic beauty and tranquillity of the National Landscape. Rather the juxtaposition of the materials enables the outbuilding to be secondary to the main hall and further emphasises its subservience.

- 4.37. The site is also fairly flat and there would be little to no long distance views of the outbuilding externally from the site. Whilst it is noted that there is a public right of way which runs to the north of both the main dwelling and outbuilding, given the subservience of the outbuilding to the main dwelling and the size of the curtilage, the outbuilding sits comfortably within the site and surrounding landscape. Views into the site would also be mitigated by the surrounding boundary trees.
- 4.38. Consideration should also be given to the Appellant's PD rights and specifically what can be achieved on this site through Part 1 Class E. As noted previously, a building of 390sqm would be permitted to the rear of the property. This is substantially larger than the outbuilding which sits comfortably within the site adjacent to the main dwelling.
- 4.39. As part of the later cookery school approval (Ref: 3/2021/1084) it is noted that this permission included a condition (Condition 3) which related to the staining of wood to a dark brown colour. Should the Inspector be minded to allow the Appeal, the Appellant would be content with the imposition of this condition. The Appellant would further accept a condition which would exclude the use of permitted development rights on the site, ensuring that no further development (unless approved by the LPA) could come forward on the site.
- 4.40. Overall, in design, landscape and visual impact considerations, the development is compliant with Policies DMG1 and DMG2.

Reason for Refusal 2

- 4.41. The second reason for refusal relates to the council's position that the outbuilding is required to pass a sequential and exception test, before it could be considered positively.
- 4.42. To reiterate the point made in the preceding section - As a starting point, the Appellant wishes to highlight again that the outbuilding in question benefits from planning permission



as part of the consent issue under application 3/2021/1084. Whilst this permission has not been fully implemented, in that the cookery school is not yet operational, it remains a live permission and as such in the context of this appeal the starting point should be that the outbuilding benefits from planning permission. This is not something that the LPA dispute, rather they have acknowledged this in their Statement of Case, associated with the aforementioned enforcement appeal. Although, the LPA's position is that to benefit from permission, the planning permission needs to be implemented. In this regard the Appellant has until January 2025 to implement the permission and until such a time as the permission expires it is asserted the outbuilding should not be considered as unlawful.

4.43. With further regard to the extant planning permission it also stands to reason that if the permission was implemented then the outbuilding would have a lawful use established without the need to undertake a sequential test. As such, to seek to enforce such a requirement on a building which benefits from permission is not considered appropriate. However, notwithstanding the relevance of the existing planning permission, there are other material considerations which outline why a sequential test is not required and these are discussed further in the following paragraphs.

4.44. Firstly in order to consider the need for a sequential test it is first important to acknowledge that if the building is not lawful until such a time as the permission granted under application 3/2022/1084 is implemented, then in the eyes of the LPA the lawful use of the planning unit remains that of a dwellinghouse. As such if a planning application was submitted to retain it under the current lawful use (C3), such an application would be of a Householder type, which is obviously a more minor form of planning application.

4.45. The decision notice states that as the sequential and exception tests have not been satisfied the proposals failed to accord with Policy DME6. Policy DME6 states that development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

- Preventing pollution of surface and / or groundwater
- Reducing water consumption
- Reducing the risk of surface water flooding (for example the use of sustainable drainage systems (suds))



- 4.46. All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact.
- 4.47. As part of the application a Flood Risk Assessment (FRA) was provided by Redford Consulting Engineers Limited (Appendix C). This confirmed that the Environment Agency (EA) mapping was incorrect and the site actually lies within Flood Zone 2, as opposed to Flood Zone 3a. Given the application related to the change of use of buildings, it was also concluded that the Sequential Test was not required (Paragraphs 8.1-8.7 of the FRA). Overall, the FRA concluded that there was no change to the surface water runoff regime of the site and no adverse effect on flood risk elsewhere in the wider catchment. The EA response confirmed that *"we are satisfied that the development would be safe without exacerbating flood risk elsewhere"*.
- 4.48. In respect of the need for Sequential Tests, the PPG also provides guidance on when these are required. For *"minor developments"* it states that these are not required and this includes *"householder development within the curtilage of the existing dwelling"*. As such the LPA were wrong to assert as part of the refusal that a sequential test was required, it is not.
- 4.49. The PPG also states that in relation to sequential tests a *"pragmatic approach should be taken to the scope and level of detail of the assessment – a shorter, simpler assessment is likely to be sufficient in most such cases. As a minimum, the assessment needs to show that the development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk"*. It is considered that the proposed development has adopted this pragmatic approach.
- 4.50. Hence, even if one were to be required for minor development (householder in this case) the approach suggested in the PPG of being pragmatic, would result in an assessment being limited to the extent of the existing curtilage or any additions to the existing dwelling itself. Whilst the specific flood zone has not been formally agreed with the EA, it is of the Appellant's opinion that the appeal site, the main residence and areas to the south of the main dwelling



lie within Flood Zone 2 (see Page 25 of the FRA). Given that the areas south of the main residence are associated with the open rear garden, which is permeable space and the area occupied by the outbuilding was in part previously the location of the garage, it is considered that the siting of the outbuilding remains the most preferable location in the context of the planning unit.

4.51. Reference is also made to the EA's response in respect of the approved application for the cookery school (Ref: 3/2021/1084). In this respect the EA advised:

"Our understanding is that this development has already been constructed therefore, even if the Flood Risk Assessment (FRA) does not conform to the current requirements, it conforms to the requirements valid in 2017 when the development was accepted. Due to the nature of the development and acknowledging that the plan confirms no bedroom accommodation is present on the ground floor within the cookery building, we have no objection to the above application."

4.52. With the above response in mind and given that the proposals within the outbuilding include no bedroom accommodation, it is concluded that the same assessment on flood risk should apply to this appeal.

4.53. In respect of drainage, as per the previous proposals, the existing private drainage system will be sufficient to serve the extended site and is proportionate and suitable for the minor built form.

4.54. In conclusion whether considered as a householder/minor development or as a change of use, the retention of the outbuilding is not a form of development which ought to be subject to a sequential test and with regard to matters of the exception test the provided flood risk assessment adequately addresses that there would no increase in flood risk created by the development. Hence regarding flood risk and drainage, the development is compliant with Policy DME6 and the relevant provisions of the NPPF.



/5 CONDITIONS

- 5.1. Government advice on the imposition of conditions in planning permissions is to be found in NPPF Paragraphs 55 to 58 and expanded upon in PPG: Use of Planning Conditions. The guidance states that conditions should only be imposed where they are:
- Necessary.
 - Relevant to planning.
 - Relevant to the development to be permitted.
 - Enforceable.
 - Precise.
 - Reasonable in all other respects.
- 5.2. As noted in this statement the appellant is accepting of the condition proposed by the LPA which would limit the use of the property to the hotel, rather than a hotel or holiday let. Moreover they would be agreeable to the inclusion of the previous condition which required the staining of the wood.
- 5.3. Whilst the general position is that Permitted Development rights so not be unduly restricted, given the extent of the planning history associated with the site and the desire of the Appellant to find a suitable solution/use, they would be agreeable to a condition which limits their PD rights to a level which is satisfactorily to the Inspector.



/6 CONCLUSION

- 6.1 This Statement of Case has explained how the proposed development is acceptable in the context of the Development Plan and other material considerations, and therefore the Appeal should be allowed.
- 6.2 The outbuilding is not an incongruous and over dominant feature within the National Landscape and rather respectfully sits on a large site in subservience to the host building. The scale of the outbuilding is consistent with the main dwelling and size of the site, whilst also not amounting to scale that is strikingly larger than other buildings in the locality. The timber and slate materials are not uncommon within the National Landscape, and would not harm its intrinsic beauty and tranquillity.
- 6.3 As set out, a building of this nature would not require a sequential test and all the relevant assessments have been undertaken for a development of this size within the flood zone.
- 6.4 Finally, there are no other technical reasons why the appeal should not be approved.
- 6.5 With the above in mind, the development is compliant with the relevant Key Statements and Policies as well as the NPPF.



Appendices


- Appendix A – Officers Report (ref. 3/2022/0942)
- Appendix B – Decision Notice (ref. 3/2022/0942)
- Appendix C - Plans, Flood Risk Assessment, Tree Survey and EA Response (Application 3/2022/0942)
- Appendix D – Relevant documents associated with application 3/2021/1084
- Appendix E - Relevant documents associated with application 3/2017/0408
- Appendix F – Drawing ref 1178-PL-62 (potential PD outbuilding footprint)



Appendix A – Officers Report (ref. 3/2022/0942)

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	22/1/2024	Manager:	LH	Date:	22/1/2024
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Application Ref:	3/2022/0942			 Ribble Valley Borough Council www.ribblevalley.gov.uk					
Date Inspected:		Site Notice:	N/A						
Officer:	MW/KH								
DELEGATED ITEM FILE REPORT:					REFUSAL				

Development Description:	Change of use from private dwelling (C3) to Hotel/Holiday Let (C1).
Site Address/Location:	Thorneyholme Hall Newton Road Dunsop Bridge BB7 3BB

CONSULTATIONS:	Parish/Town Council
No response.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
LLFA:	No comment to make – standing advice should be followed.
Environment Agency:	No objection.
LCC Footpaths:	No response.
United Utilities	No response.

CONSULTATIONS:	Additional Representations.
One additional representation has been received which requests conditions relating to noise, the review of water supply infrastructure and cites minor discrepancies in the applicant’s planning statement.	

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 EN3 – Sustainable Development and Climate Change Key Statement EC3 – Visitor Economy Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport & Mobility Policy DMB1 – Supporting Business Growth and the Local Economy Policy DMB3 – Recreation and Tourism Development Policy DME6 – Water Management National Planning Policy Framework (NPPF)
Relevant Planning History:

2021/1084 – Change of Use from private dwelling (C3) to Cookery School with Accommodation (C2) – **APPROVED**

2020/0676 – Regularisation of unauthorised outbuilding ancillary to dwelling - **REFUSED.**

2020/0797 – Discharge of conditions – **WITHDRAWN**

2019/0288 - Change of use from private dwelling (C3) to mixed use of function venue (D2) with ancillary accommodation (C1) including single storey rear extension and change of use of detached garage to cookery school (C2) including single storey extension. - **WITHDRAWN**

2017/0408 - Change of use of site from residential use (C3) to a cookery school with associated accommodation (C2), including an extension to the existing detached garage building – **APPROVED.**

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Thorneyholme Hall in Dunsop Bridge. Thorneyholme Hall is a large detached residential dwelling located within substantial grounds and has historically been used as a hotel with spa and leisure facilities. The grounds of the Hall include the large dwelling and a separate detached outbuilding which has been erected on the site of a demolished detached garage sited to the east. To the south of the dwelling are attractive garden areas, with a hard surfaced area and two timber buildings in the southwestern corner of the site. This hard surfaced area did originally contain a horse ménage and tennis court; however, these have been removed and only the hardstanding remains. Along the eastern boundary of the curtilage are a number of trees protected under Tree Preservation Order 3 (ref: 77 - 1986), as well as a separate group of trees protected under Tree Preservation Order 3 (ref: 124 - 1992) which are to the south of the former detached garage.

The submitted details do not seek consent for any external alterations to the property nor alterations to the external associated site configuration of the property.

Access to Thorneyholme Hall is obtained over Thorneyholme Bridge and via a private access road off Newton Road. The bridge and access road also provide access to approximately 6 residential properties in addition to Thorneyholme Hall. The application site is located within the Forest of Bowland National Landscape with the surrounding landscape characterised by the Upper Hodder Wooded Rural Valleys.

All of the site and access road lies within flood zones 2 and 3.

Proposed Development for which consent is sought:

The proposal for which consent is sought includes the change of use of Thorneyholme Hall from a private residential dwelling into a hotel and/or holiday let. The Hall accommodates a kitchen, two dining areas, two lounges, a garden room and ancillary rooms such as a utility room, store and toilets on the ground floor, with a total of eight bedrooms provided across the first and second floors with bathrooms.

The proposal also seeks consent to use an outbuilding within the curtilage of the property in association with the proposed hotel/holiday use. The outbuilding is timber clad and creates a floor area of approximately 184sq.m with a height of 2.25m to eaves (4.6m to ridge) and would accommodate a conference room, cinema, gym, treatment room and office. The outbuilding was consented as part of the approval for the cookery school in 2021 (as was an extension to a former domestic garage building as part of the approval for the cookery school in 2017). However, neither the 2017 nor 2021 permissions were implemented and this building remains unauthorised. No details of the existing internal floorplans of the outbuilding have been provided.

The property would have 8 bedrooms and therefore could accommodate up to 16 guests.

A car park with ten vehicular parking spaces would be provided within the curtilage to the south of the property.

Principle of Development:

The Ribble Valley Core Strategy seeks to direct development to those locations to which it is deemed most sustainable. Primarily this includes the principal settlements of Clitheroe, Longridge and Whalley. Elsewhere, development is managed to reflect the extent to which new development can be accommodated using a tiered settlement approach.

The site area is extensive at over 8,000 sq.m with adjacent farmland and rural dwellinghouses to the east and west boundaries.

Thorneyholme Hall is a substantial three storey dwelling with eight bedrooms and extensive living accommodation which lies outside of any defined settlement boundary, within the Forest of Bowland National Landscape. Policy DMG2 seeks to limit development in such locations to that which meets explicit criteria. This criterion includes:

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.'*

In order to enable the proposed development to protect the Forest of Bowland NL (previously known as AONB) policy DMG2 goes onto state:

'The most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.'

Applications which support the local economy and tourist attractions in the borough benefit from support in principle through Key Statement EC3 which states:

'Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.

In respect of 'Supporting Business Growth and the Local Economy' Policy DMB1 states the following:

Proposals that are intended to support business growth and the local economy will be supported in principle. development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate.

The council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.

Policy DMB3 is also generally supportive of proposals that seek to enhance the range of tourism and visitor facilities within the borough stating that:

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. where possible the proposals should be well related to the public transport network;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. failing this then adequate mitigation will be sought.*

Notwithstanding this in-principal support, a more specific criteria-based approach for the development of tourism and visitor facilities in the borough within the Forest of Bowland National Landscape is also outlined within policy DMB3. This states that planning permission for such developments in the National Landscape (AONB) will be granted subject to the following criteria being met:

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

- 1. the proposal should display a high standard of design appropriate to the area.*
- 2. the site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).*

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape.'

In respect of the above, both policies DB1 and DMB3 and Key Statement EC3 are generally supportive of the creation of new holiday accommodation. However, the first criterion of Policy DMB3 requires that proposals should not result in conflict with the inherent criterion of the policy itself, and additionally should not result in any conflict with other policies within the development plan. Policy DMB1 contains a similar inherent criterion requiring that proposals should not result in conflict with the policy and that such proposals will also be assessed against their compatibility with other policies within the adopted development plan.

As such, where such conflict exists or is identified, either through direct conflict with Policies DMB1 or DMB3 or by virtue of conflict with other policies within the development plan, the general support afforded by both Policies DMB1 and DMB3 is considered to be fully disengaged.

Having reviewed the submitted details it is considered that the proposed change of use of the existing property satisfies criteria 4 of Policy DMG2 and would protect the National Landscape character. The provision of eight bedrooms contained within an existing dwelling allows the development to maintain an appropriate scale and appearance in relation to the site and surrounding area, particularly as no external alterations are necessary to accommodate the development. In addition, the principle of creating new holiday accommodation by converting an existing building i.e. Thorneyholme Hall is in accordance with Key Statement EC3 and policy DMB3. However, this is not considered to be the case in terms of the proposed retention and use of the unauthorised annex building which is considered to be unauthorised development with no defined use.

In considering criteria 4 of policy DMB3 relating to vehicular movements and the relationship of the site to the highway network, it is not considered that an eight bedroom hotel or holiday unit would present a high level of traffic or highways related activity that would be significantly different to the extant consent (3/2021/1084) for a cookery school. The highways authority has not raised any no objection to the proposal subject to conditions.

A further requirement of Policy DMB3 is that proposals must be physically well related to an existing main settlement or village or to an existing group of buildings. The property is located outside of the defined settlement limits of Dunsop Bridge but is however, well-related to existing built form, as such no conflict with DMB3 exists in this respect. However, this is not considered to be the case with the annex building which is physically detached and sited opposite the existing Hall in contrasting materials.

The large scale and form of the annexe remains a concern and has yet to be fully addressed. Its bulk and massing fails to protect the sensitive landscape character and would intensify the hotel/holiday use so that it would not be considered sympathetic or compatible with its surroundings. There is concern over the proposed use of the annex as additional accommodation, even potentially bedrooms, at this could attract large parties/groups who would utilise the whole of the site particularly in summer months.

However, this is a substantial building outside the settlement boundary within the Forest of Bowland National Landscape. Thorneyholme Hall itself comprises eight bedrooms and living accommodation which includes two lounges and two dining rooms. The footprint of the unauthorised outbuilding is almost the same size as that of the house.

The outbuilding is clad in timber which results in an incongruous appearance when viewed in context with the stone and render construction of the hall and other nearby properties which are in a traditional style. It is clearly visible in long distance views and this impact will be exacerbated in the winter months when there are no leaves on the trees.

Whilst the use of the building as a cookery school was granted permission there are material differences from this scheme in that there was justification for the proposal in terms of it being necessary to support a cookery school business and the resulting economic development benefits, and the scale of the cookery school plus accommodation in the main house was considered to be appropriate in this rural location, and this was considered to outweigh the impact on the landscape. To highlight how finely balanced this issue was a condition was imposed requiring removal of the building if the cookery school use ceased. In contrast limited information has been provided by the agent to justify why a building of this scale and design is considered necessary to support the use of the main house as a hotel or holiday accommodation and therefore there are no benefits of significant weight in this case that can justify the harm to the landscape.

On this basis this element of the scheme has not been accepted or fully justified.

In summary, the principle of the change of use element proposed is acceptable insofar as that the development would enhance the tourism economy within the borough and has the potential to increase economic activity and create a small number of jobs whilst retaining the existing built form. However, retention of an unauthorised building would result in an incongruous form of development to the site that would fail to protect or enhance the National Landscape in this instance, and there are no material considerations to outweigh this harm. Therefore, this element of the scheme fails to accord with Key Statement EC3 and policies DMG2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

Thorneyholme Hall sits within a cluster of six other buildings which are currently in residential use, sited to the site's eastern and western boundaries. Given that no external alterations are proposed as part of the scheme, no issues are raised in respect of impacts relating to overlooking or casting shadow onto neighbouring curtilage.

Notwithstanding this it is accepted that the change of use of the building would introduce additional levels of activity which may result in disturbance compared with the existing residential use. Taking into account that the site has an extant permission for a cookery school with overnight accommodation (3/2021/1084) with the same number of rooms which was not considered to introduce an unacceptable level of harm by virtue of noise, lighting and disturbance. In this context, the expected level of disturbance for a hotel use is considered to be similar and therefore subject to appropriately worded conditions relating to hours of opening and operation (dining area), amplified music and lighting this would be sufficient to mitigate the potential impacts of the scheme to an acceptable degree.

However, there are outstanding concerns over the proposed use as a holiday let and use of the unauthorised annex building and the lack of information that has been provided on this us.

Whilst it is acknowledged that this annex had been approved as part of the cookery school permission granted in 2021 (3/2021/1084) however as this has not been implemented this can be given little weight.

This outbuilding is separated from the main house by the driveway and is located approximately 30m (including access road) from the eastern boundary with four residential properties sited to the east (over 50m from the gable of the annex to the rear elevation of Riverside (56m) and Redwood (53m)). These properties are accessed via the same bridge and access road as the Hall. Thorneyholme Farm lies to the western side approximately 30m away from the western gable elevation of the Hall, whilst White Cottage is only 11m to the west – all accessed via the same bridge and access road.

A holiday let of this proportion is likely to lead to large group bookings which would utilise the whole site including the annex with limited supervision/control and could lead to a detrimental impact on neighbouring properties and could lead to an increase in noise nuisance as well as comings and goings. Of particular concern is the internal bar area, outdoor patio area and BBQ as well as the extensive garden area which would allow for outdoor activities for large groups particularly at weekends and during the summer months.

In respect of the above, when taking account of the scale and quantum of the accommodation proposed, which could accommodate up to 16 guests at any one time, it is considered that the intensity of the use as a holiday let and associated activities, particularly when the premises is fully booked would give rise to a use that fails to be 'sympathetic to existing and proposed land uses in terms of its size, intensity and nature' as required by Policy DMG1 of the Ribble valley Core Strategy.

Particularly insofar that a holiday use of this scale would be of significant detriment to the character of the immediate area insofar that they would not be commensurate with and would significantly exceed the levels of activities associated with a dwellinghouse or hotel use.

In this respect it cannot be considered that a holiday let use, particularly when taking account of the character of the area (in that it is relatively private and sedate in character), would be 'sympathetic' to the inherent character of the immediate area.

As the use of the entire site as a holiday let would not be acceptable in this location due to its intensity and nature within this location within the Forest of Bowland National Landscape it would be prudent to restrict the use to that of a hotel only in order to limit its impact on the residential amenity of nearby properties in direct conflict with the aims and objectives of the Ribble Valley Core Strategy. This can be controlled by an appropriate condition if the proposal was considered to be acceptable in other respects.

Visual Amenity/External Appearance:

The proposed change of use does not propose any alterations to the existing dwelling in respect of its external form.

Although the existing built form of the proposed outbuilding was found acceptable in terms of its visual impact for the use as a cookery school with accommodation, as previously stated this was a finely balanced decision whereby the economic benefits outweighed the visual harm. To emphasise how finely balanced that decision was, the outbuilding was required to be removed and the site reinstated should the cookery school cease (as that permission was never implemented, that condition was never enacted however the building remains unlawful). It has not been made clear what the existing use of the building is at present nor why it is considered necessary in scale and form to support a holiday use in the main house. It was erected at a much larger scale than that originally approved in 2017, and as previously stated it is an incongruous addition in terms of scale, style or building materials and results in a detrimental impact on the important landscape character of the Forest of Bowland National Landscape.

Considering the above, the proposed development fails to accord with policy DMG1 of the Ribble Valley Core Strategy and there are no material considerations to justify its retention.

Highways and Parking:

The proposal would provide sufficient provision of on-site parking as well as an appropriate level of EV charging and cycle storage provision.

LCC Highways were consulted and offer no objection subject to appropriate conditions.

Landscape/Ecology:

The site falls within proximity to two groupings of trees which are protected under Tree Protection Orders and a full tree report has been submitted to accompany the application. Upon reviewing this in combination with the application as a whole as no external works are proposed to facilitate the development and the existing on-site arrangement will be unchanged then there would be no impact upon tree groupings or specimens within the vicinity of the site which is acceptable.

Flood Risk:

Policy DME6 relates to water management and restricts any development that would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

The site falls within Flood Zones 2 and 3 and therefore a Flood Risk Assessment has been submitted. It is noted, however, this FRA refers to the development as conversions of existing buildings only, with a number of recommended flood proofing measures identified to address the risk of flooding.

However, as this building is unauthorised then this element of the scheme effectively relates to a new building in which case the sequential test should be applied which aims to steer development to areas with the lowest risk of flooding. If the sequential test is passed, then the exception test would apply as the development involves a more vulnerable use in flood zone 3.

It has not been demonstrated why this building satisfies the sequential test in which case there is no justification for this element of the scheme in a high risk area of flooding.

The proposal therefore fails to accord with policy DME6 and the NPPF.

Observations/Consideration of Matters Raised/Conclusion:

As such and for the above reasons set out above, having regard to all material considerations and matters raised, the application is recommended for refusal due to the unjustified retention of an unlawful building which is considered incongruous to the Forest of Bowland National Landscape and fails to pass the sequential test.

RECOMMENDATION:

That planning permission be refused on the following grounds:

01: Retention of the unlawful outbuilding would not be acceptable in this location due to its scale, design and choice of materials which results in an incongruous and over dominant feature in this open countryside location within the Forest of Bowland National Landscape. The outbuilding would result in harm to the intrinsic beauty and tranquillity of the National Landscape with no mitigation circumstances proposed to outweigh this harm which is contrary to Key Statements EN2, EC3 and policies DMG1, DMG2, DMB1 and DMB3 of the Ribble Valley Core Strategy 2008 – 2028.

02: The outbuilding is unlawful as such it falls to be a new building within flood zones 2 and 3 which is required to pass the sequential (and exception) tests. The sequential test aims to steer new development to areas with the lowest risk of flooding, and it has not been demonstrated why a new building within a high-risk area of flooding satisfies this test. In addition, as the sequential test is not satisfied, then it is not possible to go on to consider/satisfy the exceptions test. As such the proposal fails to accord with policy DME6 of the Ribble Valley Core Strategy 2008 – 2028 and the National Planning Policy Framework.



Appendix B – Decision Notice (ref. 3/2022/0942)

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2022/0942

DECISION DATE: 23 January 2024

DATE RECEIVED: 23/12/2022

APPLICANT:

Mr Michael Reilly
The Paddocks
Stoneygate Lane
Knowle Green
Ribchester
BB7 3BB

AGENT:

Mr Joshua Hellowell
PWA Planning
2 Lockside Office Park
Preston
PR2 2YS

DEVELOPMENT PROPOSED: Change of use from private dwelling (C3) to Hotel/Holiday Let (C1) and retention of unauthorised detached building for use as Hotel/Holiday Let (C1).

AT: Thorneyholme Hall Newton Road Dunsop Bridge BB7 3BB

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 Retention of the unlawful outbuilding would not be acceptable in this location due to its scale, design and choice of materials which results in an incongruous and over dominant feature in this open countryside location within the Forest of Bowland National Landscape. The outbuilding would result in harm to the intrinsic beauty and tranquillity of the National Landscape with no mitigation circumstances proposed to outweigh this harm which is contrary to Key Statements EN2, EC3 and policies DMG1, DMG2, DMB1 and DMB3 of the Ribble Valley Core Strategy 2008 – 2028.
- 2 The outbuilding is unlawful as such it falls to be a new building within flood zones 2 and 3 which is required to pass the sequential (and exception) tests. The sequential test aims to steer new development to areas with the lowest risk of flooding, and it has not been demonstrated why a new building within a high-risk area of flooding satisfies this test. In addition, as the sequential test is not satisfied, then it is not possible to go on to consider/satisfy the exceptions test. As such the proposal fails to accord with policy DME6 of the Ribble Valley Core Strategy 2008 – 2028 and the National Planning Policy Framework.

Note(s)

- 1 Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.
- 2 The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable. It was therefore not possible to approve the application.
- 3 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

APPLICATION NO: 3/2022/0942

DECISION DATE: 23/01/2024

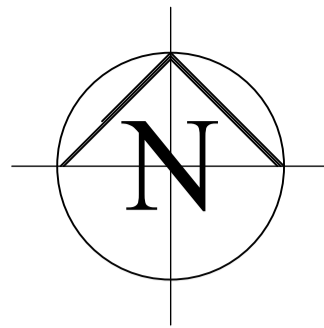
Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

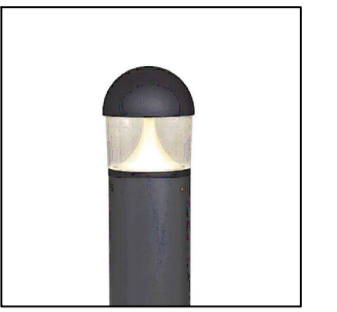
If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



Appendix C - Plans, Flood Risk Assessment, Tree Survey and EA Response
(Application 3/2022/0942)



LEGEND
 Ansell Lighting
 ● Taurus LED
 Bollard



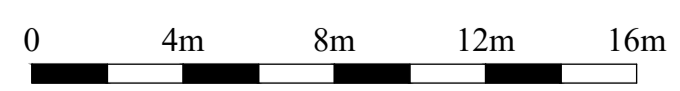
Rev G: Site Layout updated	07-06-22
Rev F: Site Layout updated	23-03-21
Rev E: Proposed bollard positions indicated	17-08-20
Rev D: Site Layout updated	14-03-19
Rev C: Site Layout updated	13-02-19
Rev B: Accommodation notation altered	19-05-17
Rev A: Parking indicated	02-05-17

Project
**Proposed Development at
 Thorneyholme Hall, Dunsop Bridge**

PWL ARCHITECTURE
 Title
Proposed Site Layout

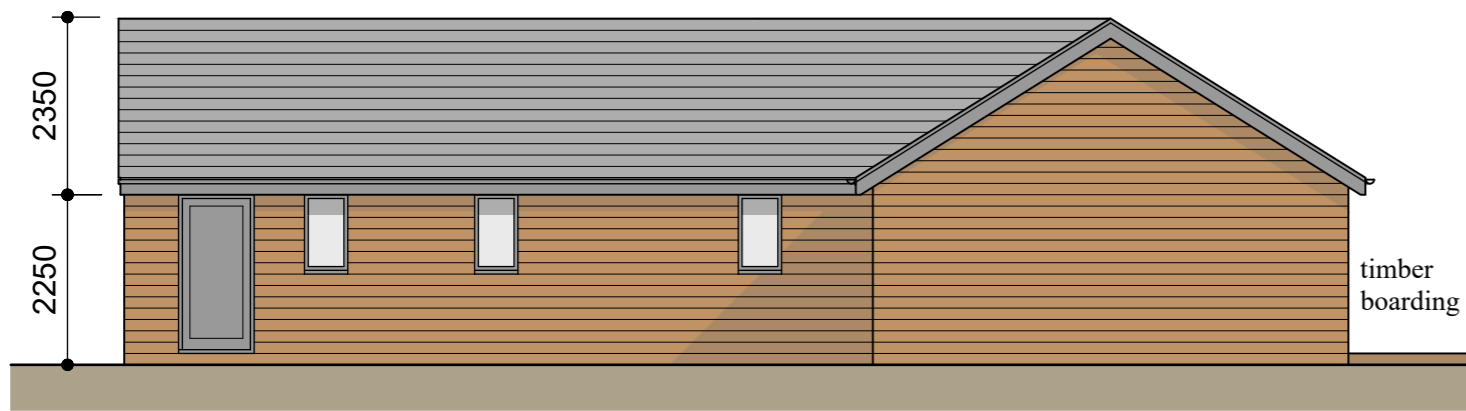
31 Chapel Brow Leyland Preston PR25 3NH
 Tel 01772 467404 E Mail: info@pwlarchitecture.com

Scale	Date
1:200@A1	March 2017
Drawn	Drwg No
PL	1178-PL-22G



Thorneyholme Hall - Proposed Site Layout

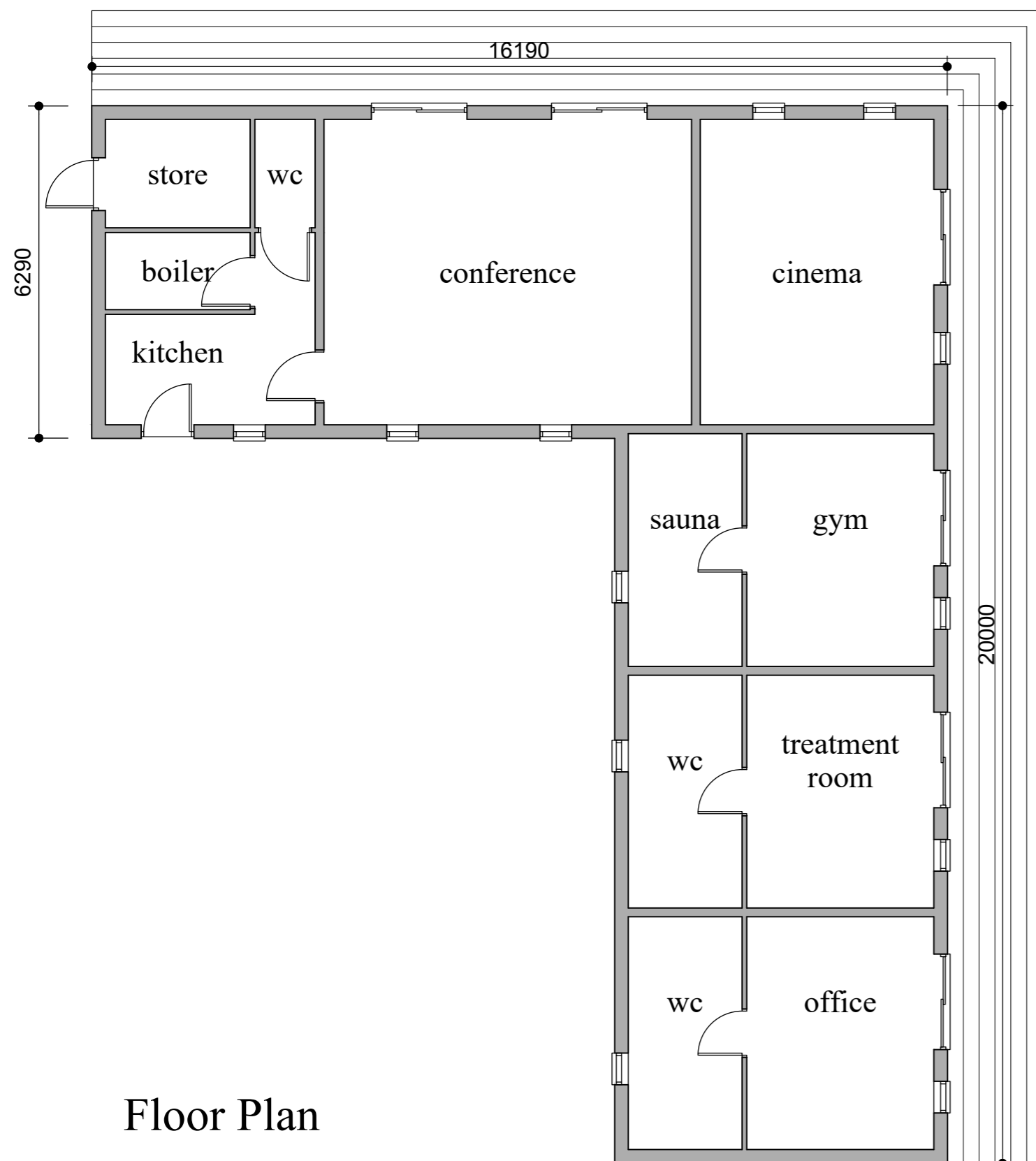
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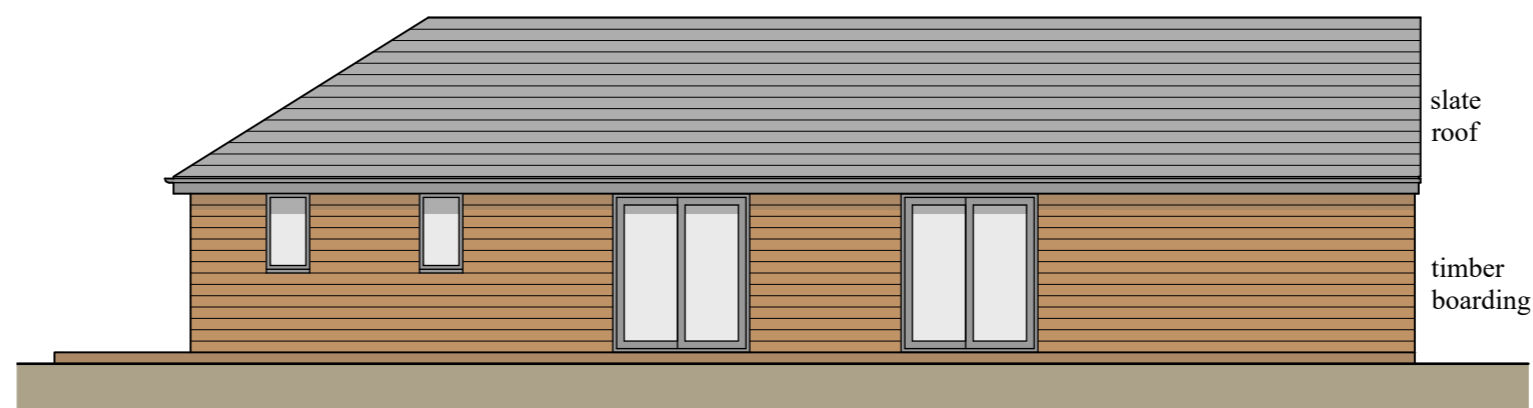
Proposed Front Elevation (West)



Proposed Front Elevation (North)



Floor Plan



Proposed Front Elevation (East)



Proposed Front Elevation (South)

Rev G: Floor Plan revised 7-6-22
 Rev F: Layout revised 19-10-21
 Rev E: Updated 17-5-21
 Rev D: Updated 24-3-21
 Rev C: Bedroom removed 24-7-17
 Rev B: Dimensions added 10-5-17
 Rev A: Revised in accordance with clients comments 16-4-17

Project
 Proposed Development at
 Thorneyholme Hall,
 Dunsop Bridge

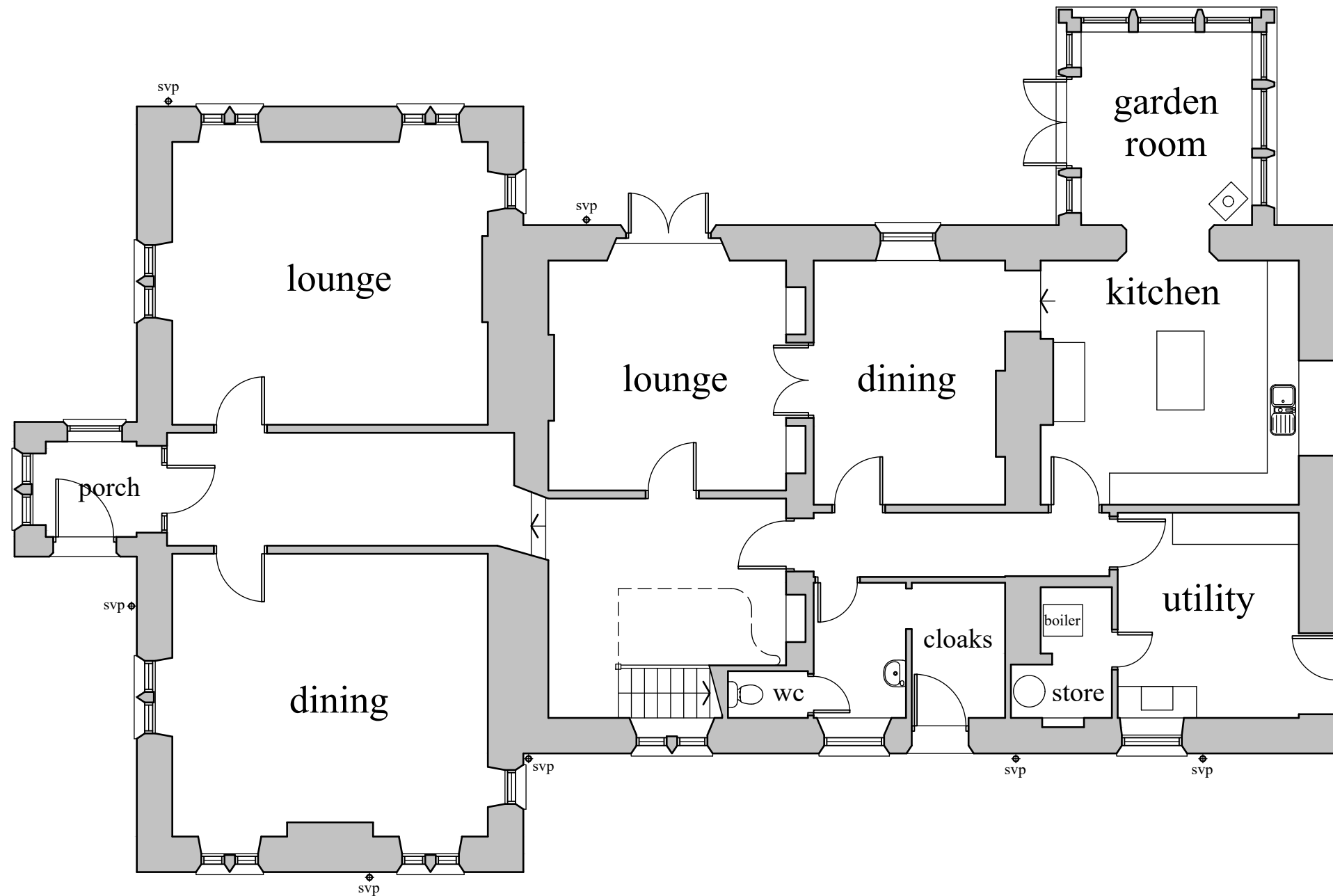
Title
 Proposed Cookery
 School General
 Arrangement

ARCHITECTURE

The Studio 29 Bent Lane Leyland Preston PR25 4HP
 Tel 01772 467404 E-Mail info@pwlarchitecture.com

Scale	Date
1:100@A2	March 2017
Drawn	Drwg No
PL	1178-PL-23G

Thorneyholme Hall - Proposed Annex Building



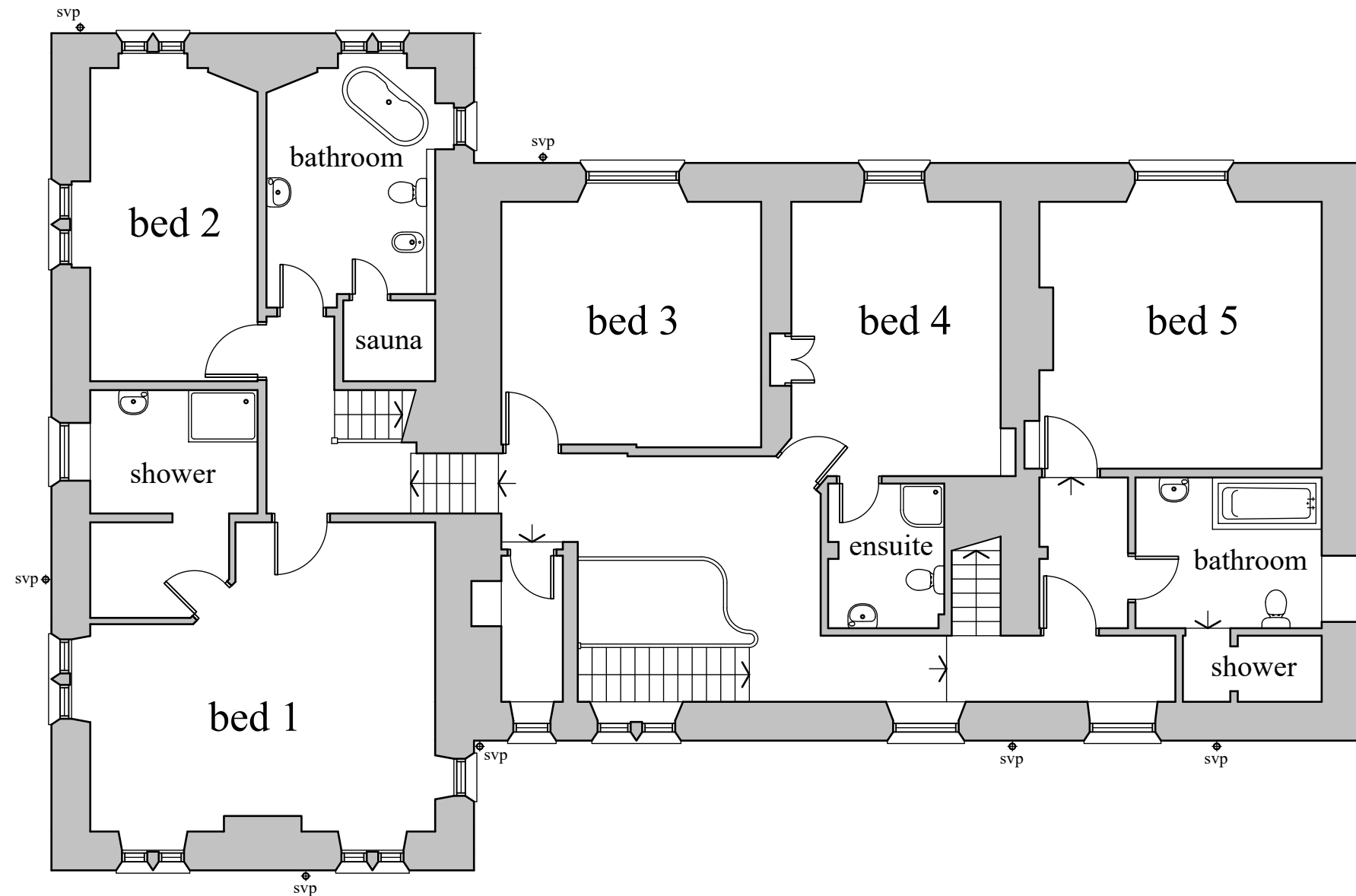
Existing & Proposed Ground Floor Plan

0 2m 4m 6m
 1:100@A3 1178-PL54A

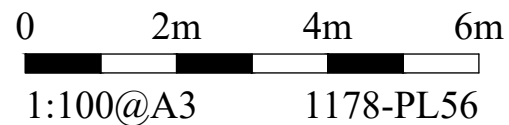
Thorneyholme Hall, Dunsop Bridge



31 Chapel Brow Leyland Preston PR25 3NH
 Tel 01772 467404 E Mail info@pwlarchitecture.com

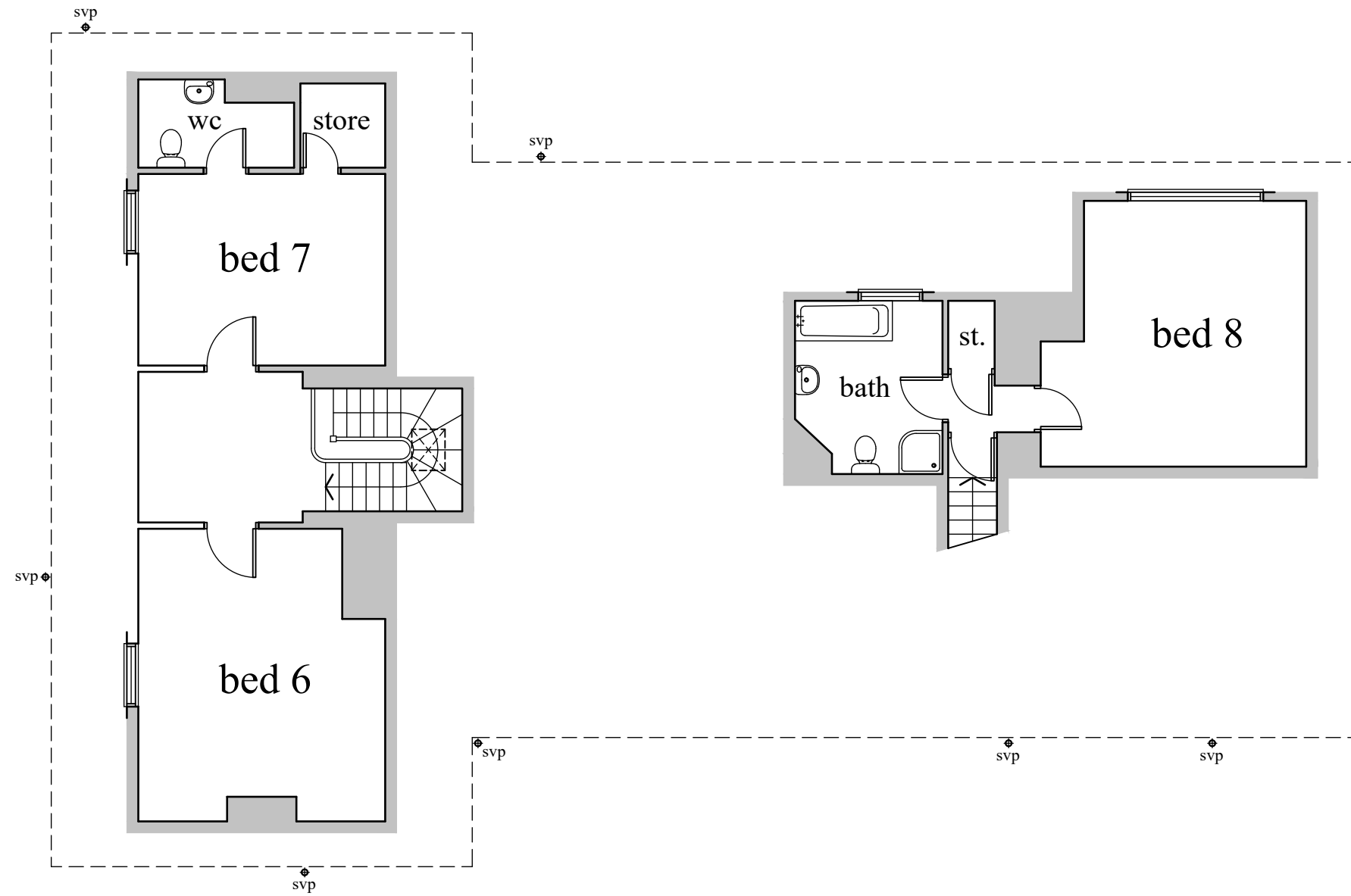


Existing & Proposed First Floor Plan

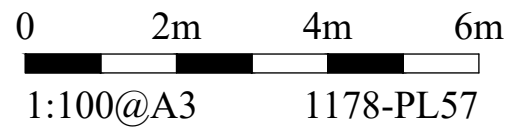


Thorneyholme Hall, Dunsop Bridge





Existing & Proposed Second Floor Plan



Thorneyholme Hall, Dunsop Bridge



31 Chapel Brow Leyland Preston PR25 3NH
Tel 01772 467404 E Mail info@pwlarchitecture.com



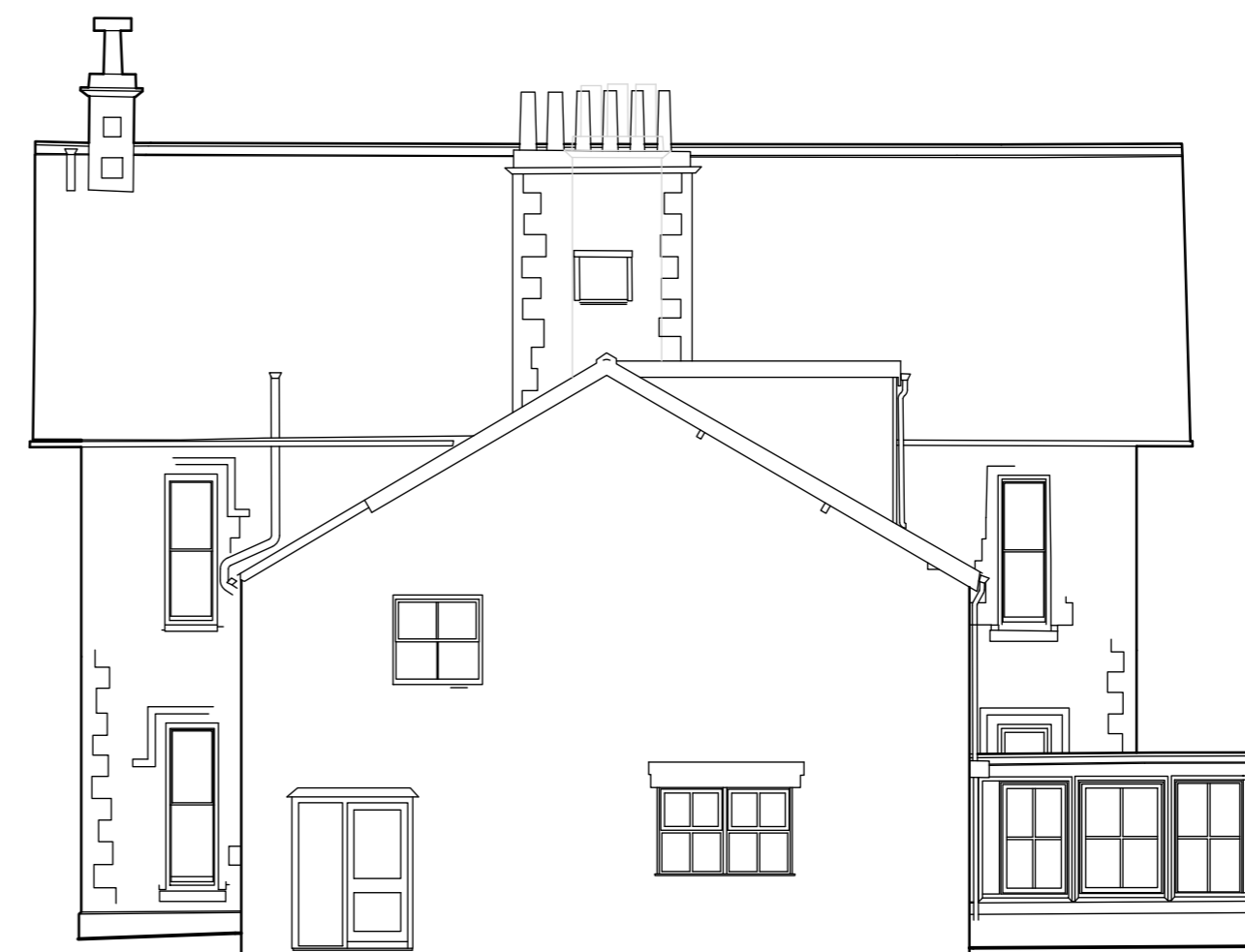
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Thorneyholme Hall, Dunsop Bridge

Project
Thorneyholme Hall, Dunsop Bridge

Title
Existing & Proposed Elevations

PWL

ARCHITECTURE

31 Chapel Brow Leyland Preston PR25 3NH
Tel 01772 467404 E Mail: info@pwlarchitecture.com

Scale 1:100@A2 + 1:200@A4	Date March 2019
Drawn CTA	Drwg No 1178-PL58A

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2023/115016/02-L01
Your ref: 3/2022/0942
Date: 22 February 2023

Dear Sir/Madam

**CHANGE OF USE FROM PRIVATE DWELLING (C3) TO HOTEL/HOLIDAY LET (C1)
THORNEYHOLME HALL, NEWTON ROAD, DUNSOP BRIDGE, BB7 3BB**

Thank you for consulting us on the revised FRA for the above development which we received 07 February 2023.

Environment agency position

In our letter referenced NO/2023/115016/01-L01, dated 03 February 2023, we objected to the development as proposed pending the submission of an acceptable Flood Assessment (FRA).

The planning application is now accompanied by a Flood Risk Assessment (FRA) prepared by Reford Consulting Engineers Limited, referenced; 22.1268 and dated December 2022. We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere. Therefore, we remove our objection to the development as proposed.

The proposed development must proceed in strict accordance with this FRA and the submitted details together with any mitigation measures identified, as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Flood Risk - Additional Information for the applicant

The submitted FRA states that Thorneyholme Hall and its grounds are on land that is elevated above the surrounding land, which lifts it out of the Flood Zone 3 area. The property and much of its grounds may be elevated and therefore afforded protection from the River Hodder, however this has not been quantified in a detailed study. The FRA references any assertions against the 'design flood' to be considered, which with reference to Paragraph: 002 of the Planning Practice Guidance on flood risk and coastal change, in this case would be river flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year) plus an appropriate allowance for climate change. In this case, the design flood would require consideration of the Ribble Management Catchment peak river flow allowances and a 36% uplift. Therefore,

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

comments in relation to relevant flood zone are immaterial when considering 'risk' of flooding over the lifetime of the development.

The property lies within Flood Zone 3 on the EA's Flood Map for Planning (FMfP). In order to dispute the flood zone classification, the applicant would need to complete flood modelling that clearly demonstrates the impact of flooding on this site and request a challenge to the FMfP.

Yours faithfully

Carole Woosey
Planning Advisor

e-mail clplanning@environment-agency.gov.uk

FLOOD RISK ASSESSMENT

for

MR MICHAEL REILLY

**PROPOSED CHANGE OF USE FROM PRIVATE DWELLING TO A
HOTEL / HOLIDAY LET**

at

**THORNEYHOLME HALL
DUNSOP BRIDGE, BB7 3BB**

DECEMBER 2022

REFORD

Consulting Engineers Limited

7 Hall Road, Fulwood, Preston, PR2 9QD

Mobile: 07970 265334 Email: r.e.ford@virginmedia.com

Company number: 09620365 VAT Reg. 215 5638 12

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3	SCOPE OF THE ASSESSMENT	5
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APPENDICES

- A Location plan
- B Proposed site layout
- C Topographical survey
- D Local topography and flood zones

1. INTRODUCTION

- 1.1 This flood risk assessment has been produced on behalf of Mr Michael Reilly in support of a planning application for the conversion of a private residential unit into a bed and breakfast hotel / holiday let at Thorneyholme Hall, Dunsop Bridge, BB7 3BB. A location plan is included within Appendix A.
- 1.2 This Flood Risk Assessment is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (NPPG) in relation to Flood Risk and Coastal Change, and describes the existing site conditions and proposed development. It assesses the potential sources of flooding to the site from tidal, fluvial, groundwater, surface water and other sources, taking a risk based approach in accordance with National Policy.

Site summary

Site Name	Land at Thorneyholme Hall
Location	Dunsop Bridge
NGR (approx.)	SD663499
Application site area	0.8ha
Development type	Hotel / holiday let
Vulnerability	More Vulnerable
EA Indicative Flood Zones	Flood Zone 3
Local Planning Authority	Ribble Valley Borough Council

2. DESCRIPTION OF THE SITE

Existing site

- 2.1 The proposal relates to existing buildings that lie within the grounds of Thorneyholme Hall, Dunsop Bridge.
- 2.2 The existing site is approx. 0.8ha and access is via the private access to the Hall from the main road running through Dunsop Bridge and crosses the River Hodder via Thorneyholme Bridge.
- 2.3 The River Hodder runs along the northern boundary of the estate. The River Dunsop flows into the River Hodder adjacent to the estate's northwest corner.
- 2.4 Thorneyholme Hall and its grounds are on land that is elevated above the surrounding land.

Proposed development

- 2.5 It is proposed that the development will comprise the conversion of the Hall and the annexe building from a private residential unit into a bed and breakfast hotel / holiday let.
- 2.6 The proposed site layout is included within Appendix B.
- 2.7 It is proposed that access into the developed site will be as existing, from the main road that runs through Dunsop Bridge, crossing the River Hodder via Thorneyholme Bridge.

3. SCOPE OF THE ASSESSMENT

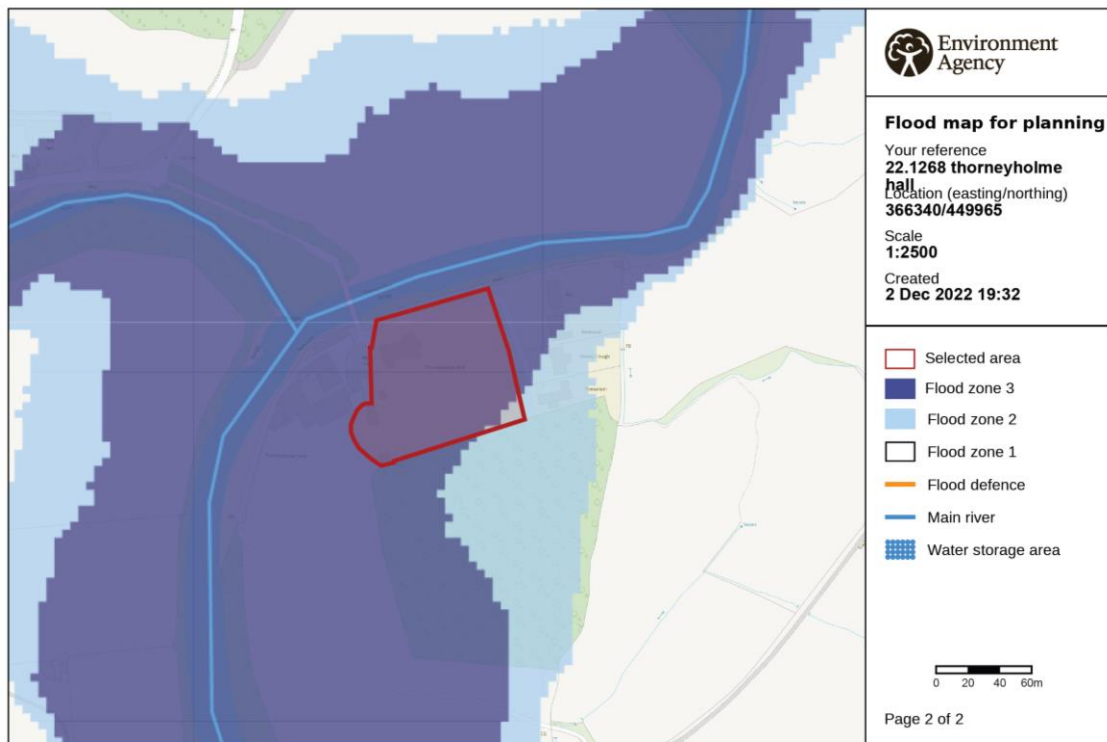
Flood risk planning policy

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Supporting Planning Practice Guidance is also available.
- 3.2 The NPPF sets out the vulnerability to flooding of different land uses. It encourages development to be located away from areas at highest risk (whether existing or future), and states that where development is necessary in such areas, the development should be made safe for its lifetime. It also stresses the importance of preventing increases in flood risk offsite to the wider catchment area.
- 3.3 The NPPF also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.
- 3.4 As set out in the NPPF, local planning authorities should only consider development in flood risk areas appropriate where informed by a site specific Flood Risk Assessment. This document will identify and assess the risk associated with all forms of flooding to and from the development. Where necessary it will demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.
- 3.5 This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance in relation to Flood Risk and Coastal Change.

Flood zones

- 3.6 The site is identified on the Environment Agency's flood mapping as lying within Flood Zone 3. The flood risk is fluvial flooding from the River Hodder, which is Main River.
- 3.7 Flood Zone 3 is land assessed as having a greater than 1 in 100 annual probability of river flooding (1%).

3.8 An extract from the Environment Agency's Flood Zone Map for Planning is shown below.



Strategic Flood Risk Assessment

3.9 The site is within the area covered by the Ribble Valley Borough Council, Strategic Flood Risk Assessment, Revised Level 1 Assessment, April 2017.

3.10 The SFRA makes reference to Dunsop Bridge as follows:

- It identifies that Dunsop Bridge has no flood defence identified within the National Flood and Coastal Defence Database.
- Bowland Fell Policy Option P6 Preferred Policy is to take action with others to store water or manage run off in locations that provide overall flood risk reduction or environmental benefits, locally or elsewhere in the catchment. The policy was chosen to deliver benefits to villages such as Dunsop Bridge and further downstream.

4. CONSULTATIONS AND DATA ACQUISITIONS

Environment Agency

- 4.1 The site is identified on the Environment Agency's flood mapping as lying within Flood Zone 3. The flood risk is fluvial flooding from the River Hodder, which is Main River. Flood Zone 3 is land assessed as having a greater than 1 in 100 annual probability of river flooding (1%).
- 4.2 The Environment Agency has been consulted with regards the availability of EA Product Data 4 for the site. The information was not previously available.
- 4.3 The site lies within a flood alert area where homes and businesses are warned of the possibility of flooding and are encouraged to be alert, stay vigilant and make early / low impact preparations for flooding.

Historic flooding

- 4.4 There is no record of historical flooding occurring on the site.

United Utilities

- 4.5 United Utilities has confirmed there are no public sewers within the vicinity of the site.

Topographical Survey

- 4.6 A topographical survey has been carried out for this site and is shown within Appendix C.

Site Investigation

- 4.7 The Soilscales Viewer has identified that the geology encountered will be naturally wet, loamy and clayey floodplain soils with naturally high groundwater. The soils will therefore not be conducive to infiltration.

5. SOURCES OF FLOOD RISK

Potential Sources of Flood Risk

- 5.1 Potential sources of flood risk to the site are identified below. The significance of these sources is investigated further into Section 6.

Fluvial flooding

- 5.2 The River Hodder runs along the northern boundary of the estate. The River Dunsop flows into the River Hodder adjacent to the estate's northwest corner.
- 5.3 The access to the site bridges the River Hodder with the Thorneyholme Bridge. The bridge allows a clear span of the river.
- 5.4 The site is identified on the Environment Agency's flood mapping as lying within Flood Zone 3. The flood risk is fluvial flooding from the River Hodder, which is Main River.
- 5.5 However, Thorneyholme Hall and its grounds are on land that is elevated above the surrounding land, which lifts it out of the Flood Zone 3 area. The site therefore lies within Flood Zone 2, which is land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%).
- 5.6 The site lies within a flood alert area where homes and businesses are warned of the possibility of flooding and are encouraged to be alert, stay vigilant and make early / low impact preparations for flooding.

Tidal flooding

- 5.7 The site is a significant distance from the nearest tidal estuary and is, therefore, not at risk of flooding from the sea. The site is not identified as being at risk of flooding from the sea by any Environment Agency Flood Zone maps or within the SFRA for the area.

Groundwater

5.8 Groundwater flooding tends to occur after much longer periods of sustained high rainfall. The areas that are at risk tend to be those low-lying areas where the water table is shallow. Flooding tends to occur in areas that are underlain by major aquifers, although groundwater flooding is also noted in localised floodplain sands and gravels. The main causes of groundwater flooding are:

- Natural groundwater rising due to tidal influence, or exceptionally wet periods leading to rapid recharge;
- Groundwater rebound due to cessation of abstraction and mine dewatering;
- Existence of confined aquifers and springs.

5.9 There are no recorded incidents of flooding associated with groundwater levels within the site.

Canals, reservoirs and other artificial sources

5.10 There are no canals or other artificial sources within the vicinity of the site.

5.11 The Environment Agency's risk of flooding from reservoirs mapping identifies risk of flooding from the Stocks Reservoir, which is owned by United Utilities.

Sewers

5.12 Flooding from a drainage system occurs when flow entering a system exceeds its discharge capacity, the system becomes blocked or, in the case of surface water sewers, it cannot discharge due to high water level in the receiving watercourse. Sewer flooding is often caused by surface water discharging into the combined sewerage system, sewer capacity is exceeded in large rainfall events causing backing up of flood waters within properties or discharging through manholes.

5.13 Surface water (including the risk of sewers and culverted watercourses surcharging) poses the highest risk of more frequent flooding. Surface water drainage from new developments is critical in reducing the risk of localised flooding.

5.14 Where possible the preference for dealing with surface water runoff from the developed site is for it to infiltrate back into the ground or alternatively to a watercourse. Only if it is not possible for either of these options is surface water from the development to be allowed into the public sewers.

5.15 United Utilities has confirmed there are no public sewers within the vicinity of the site.

Pluvial runoff

5.16 The Environment Agency Risk of Flooding from Surface Water map indicates the site is at a very low risk of surface water flooding, i.e. this means that each year, this area has a chance of flooding of less than 1 in 1000 (<0.1%).

5.17 It should be noted that surface water flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm. In addition, local features can greatly affect the chance and severity of flooding.

Development drainage

5.18 Surface water (including the risk of sewers and culverted watercourses surcharging) poses the highest risk of more frequent flooding. Surface water drainage from new developments is critical in reducing the risk of localised flooding.

5.19 If surface water runoff is not managed appropriately, there may be an increased risk presented elsewhere from development drainage, and the aim should be to implement appropriate sustainable drainage systems (SuDS) to treat and contain flows and mimic the existing conditions.

5.20 Where possible the preference for dealing with surface water runoff from the developed site is for it to infiltrate back into the ground or alternatively to a watercourse. Only if it is not possible for either of these options is surface water from the development to be allowed into public sewers.

5.21 The proposal is for the conversion of existing buildings within the site. As such the area of impermeable surfaces on site will not be increased.

6. FLOOD RISK ASSESSMENT

6.1 This section of the Flood Risk Assessment looks at the flood risk to the site before any mitigation measures are put into place and hence identifies where mitigation will be required. Section 7 continues to explain the mitigation measures proposed and the residual risk following implementation of any proposed mitigation.

Risk of Flooding to Proposed Development

Fluvial Flood Risk

6.2 The River Hodder runs along the northern boundary of the estate. The River Dunsop flows into the River Hodder adjacent to the estate's northwest corner.

6.3 As already stated Thorneyholme Hall and its grounds are on land that is elevated above the surrounding land. A site visit has been undertaken to carry out a review of the existing site levels local to the site to demonstrate that the site does not lie within Flood Zone 3. The description below should be read in conjunction with the figure and photographs within Appendix D.

6.4 The Environment Agency mapping identifies the boundary of the Flood Zone 3 area entering Thorneyholme Hall and its grounds at its north east corner and crossing the site towards its south west corner. This is not possible. The existing ground level within Thorneyholme Hall and its grounds are at the same level as the ground level at the site's north east corner i.e. the Flood Zone 2 level. This level is maintained across the site. In addition there is a brick wall along the site's northern boundary to the Thorneyholme Bridge crossing the River Hodder and along the site's eastern boundary that protects the site from a 1 in 100 year event and prevents flood water entering the grounds.

6.5 Immediately after crossing the bridge over the River Hodder, an access drops from the site level into Thorneyholme Farm, which is at a lower level to Thorneyholme Hall and its grounds. The ground level within Thorneyholme Hall and its grounds, which includes the development site, is maintained along the western boundary of the site between the Hall and the Farm by a one metre high stone retaining wall. This height

difference is maintained to the south of the site as a raised embankment until it meets with the Flood Zone 2 boundary approx. 250 metres to the south of the site, and thus provides flood protection to the site's western and southern boundaries from a 1 in 100 year event.

- 6.6 This whole area, as identified on the figure included within Appendix D, lies outside of the Flood Zone 3 area. Flood water from a 1 in 100 year event would remain in the river channel past the site and is prevented from entering the site by the retaining wall and earth embankment to the west and south. The site would be unaffected by the 1 in 100 year event. The site therefore lies within Flood Zone 2, which is land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) and as such, the risk of fluvial flooding to the proposed development is medium.
- 6.7 The site lies within a flood alert area where homes and businesses are warned of the possibility of flooding and are encouraged to be alert, stay vigilant and make early / low impact preparations for flooding.

Canals, reservoirs and other artificial sources

- 6.8 There are no canals, other artificial sources or reservoirs local to the development site. The Environment Agency's risk of flooding from reservoirs mapping identifies risk of flooding from the Stocks Reservoir, which is owned by United Utilities.
- 6.9 Flooding from reservoirs is extremely unlikely to happen. As such the risk of flooding is low.

Groundwater

- 6.10 The site is not underlain by a major aquifer. There are no recorded incidents of flooding associated with groundwater levels within the site and due to the nature of the underlying strata the flood risk from groundwater is low.

Sewer Flooding and Pluvial Runoff

- 6.11 There are no public sewers within the vicinity of the site. There is no record of any sewer flooding. The risk from sewer flooding is therefore low.

- 6.12 There is no record of any flooding on the site after heavy rainfall. In addition, as Thorneyholme Hall and its grounds are on land that is elevated above the surrounding land the risk from pluvial runoff is low.

Effect of the Development on the Wider Catchment

Development Drainage

- 6.13 The proposal is for the conversion of existing buildings within the site. As such the area of impermeable surfaces on site will not be increased. There is, therefore, no change to the surface water runoff regime of the site and no adverse effect on flood risk elsewhere in the wider catchment.

7. PREDICTED IMPACTS AND MITIGATION

7.1 This section of the FRA sets out the mitigation measures recommended to reduce the risk of flooding to the proposed development and outlines any residual impacts.

Site arrangements

Upstream and downstream effects

7.2 As there is no new development there is no material effect on the floodplain due to the proposed conversions and no additional risk to upstream or downstream properties.

Finished floor levels and future proofing against flooding

7.3 If possible during the conversion of the buildings, flood proofing measures are to be implemented to ensure future occupants are not at an unacceptable level of flood risk.

7.4 There are a number of measures which are able to be incorporated into the conversion of the buildings. They are:

- Forming the ground bearing slab in solid concrete.
- Incorporating a non-return valve on the drainage system.
- Connecting incoming services at a high level on the face of the building.
- The application of storm dry additives to mortar and masonry cream to limit penetrating water to external masonry.
- Closed cell insulation to walls and floors.
- Flood protection door barriers.
- High level sockets.

Safe access and egress

7.5 Access to the site is from the main road that runs through Dunsop Bridge, crossing the River Hodder via Thorneyholme Bridge.

7.6 The site lies within a flood alert area where homes and businesses are warned of the possibility of flooding and are encouraged to be alert, stay vigilant and make early / low impact preparations for flooding. It is advised that a flood evacuation plan should be produced.

8. SEQUENTIAL TEST

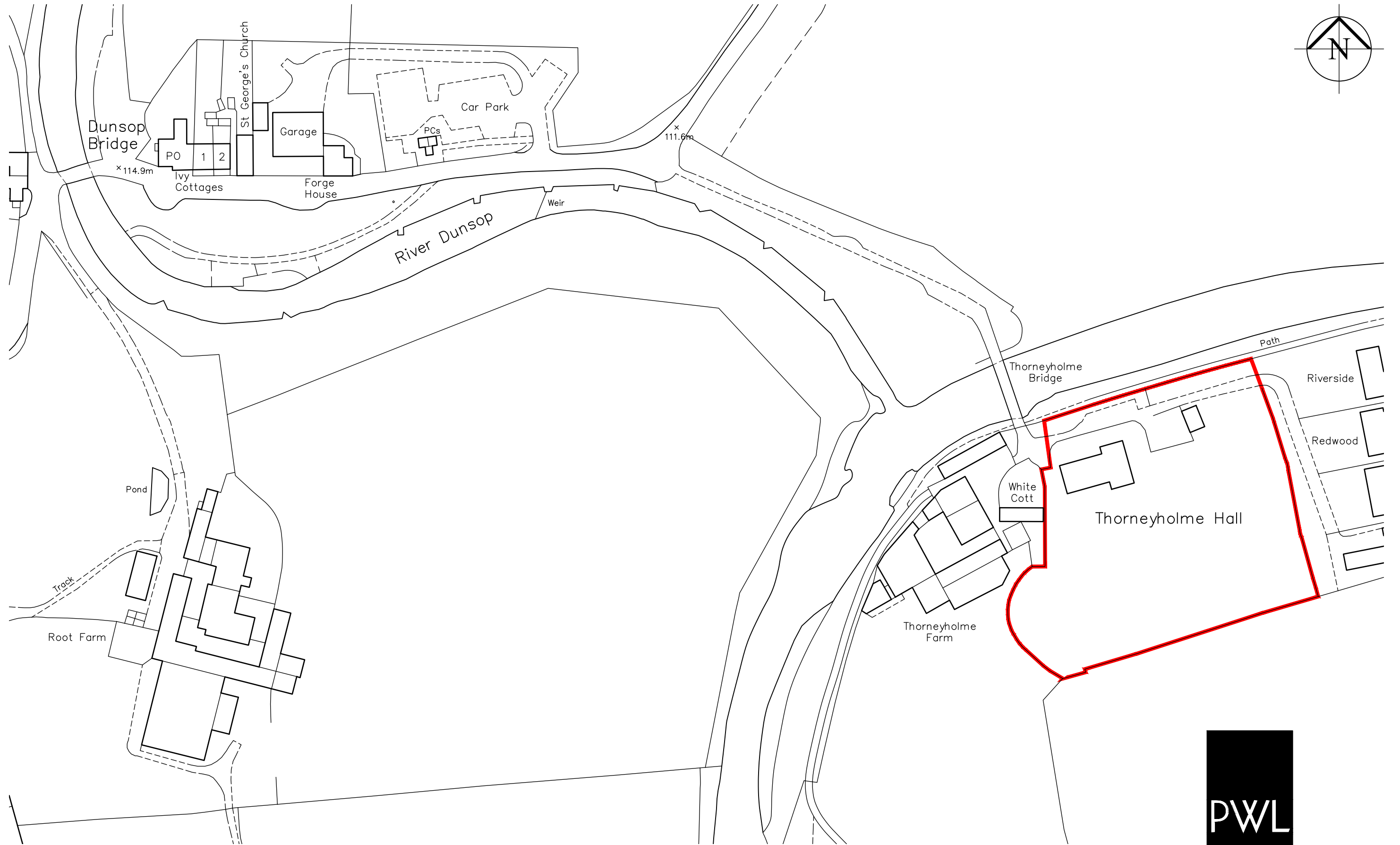
- 8.1 A requirement of NPPF is that all plans should apply a sequential, risk-based approach to the location of development, taking into account the current and future impacts of climate change so as to avoid, where possible, flood risk to people and property. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding.
- 8.2 Strategic Flood Risk Assessments (SFRA) refine information on the probability of flooding, taking other sources of flooding and the impacts of climate change into account. They provide the basis for applying the Sequential Test, on the basis of the flood zones in NPPG Table 1.
- 8.3 The flood zones are the starting point for this sequential approach. As already stated, the Environment Agency's flood mapping identifies the site as lying within Flood Zone 3.
- 8.4 However it has been demonstrated above that the site lies within Flood Zone 2, which is land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%).
- 8.5 The proposal is for the conversion of existing buildings within the site. As such a Sequential Test is not required.
- 8.6 The current development proposals are classified as "More Vulnerable". Table 3 within PPG indicates Flood Risk Vulnerability and Flood Zone 'compatibility'. Using Zone 2 and the "More Vulnerable" classification for a hotel / holiday let use, PPG considers that a development of this type would be deemed appropriate for development within Flood Zone 2.
- 8.7 Subject to the suitable assessment of flood risk, PPG considers that a development of this type would be deemed appropriate for this location.

9. CONCLUSIONS

- 9.1 This flood risk assessment has been produced on behalf of Mr Michael Reilly in support of a planning application for the conversion of a private residential unit into a bed and breakfast hotel / holiday let at Thorneyholme Hall, Dunsop Bridge, BB7 3BB.
- 9.2 The risk of fluvial flooding to the proposed development is medium.
- 9.3 The risk of flooding from canals, reservoirs and other artificial sources is low.
- 9.4 The flood risk from groundwater is low.
- 9.5 The risk from sewer flooding and pluvial runoff is low.
- 9.6 The proposal is for the conversion of existing buildings within the site. As such the area of impermeable surfaces on site will not be increased. There is, therefore, no change to the surface water runoff regime of the site and no adverse effect on flood risk elsewhere in the wider catchment.

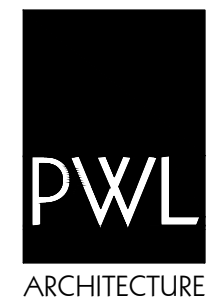
APPENDIX A

Thorneyholme Hall, Dunsop Bridge



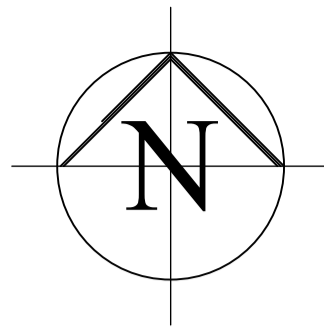
0 20m 40m 60m 80m
1:1250@A3 1178-PL-01A

Location Plan



The Studio 29 Bent Lane Leyland Preston PR25 4HP
Tel 01772 467404 E Mail info@pwlarchitecture.com

APPENDIX B



LEGEND
 Ansell Lighting
 ● Taurus LED
 Bollard



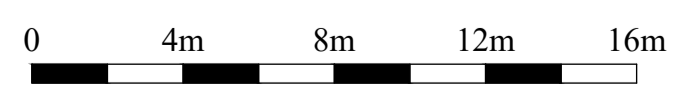
Rev G: Site Layout updated	07-06-22
Rev F: Site Layout updated	23-03-21
Rev E: Proposed bollard positions indicated	17-08-20
Rev D: Site Layout updated	14-03-19
Rev C: Site Layout updated	13-02-19
Rev B: Accommodation notation altered	19-05-17
Rev A: Parking indicated	02-05-17

Project
 Proposed Development at
 Thorneyholme Hall, Dunsop Bridge

PWL ARCHITECTURE
 Title
 Proposed Site Layout

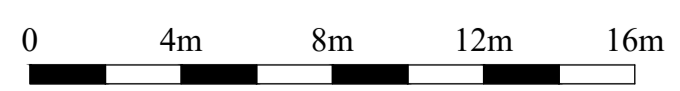
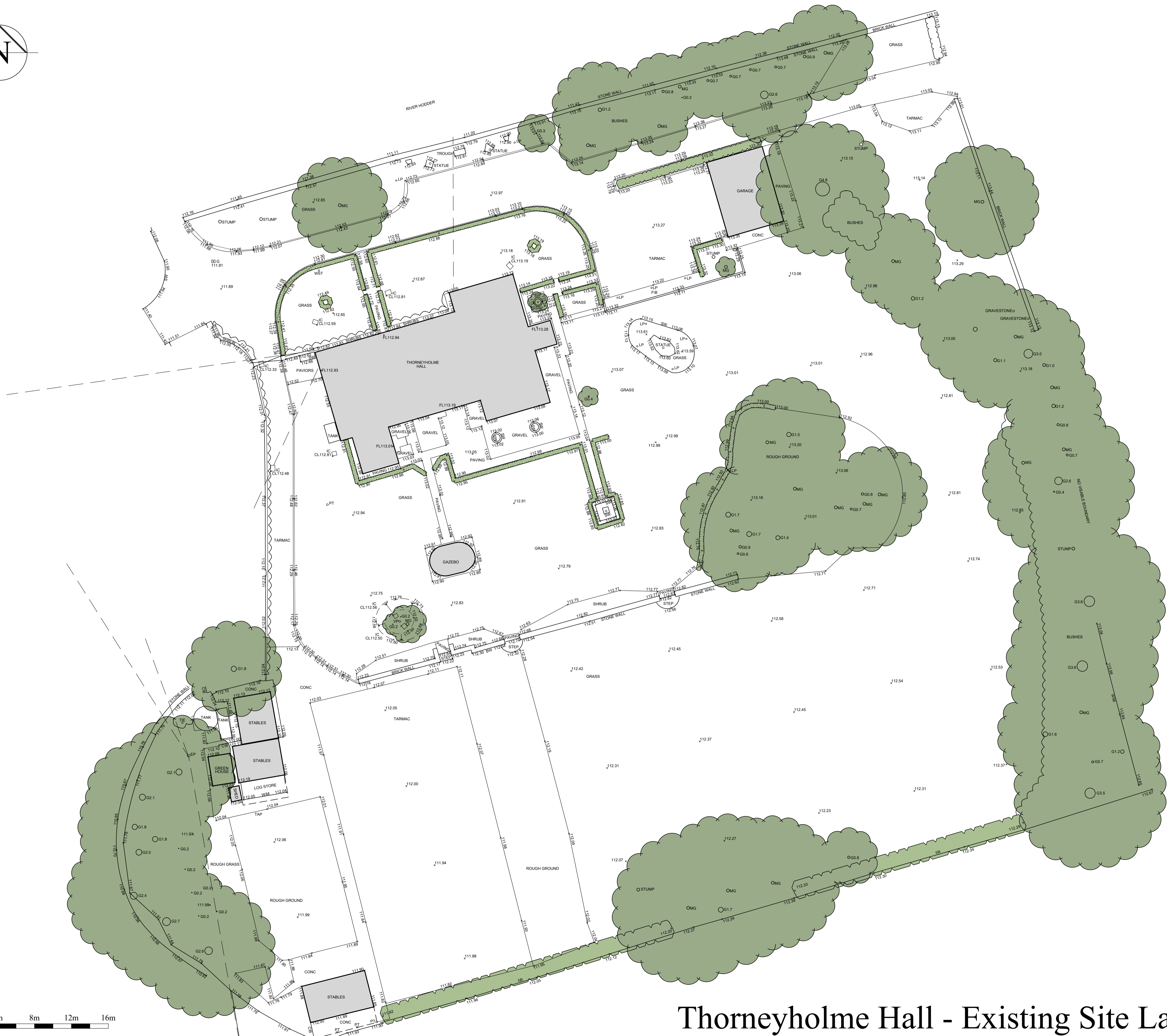
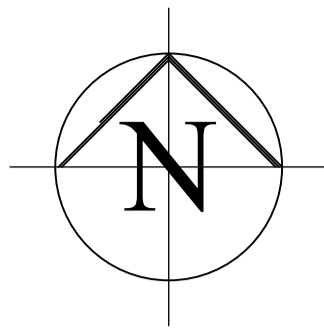
31 Chapel Brow Leyland Preston PR25 3NH
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Scale	Date
1:200@A1	March 2017
Drawn	Drwg No
PL	1178-PL-22G



Thorneyholme Hall - Proposed Site Layout

APPENDIX C



Thorneyholme Hall - Existing Site Layout

Project
Proposed Development at
Thorneyholme Hall, Dunsop Bridge

Title
Existing Site Layout








The Studio 29 Bent Lane Leyland Preston PR25 4HP
Tel 01772 467404 E-Mail info@pwlarchitecture.com

Scale 1:200@A1	Date March 2017
Drawn PL	Drwg No 1178-PL-20

APPENDIX D



-  EA FLOOD ZONE 3 LINE
-  EA FLOOD ZONE 2 LINE
-  LINE OF RAISED EMBANKMENT WALL
-  WALL
-  AREA TAKEN OUT FROM FLOOD ZONE 3 – NOW FLOOD ZONE 2



Photograph 1 – Outside northeast corner of the site looking south along boundary



Photograph 2 – Outside northeast corner of the site looking east



Photograph 3 – Outside northeast boundary of the site looking east along wall on northern boundary



Photograph 4 – Wall at Thorneyholme Bridge over River Hodder at northwest corner of the site



Photograph 5 – Western boundary retaining wall at development site



Photograph 6 – Raised embankment continuing boundary protection to the south



Tree Survey

in Relation to Retrospective Planning Application
for Formation of Outbuilding to Serve Holiday Let at



**Thorneyholme Hall, Dunsop Bridge,
Lancashire, BB7 3BB**

Prepared by:

Bowland 
Tree Consultancy Ltd

April 2021

**TREE SURVEY
THORNEYHOLME HALL, DUNSOP BRIDGE**

CONTENTS

1. TREE SURVEY SCHEDULE & BS5837: 2012 TABLE 1
2. TREE CONSTRAINTS PLAN
3. PROPOSED SITE PLAN (AS CONSTRUCTED)

Contact Details

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**TREE SURVEY
THORNEYHOLME HALL, DUNSOP BRIDGE**

CONTROL SHEET

Project No.: BTC2209

Site: Thorneyholme Hall, Dunsop Bridge, Lancashire, BB7 3BB

Agent for Client: PWA Planning

Council: Ribble Valley Borough Council

Survey Date: 3 November 2016 (reviewed 17 April 2021)

Surveyed by: Jennie Keighley MSc MArborA

Reviewed by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Prepared by: Jennie Keighley & Phill Harris

Checked by: Joseph Lambert BSc(Hons) FdSc MArborA

Date of Issue: 4 May 2021

Version No: 1

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

TREE SURVEY SCHEDULE
Site: Thorneyholme Hall, Dunsop Bridge, Lancashire, BB7 3BB
Agent for Client: PWA Planning

Surveyor: Jennie Keighley <small>MSc MArborA</small>
Survey Date: 3 November 2016
Job Ref: BTC1208

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Wellingtonia	30	1580	N 8 E 8 S 6 W 6	14-W 10	M	G	<ul style="list-style-type: none"> Bifurcates into two codominant leaders at a height of 4m. Crown slightly biased north and east. Strip of slight black bark staining with sappy exudate on western side from base to a height of 2.5m. Tree retained in context of development under consideration. Understood, from information provided by agent, that tree was protected in accordance with Arboricultural Method Statement (AMS) relating to previous planning application, and that the additional decking to its perimeter was constructed on existing ground levels without any associated ground excavation works. 		10+	A1/3	707	15
T2	Holly	11	1x420 1x280 1x260 (ms)	N 5 E 5 S 3 W 3	1.5-S 2	PM	P	<ul style="list-style-type: none"> Tree removed in accordance with previous planning approval. 		<10	U	146	6.81
T3	Wellingtonia	27	1090	N 4.5 E 4.5 S 5 W 4.5	12-NW 8	M	G	<ul style="list-style-type: none"> No visible defects. Tree retained in context of development under consideration. 		40+	A1	537	13.08
T4	Beech	18	680	N 12 E 9 S 7 W 10	3-W 3	M	G	<ul style="list-style-type: none"> Flared buttress root to west. Four primary leaders from a height of approximately 3m. Crown suppressed south due to presence of neighbouring tree. Tree retained in context of development under consideration. 		40+	A1/2	209	8.16
T5	Sycamore	20	740	N 7 E 3 S 3 W 7	4-SE 5	M	M	<ul style="list-style-type: none"> Tree understood to have been removed in accordance with previous planning approval. 		<10	U	248	8.88
T6	Scots Pine	25	390	N 3 E 4 S 1 W 2	19-N 19	M	M	<ul style="list-style-type: none"> Tree understood to have been removed in accordance with previous planning approval. 		<10	U	69	4.68

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable

Species: Common name

Height: In metres, to nearest half metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.

Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

PC: Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

General Observations and Comments: Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not approved developments. Arboricultural Impact Assessment and Method Statement related Surveys take the approved development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

(Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE
Site: Thorneyholme Hall, Dunsop Bridge, Lancashire, BB7 3BB
Agent for Client: PWA Planning

Surveyor: Jennie Keighley <small>MSc MArborA</small>
Survey Date: 3 November 2016
Job Ref: BTC1208

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
G1	2no. Weeping Ash	≤ 16	≤ 560	N ≤ 4 E ≤ 2.5 S ≤ 5 W ≤ 5	6-S ≥ 0	M	P	<ul style="list-style-type: none"> ▪ Group retained in context of development under consideration. ▪ Easternmost tree: <ul style="list-style-type: none"> ▪ 300mm diameter primary branch has failed in past, leaving 1m+ long tear out wound at a height of around 5m. ▪ Large swelling on east side of stem at a height of 3m around a fully occluded pruning wound. ▪ Sounding with a nylon hammer indicates some moderate decay within area of swelling. ▪ Light epicormic growth arising from swelling wound. ▪ Crown belongs to only one remaining primary branch. ▪ Westernmost tree: <ul style="list-style-type: none"> ▪ Larger primary branch lost at a height of 6m with a tear out wound. ▪ Smaller primary branch removed at a height of 4m. ▪ Remaining crown purely composed of epicormic growth emerging from wounds. 		<10	U	≤ 142	≤ 6.72
G2	7no. Yew, 2no. Holly	≤ 16	≤ 470	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	4-N ≥ 0	EM-M	M-G	<ul style="list-style-type: none"> ▪ Closely to widely spaced group. ▪ Most twin-stemmed from base. ▪ Several trees have had leaders and branches removed in the past. ▪ Largest Yew has slight stem lean west. 		20+	B2	≤ 100	≤ 5.64
G3	approx. 15no. Western Red Cedar, Leyland Cypress, Yew, Ornamental Cypress, Holly	≤ 16	≤ 1x430 1x330 (ts)	N ≤ 4 E ≤ 4 S ≤ 5 W ≤ 4	1-S ≥ 1	EM	D-G	<ul style="list-style-type: none"> ▪ Closely to loosely spaced group. ▪ One Western Red Cedar has had a rope tied around its stem at a height of approximately 4m to 5m, which is now fully embedded within the stem, and the tree has died as a result. 		20+	B2	≤ 133	≤ 6.5
G4	2no. Beech, 2no. Corsican Pine, 1no. Sycamore, 1no. Oak	≤ 27	≤ 800	N ≤ 7 E ≤ 7 S ≤ 9 W ≤ 11	5-E ≥ 3	M	M	<ul style="list-style-type: none"> ▪ Closely spaced group. ▪ Crowns suppressed east. ▪ 11kv uninsulated electrical cables pass within 2m of crown of Beech to south of group. 		20+	B2	≤ 290	≤ 9.6
G5	6no. Apple	≤ 4	≤ 75	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	0.5-E ≥ 1	Y	M	<ul style="list-style-type: none"> ▪ Closely spaced group of planted as a double row. 		10+	C2	≤ 3	≤ 0.9
G6	3no. Common Yew, 1no. Scots Pine	≤ 13	≤ 7x365 (ms)#	N ≤ 9 E ≤ 6 S ≤ 9 W ≤ 7	1-N ≥ 2	M	G	<ul style="list-style-type: none"> ▪ Closely spaced linear group. ▪ All have multiple primary leaders from a height of 1m to 2m. 		40+	A2	≤ 422	≤ 11.59

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> ▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red
1. Mainly arboricultural qualities		2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
<p>Category B</p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
<p>Category C</p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>			




KEY

T = Individual Tree
G = Group of Trees


Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:


Those to be Considered for Retention:

 Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

 Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

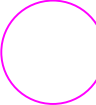
 Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

 Category 'U' Tree/Group
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: Trees with their identification numbers labelled in grey are recommended for removal in the context of the development

Root Protection Areas (RPAs):

 RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see appended Temporary Protective Fencing Specification

Project:
THORNEYHOLME HALL
DUNSOP BRIDGE
LANCASHIRE
BB7 3BB

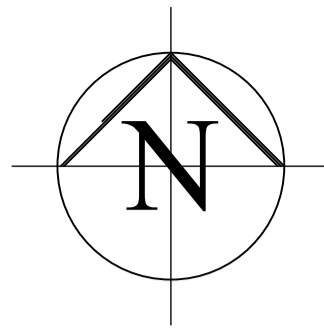
Agent for Client:
PWA PLANNING

Title:
TREE CONSTRAINTS PLAN
in Relation to Retrospective Planning Application for Formation of Outbuilding to Serve Holiday Let

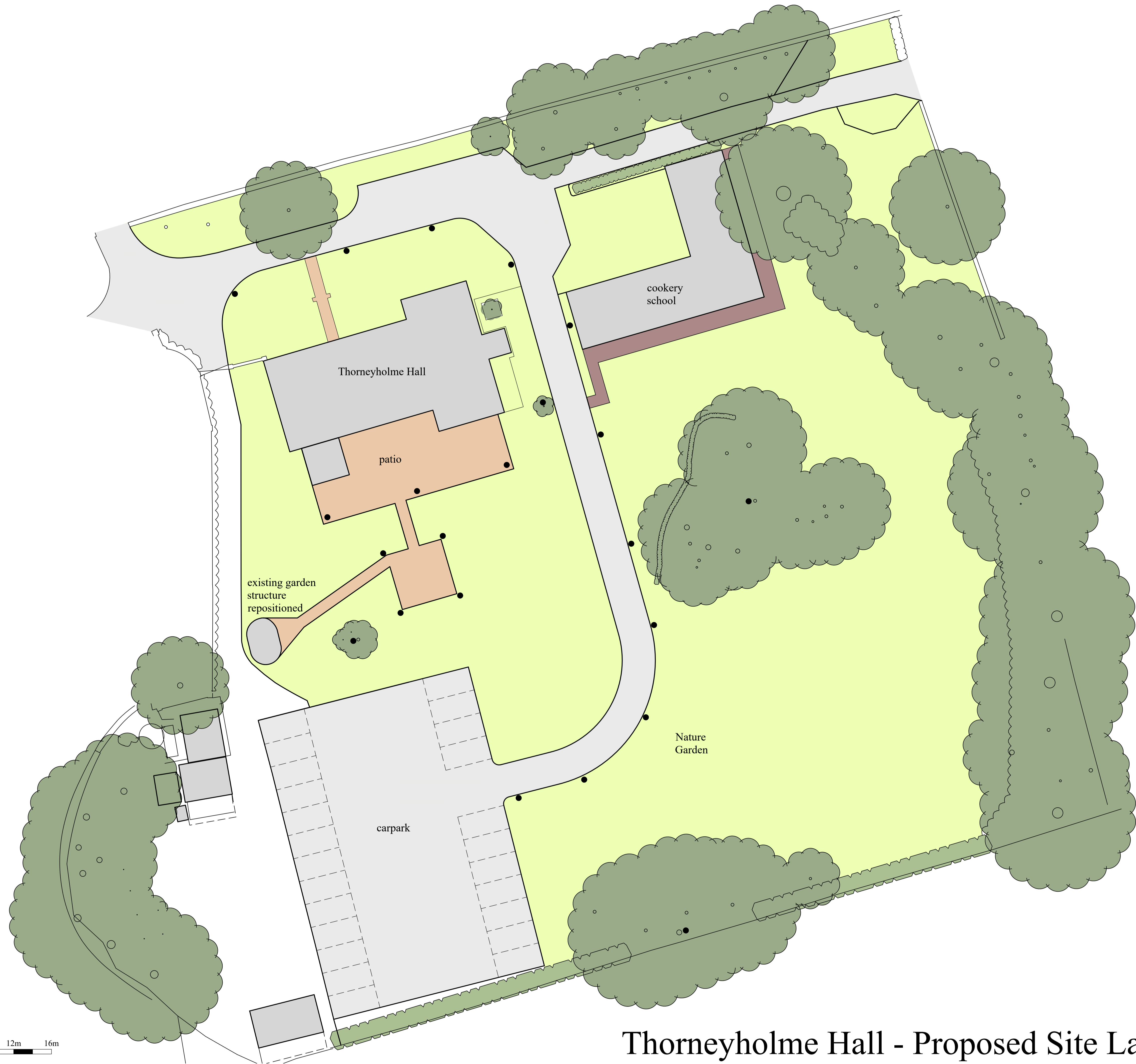
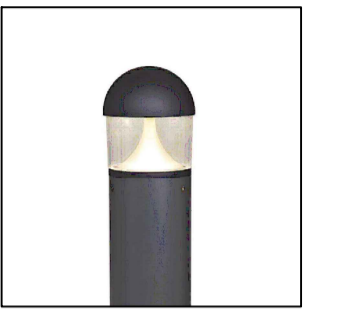
Scale: 1:500@A3
Survey Date: April 2017
Drawn by: JK & PH
Checked by: JL



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



LEGEND
 Ansell Lighting
 ● Taurus LED
 Bollard



Rev F: Site Layout updated	23-03-21
Rev E: Proposed bollard positions indicated	17-08-20
Rev D: Site Layout updated	14-03-19
Rev C: Site Layout updated	13-02-19
Rev B: Accommodation notation altered	19-05-17
Rev A: Parking indicated	02-05-17

Project
**Proposed Development at
 Thorneyholme Hall, Dunsop Bridge**

Title
Proposed Site Layout

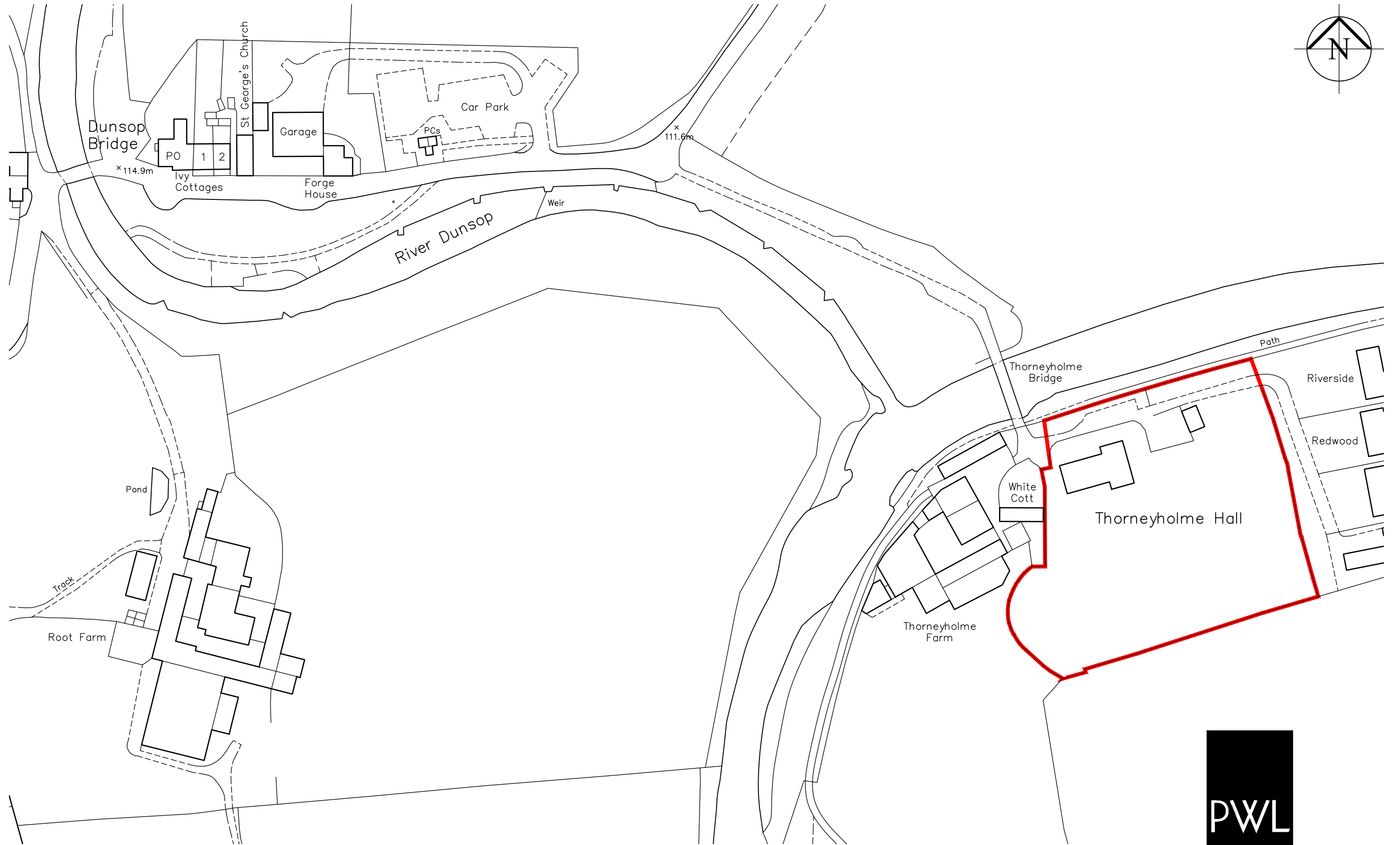
PWL
 ARCHITECTURE

31 Chapel Brow Leyland Preston PR25 3NH
 Tel 01772 467404 E Mail: info@pwlarchitecture.com

Scale	Date
1:200@A1	March 2017
Drawn	Drwg No
PL	1178-PL-22F

Thorneyholme Hall - Proposed Site Layout

Thorneyholme Hall, Dunsop Bridge



0 20m 40m 60m 80m
1:1250@A3 1178-PL-01A

Location Plan



The Studio 29 Bent Lane Leyland Preston PR25 4HP
Tel 01772 467404 E Mail info@pwlarchitecture.com



Appendix D – Relevant documents associated with application 3/2021/1084

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2021/1084

DECISION DATE: 28 January 2022

DATE RECEIVED: 09/11/2021

APPLICANT:

Mr Michael Reilly
C/o Agent

AGENT:

Mr Joshua Hellawell
PWA Planning
Ribble Saw Mill
Paley Road
Preston
PR1 8LT

DEVELOPMENT PROPOSED: Change of use from private dwelling (C3) to Cookery School with accommodation (C2).

AT: Thorneyholme Hall Newton Road Dunsop Bridge BB7 3BB

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

1178-PL-01A

1178-PL-22F

1178-PL-23F

1178-PL-54

1178-PL-56

1178-PL-57

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

P.T.O.

3. Within a period of 3 months from the date of this permission the building hereby approved shall have been stained a dark brown colour which will have previously been agreed in writing by the Local Planning Authority and thereafter retained as such

Reason: to ensure a satisfactory appearance in the interests of landscape character and general visual amenity.

4. All those natural tree / hedges shown to be retained within the site as indicated on the approved site plan ref 1178-PL-22F shall be protected during the construction period in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

The existing tree / hedge cover shall be retained and reinforced/enhanced where necessary in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to first occupation/use of the development hereby approved

Any such reinforcement/enhancement shall be carried out during the planting season October to March inclusive following the first occupation/use of the development hereby approved and maintained for a period of five years during which time any extents of vegetation which is found to be dead, damaged or dying shall be duly replaced and thereafter retained.

Reason: To ensure adequate tree cover / landscaping in the interests of the visual amenities of the area and in the interests of species protection/biodiversity enhancement.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order no external lighting other than that expressly granted by this permission as shown on drawing number 1178-PL-22F shall be installed on any structure, or elsewhere within the site, without the prior written approval of the Local Planning Authority.

Details of any further lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising.

6. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 1178-PL-22F. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety .

P.T.O.

7. Prior to the first occupation of the development hereby approved details of the provision of electric vehicle charging points within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the building and thereafter retained as such.

Reason: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

8. The residential accommodation hereby approved shall only be occupied by persons attended or associated with the cookery school hereby approved and shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier/owner(s) together with all dates of occupation.

Reason: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved .

9. The use of the detached cookery school building hereby approved shall be restricted to the hours between 08:00 - 18:00 Monday to Friday inclusive, and between the hours of 09:00 - 17:00 on Saturday and Sunday.

Reason: In order to safeguard the amenity of nearby residents.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the building (s) hereby permitted shall only be used for the purpose of residential cookery school as expressly granted by this permission and for no other use falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking and re-enacting that Order

For the avoidance of doubt, should the detached cookery school building at any time cease to be used for this purpose then the building shall be removed, and the site reinstated to its original condition in accordance with a methodology and timings to be agreed with the Local Planning Authority unless a further planning permission has been granted for its retention for an alternative use.

Reason: To define the scope of the permission and prevent the use of the building for purpose(s) which may be considered inappropriate or unsustainable in a rural location.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

P.T.O.

2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

John Machole

pp NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the


APPLICATION NO. 3/2021/1084

DECISION DATE: 28 January 2022

carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	27.1.21	Manager:		Date:	
Site Notice displayed	Y	Photos uploaded	Y					

Application Ref:	3/2021/1084	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/08/2021	
Officer:	LE	
DELEGATED ITEM FILE REPORT:		Decision APPROVE

Development Description:	Change of use from private dwelling (C3) to Cookery School with accommodation (C2).
Site Address/Location:	Thorneyholme Hall, Newton Road, Dunsop Bridge

CONSULTATIONS:	Parish/Town Council
No response	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections
Environment Agency:	No objections
LLFA:	Standing advice should be applied
Environmental Health:	A licence is required

CONSULTATIONS:	Additional Representations.
<p>Objections have been received from 1 address. In summary the material planning concerns raised relate to:</p> <ul style="list-style-type: none"> Unclear and misleading submission Lighting Flood risk Loss of trees Visual Impact Residential amenity <p>Concerns are also raised with regard to unauthorised development at the site, this application seeks to regularise the situation however any enforcement necessary would be a separate issue to the application under consideration.</p>	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <ul style="list-style-type: none"> Policy EN2: Landscape Policy DME2: Landscape and Townscape Protection Policy DS1: Development Strategy Policy DS2: Sustainable Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations

Policy DMH5: Residential and Curtilage Extensions
Policy EC3: Visitor Economy
Policy DMB1: Supporting Business Growth and The Local Economy
Policy DMB3: Recreation and Tourism Development

Relevant Planning History:

2020/0676 – Regularisation of unauthorised outbuilding ancillary to dwelling - REFUSED

2020/0797 – Discharge of conditions – Withdrawn

2019/0288 - Change of use from private dwelling (C3) to mixed use of function venue (D2) with ancillary accommodation (C1) including single storey rear extension and change of use of detached garage to cookery school (C2) including single storey extension. - WITHDRAWN

2017/0408 - Change of use of site from residential use (C3) to a cookery school with associated accommodation (C2), including an extension to the existing detached garage building – APPROVED WITH CONDITIONS

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Thorneyholme Hall in Dunsop Bridge. Thorneyholme Hall is currently a large residential dwelling located within substantial grounds and has previously been used as a Hotel with spa and leisure facilities.

The grounds of Thorneyholme Hall comprises of the large dwelling and the unauthorised building which is on the site of a now demolished detached triple garage to the east. To the south of the dwelling are the attractive garden areas, and in the south west corner is a hard surfaced area and a couple of timber buildings. This hard surfaced area did originally contain a horse ménage and tennis court, however these have been removed and only the hardstanding remains. Along the eastern boundary of the curtilage are a number of trees protected under Tree Preservation Order 3 (ref: 77 - 1986), as well as a separate group of trees protected under Tree Preservation Order 3 (ref: 124 - 1992) to the south of the detached garage.

Access to Thorneyholme Hall is obtained over Thorneyholme Bridge and via a private access road off Newton Road, with this bridge also providing access to approximately 6-7 other residential properties in the vicinity.

The application site is located within the Open Countryside (outside of the settlement boundary of Dunsop Bridge) and the Forest of Bowland Area of Outstanding Natural Beauty, and the surrounding landscape is categorised as the Upper Hodder Wooded Rural Valley within the Forest of Bowland AONB Landscape Character Area Appraisal.

All of the site is within flood zone 2 and the majority of the site is within flood zone 3, according to the EA flood zone map.

Proposed Development for which consent is sought:

The application is described as “Change of use from private dwelling (C3) to Cookery School with accommodation (C2)”

This description would imply that the unauthorised outbuilding is part of the house but this application seeks to regularise the unauthorised outbuilding and convert this to a cookery school with the house being used as accommodation.

This building is not in accordance with the plans previously approved for the cookery school. 2017/0408 which showed the existing garage being retained and extended.

The planning officer visited the site in August 2021 and although internal access was not possible the building on site appeared to be subdivided internally and it is in the process of being fitted out with utilities. It appears to be being fitted out as domestic accommodation which was the proposed use recently refused under application number 2020/0676.

It is presumed that if planning permission is granted then this would be removed.

Principle of Development:

Applications which support the local economy and tourist attractions in the borough would be supported in principle by policies EC3, DMB1, DMB3 however this must not conflict with other policies of the plan.

The submitted planning statement seeks to assess the application against the council's core strategy policies but the submission fails to provide any detail of the proposed end user in the form of a business plan. It does specify an interested party is in discussions with the applicant but says that the council would be unreasonable to require further information or restrict the operation to one user. It may be unreasonable to restrict to one user, however the council would need to have confidence that the scheme has a reasonable probability of going ahead particularly as the building was recently proposed to be a domestic annexe to the house which was considered unacceptable..

Whilst the change of use of the house itself is unlikely to have a material impact on the surrounding area, particularly given its historical use as a hotel and spa, the cookery school itself is housed within a substantial building outside the settlement boundary and also within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

Thorneyholme Hall is a substantial building with eight bedrooms and extensive living accommodation including two lounges and two dining rooms. The footprint of the outbuilding is almost the same size of that of the house. The building is capable of providing extensive accommodation.

The detached cookery school building is clad in timber which gives it a striking appearance directly against the stone and render construction of the hall and other nearby properties which are in a traditional style. However it is not materially different from what would have resulted should planning application 2017/0408 for the conversion and extension of the outbuilding been implemented.

Policy EC3 of the core strategy states: *Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.*

Policy DMB1 states: *Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the core strategy.* DMB1 is also supportive of the expansion of existing firms but as no information is provided with regard to the end user those parts of the policy are not engaged.

Policy DMB3 states: *Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough.* This is subject to certain criteria.

1. *The proposal must not conflict with other policies of this plan;*
2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
3. *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*

4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;

5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and

6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

1. The proposal should display a high standard of design appropriate to the area.

2. The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.

Policy DMG2 of the Core Strategy states that *development outside the settlement boundaries must meet at least one of the following 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 a local need or benefit can be demonstrated.*

6. *the development is compatible with the enterprise zone designation.*

Policy EN2 of the core strategy states that in the AONB *'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'* with the requirements of EN2 further stipulating that *'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'*.

The application form states that there will be 7 full time employees and it is accepted that the cookery school was previously granted permission as it was considered that there was justification for the proposal in terms of economic development, recreation and tourism which was considered to outweigh the impact on the landscape.

It differs from the previous scheme in that it is now a new build approx. 3 times bigger than the garage which previously existed. However, the previous scheme included the extension of the garage and the resultant building was very similar to the proposal. The previous scheme never went ahead presumably due to the pandemic and in the interim a new build was constructed. It is presumed that a total new build was a more practical solution than extending the garage building. Planning permission was recently applied for, for an annexe and the building is currently fitted out for this purpose.

The conversion of the dwelling to holiday accommodation would be appropriate as it would reuse an existing building, the principle of the establishment of a cookery school and new build to accommodate it has also been established through previous decisions. The applicant has previously argued that the 2017 permission has been implemented, however as the development in situ is not in accordance with the approved plans the council do not accept this argument. The proposed development would contribute to

the visitor economy and may bring wider benefits to other local business from visitors to the site. The proposal is considered to be a small scale use appropriate to a rural area.

Residential Amenity:

The building is located to the East of Thorneyholme Hall and is located approx. 25 metres from the boundaries of properties to the East. The scheme also includes a large car park and lighting which seems excessive and the site is subdivided by the centrally located driveway. It is considered that suitable conditions could be imposed to control hours of operation and lighting so as not to cause an undue impact on neighbouring properties.

Visual Amenity:

The proposal is for a large timber clad chalet type structure located adjacent to the Hall. It is visually prominent on the approach even though at the time of the site visit the trees were in full leaf.

The building is substantial and it was recently concluded that a building of this scale is not appropriate as a domestic outbuilding. It does have some visual impact on the landscape, however the economic benefits of the development post pandemic have to be weighed in the balance as well as considering previous decisions. Large timber structures such as this are not uncommon in the open countryside and it will contribute towards tourism. It is considered that if the timber were stained darker colour it would assist in assimilating it into the landscape. Furthermore although it occupies a large footprint it is single story and is subservient to the imposing form of Thorneyholme Hall.

The scheme also incorporates 21 low level bollard lights along the length of the driveway and around the car park and gardens. The car park is understood to be on the site of a former stable and manege.

The submitted lighting assessment concludes that the lights will not result in light spillage outside of the site so as to cause a nuisance to neighbours, and this is not disputed.

However, it is still considered that they will be visible and along with the large car park will contribute to the urbanising effect of the development as a whole. However this visual impact is considered to be localised and it should also be taken into consideration that structures that have previously existed on the site. Furthermore lighting such as this could be installed on a residential property without the requirement for planning permission.

On balance whilst it is accepted that this is a large building it is in accordance with the tourism and economic development aspirations for the borough and this is considered to outweigh the visual impact. It is proposed to impose conditions to control the future use given that permission is granted on the basis of the economic benefits of the scheme.

Ecology and Trees:

The submitted tree survey confirms that several trees have been removed as part of the previous planning application but no further trees are proposed to be removed. As the application is retrospective it is not possible to impose conditions requiring protection. It is important that remaining tree cover is maintained due to its amenity value.

Highways:

The Local Highway Authority have confirmed that there are no envisaged highway safety implications in relation to the development proposed but recommend that conditions are imposed to ensure that parking is provided.

Flood Risk:

The environment agency raises no objection to the proposal as whilst the flood risk assessment is not up to date the building is constructed and would have been acceptable in terms of the assessment submitted at the time.

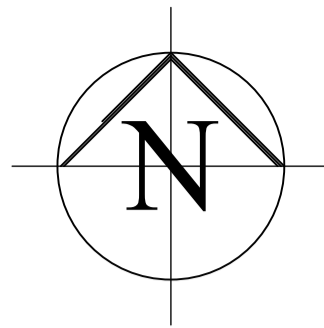
Observations/Consideration of Matters Raised/Conclusion:

The material planning concerns raised by the objector are discussed in the appraisal, it is noted that there are concerns with regard to the alleged breaches of planning control. It is not an offence to carry out works without first gaining planning permission and applications can only be dealt with at face value based on the merits of the scheme. Notwithstanding this, this application has been submitted to attempt to regularise the situation and retain the building.

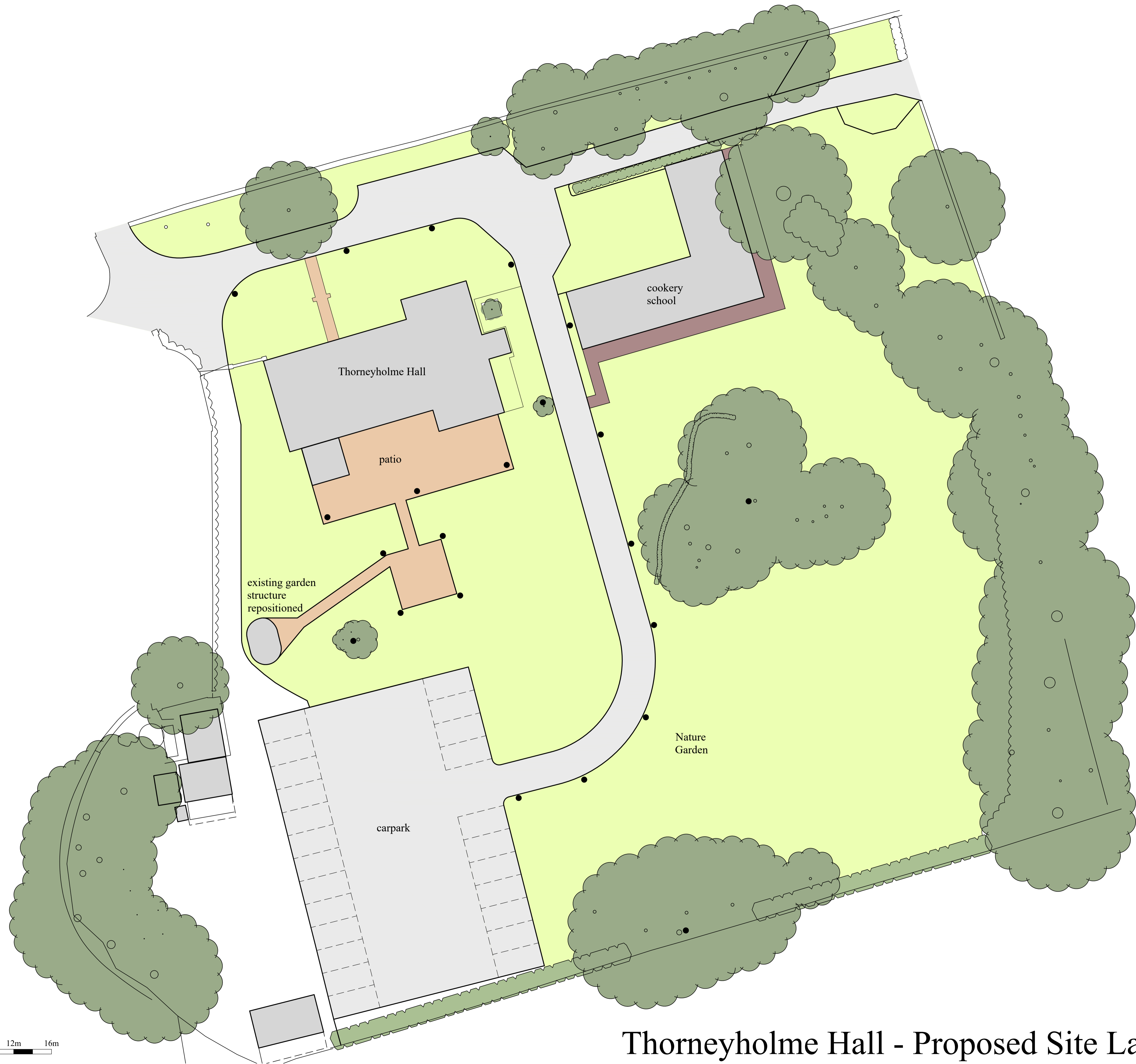
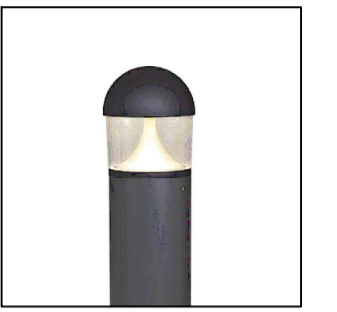
There are no material changes in planning policy or the circumstances of the site since the previous approval of a cookery school and accommodation since originally approved in 2017. The proposal will have some visual impact but this is considered to be outweighed by the economic and tourism benefits of the proposal. As such the proposal is considered to be in broad accordance with DMG1, DMG2, DMB3 and EN2 of the Core Strategy for the Ribble Valley and there are no material planning reasons to warrant refusal of the development.

RECOMMENDATION:

To approve planning permission.



LEGEND
 Ansell Lighting
 ● Taurus LED
 Bollard



Rev F: Site Layout updated 23-03-21
 Rev E: Proposed bollard positions indicated 17-08-20
 Rev D: Site Layout updated 14-03-19
 Rev C: Site Layout updated 13-02-19
 Rev B: Accommodation notation altered 19-05-17
 Rev A: Parking indicated 02-05-17

Project
**Proposed Development at
 Thorneyholme Hall, Dunsop Bridge**

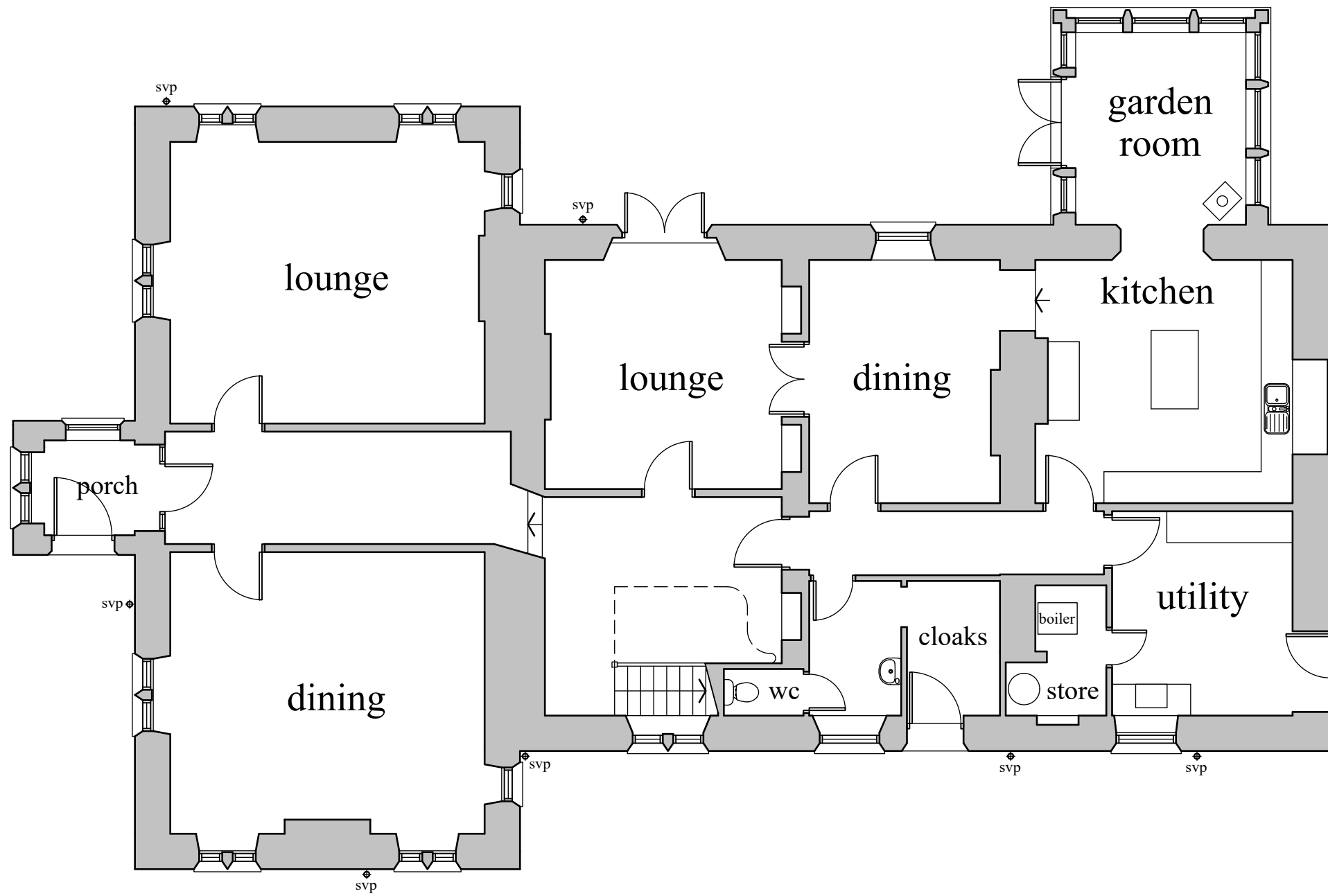
Title
Proposed Site Layout

PWL
 ARCHITECTURE

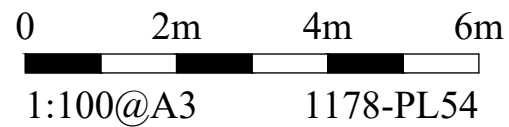
31 Chapel Brow Leyland Preston PR25 3NH
 Tel 01772 467404 E Mail: info@pwlarchitecture.com

Scale	Date
1:200@A1	March 2017
Drawn	Drwg No
PL	1178-PL-22F

Thorneyholme Hall - Proposed Site Layout

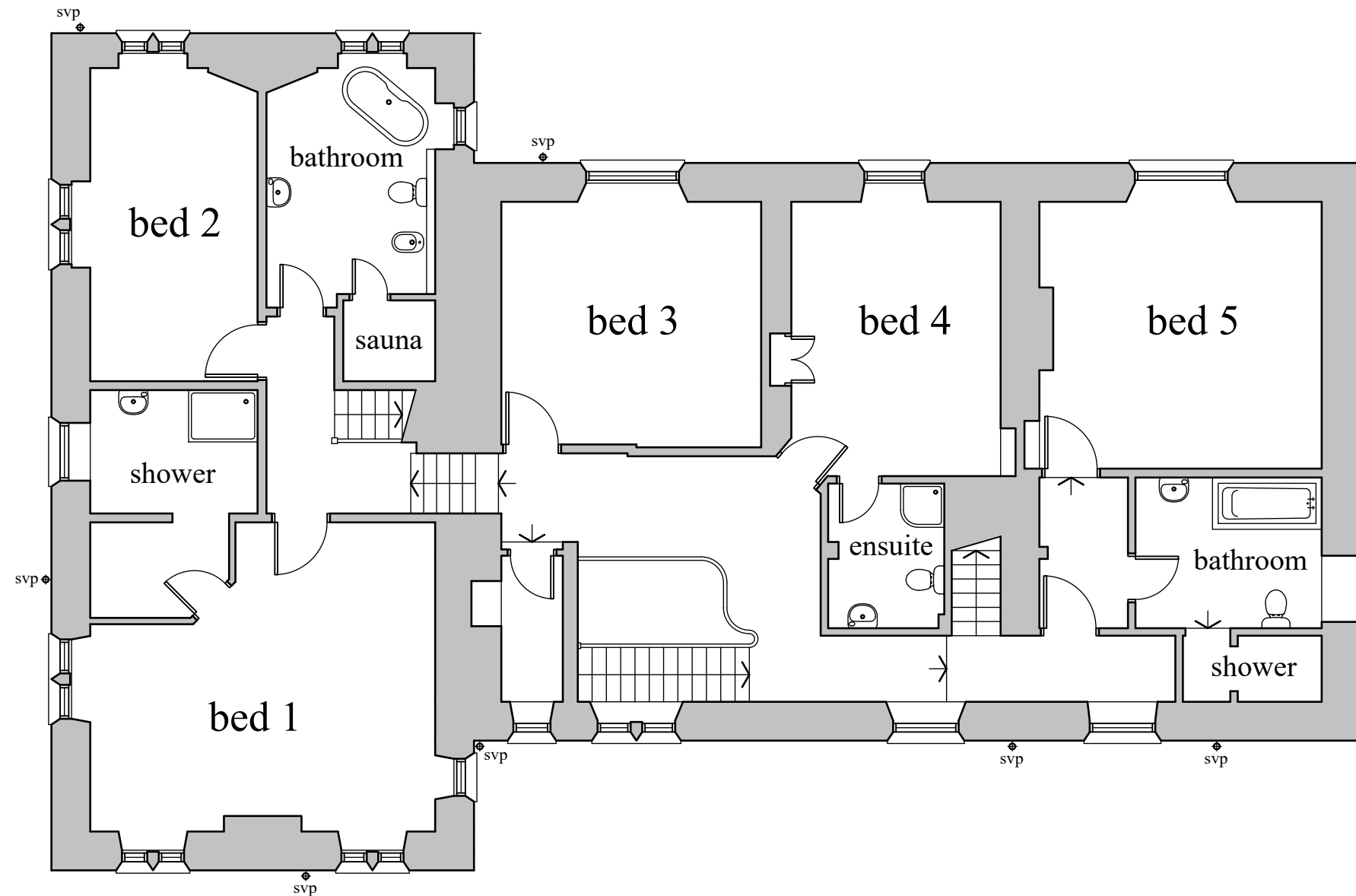


Existing Ground Floor Plan

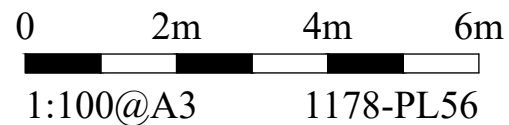


Thorneyholme Hall, Dunsop Bridge



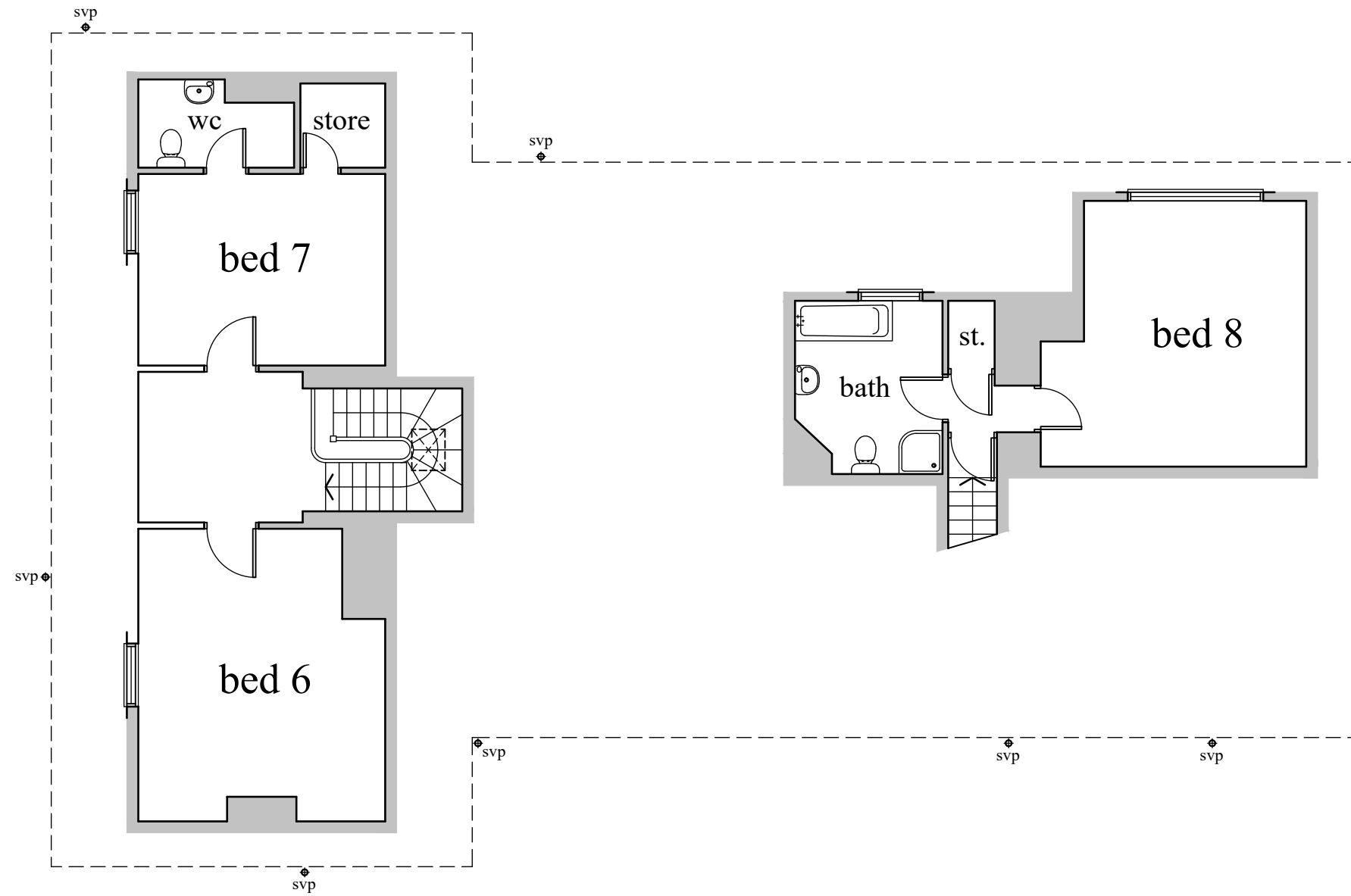


Existing & Proposed First Floor Plan

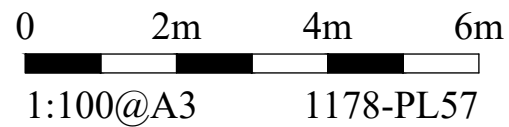


Thorneyholme Hall, Dunsop Bridge





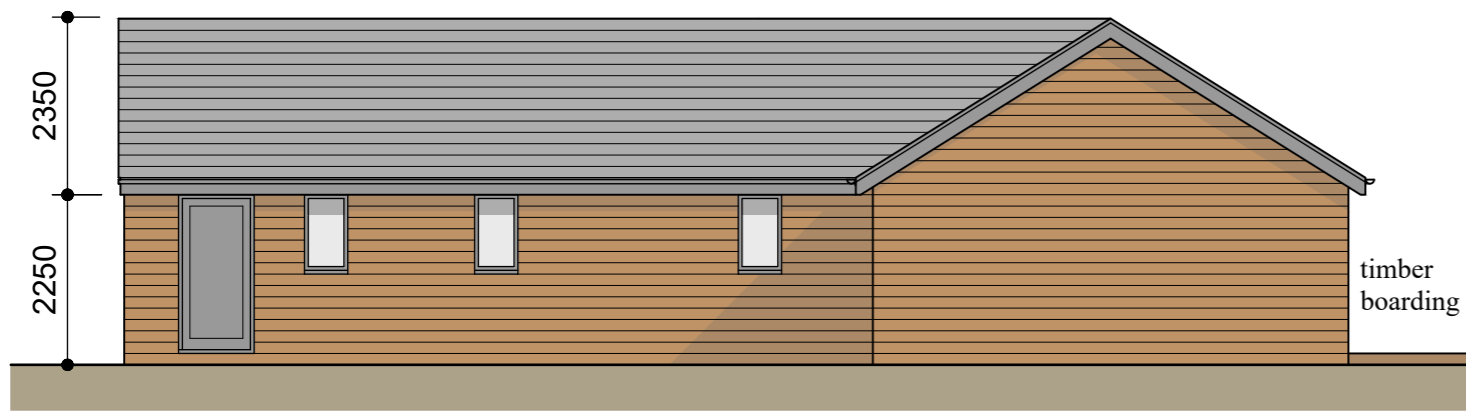
Existing & Proposed Second Floor Plan



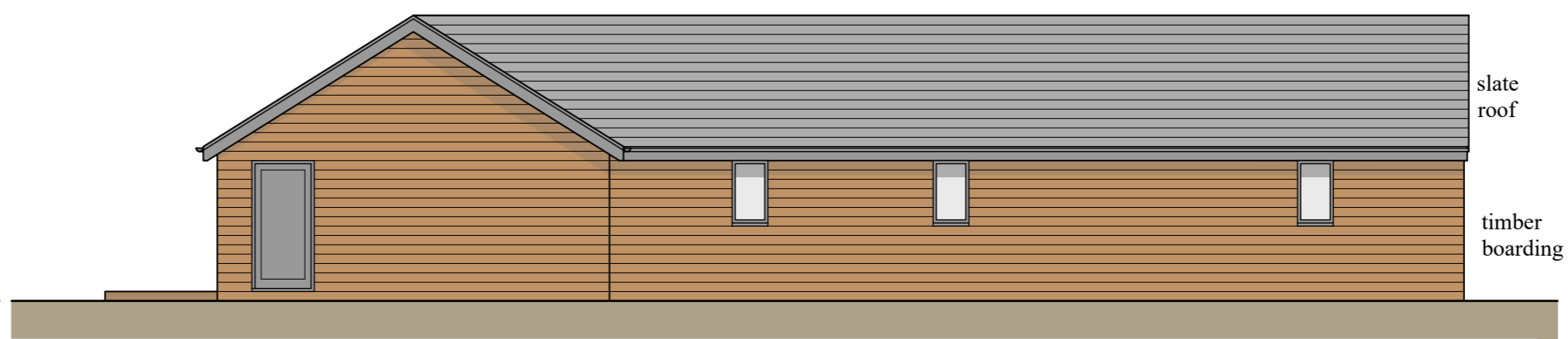
Thorneyholme Hall, Dunsop Bridge



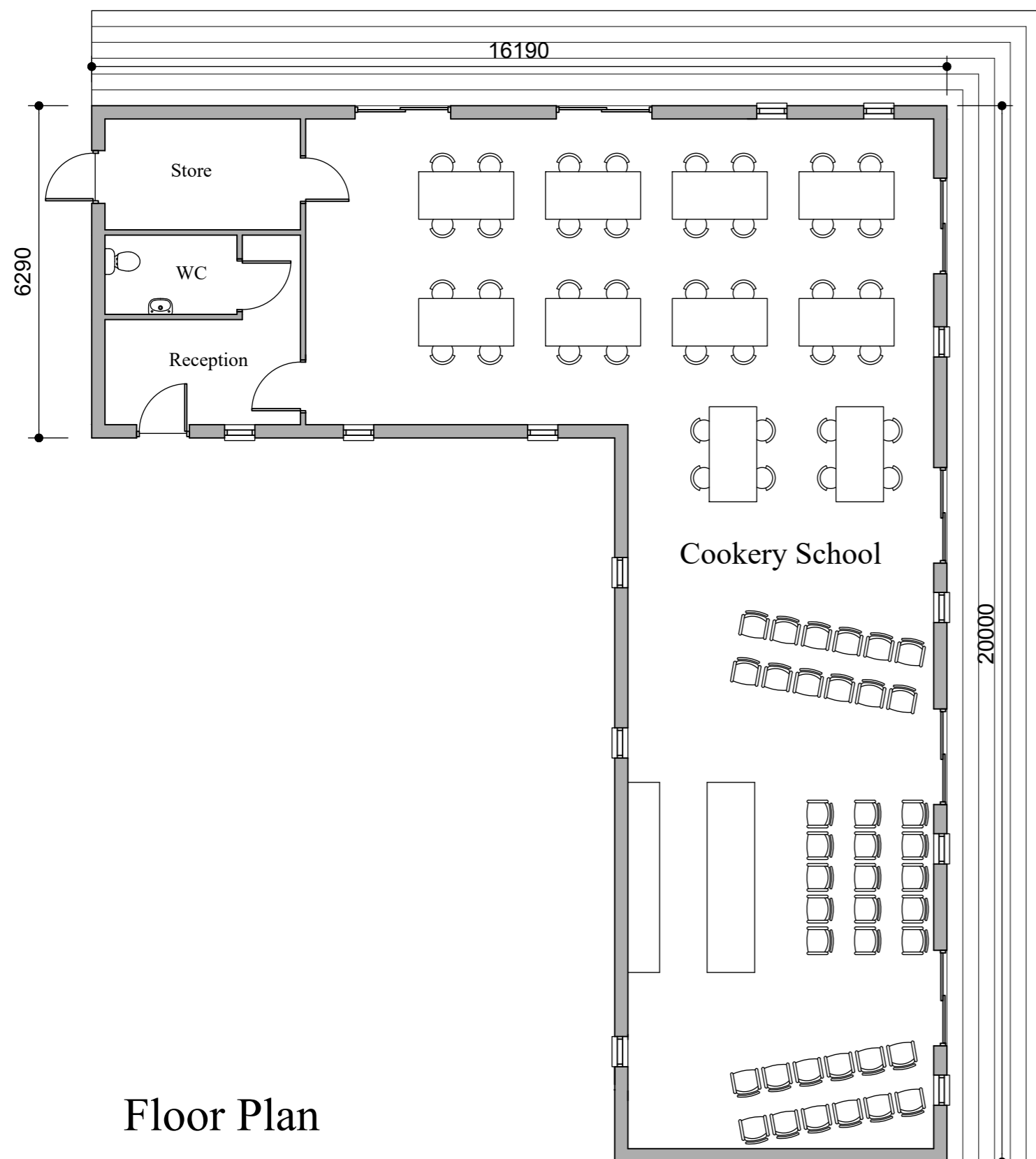
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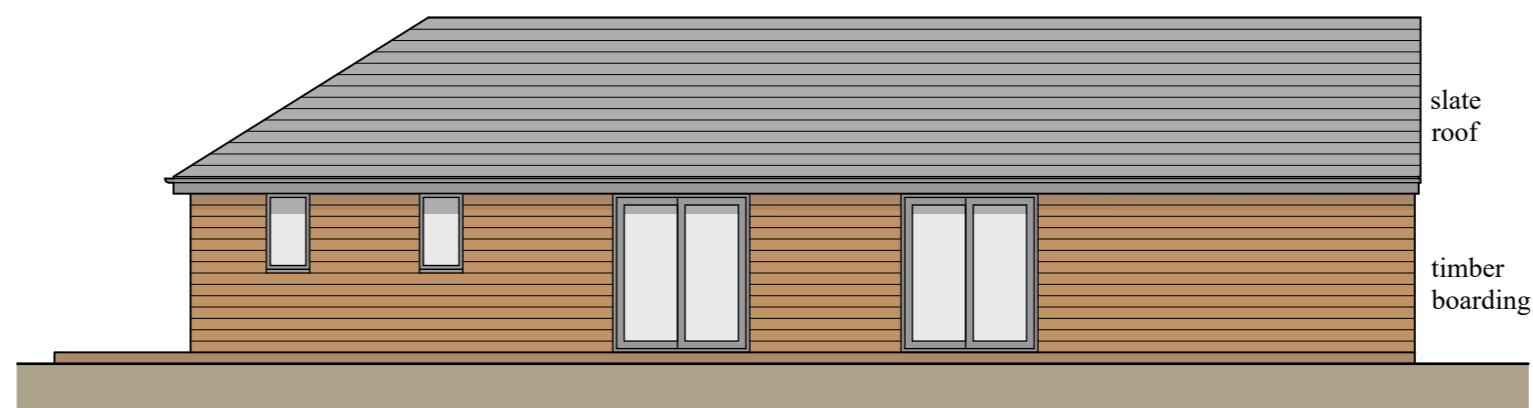
Proposed Front Elevation (West)



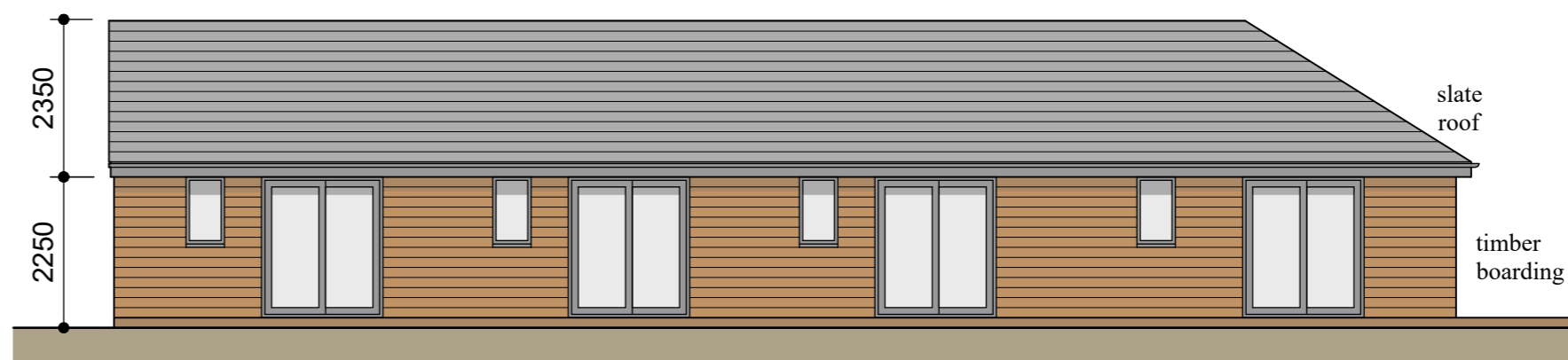
Proposed Front Elevation (North)



Floor Plan



Proposed Front Elevation (East)



Proposed Front Elevation (South)

Rev F: Layout revised 19-10-21
 Rev E: Updated 17-5-21
 Rev D: Updated 24-3-21
 Rev C: Bedroom removed 24-7-17
 Rev B: Dimensions added 10-5-17
 Rev A: Revised in accordance with clients comments 16-4-17

Project
 Proposed Development at
 Thorneyholme Hall,
 Dunsop Bridge

PWL ARCHITECTURE
 Title
 Proposed Cookery
 School General
 Arrangement

The Studio 29 Bent Lane Leyland Preston PR25 4HP
 Tel 01772 467404 E-Mail info@pwlarchitecture.com

Scale	Date
1:100@A2	March 2017
Drawn	Drwg No
PL	1178-PL-23F

Thorneyholme Hall - Proposed Cookery School

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2021/114023/01-L01
Your ref: 3/2021/1084
Date: 01 December 2021

Dear Sir/Madam

CHANGE OF USE OF SITE FROM RESIDENTIAL USE (C3) TO A COOKERY SCHOOL WITH ASSOCIATED ACCOMMODATION (C2), INCLUDING AN EXTENSION TO THE EXISTING DETACHED GARAGE BUILDING- REVISED PLANS THORNEYHOLME HALL, NEWTON ROAD, DUNSOP BRIDGE, BB7 3BB

Thank you for consulting us on the above application which we received 11 November 2021.

Environment Agency position

Our understanding is that this development has already been constructed therefore, even if the Flood Risk Assessment (FRA) does not conform to the current requirements, it conforms to the requirements valid in 2017 when the development was accepted.

Due to the nature of the development and acknowledging that the plan confirms no bedroom accommodation is present on the ground floor within the cookery building, we have no objection to the above application.

Informative for Applicant

The FRA concludes that the site is located in Flood Zone 2 based on local topography. In the absence of detailed modelled evidence to support this conclusion, the site will remain located in Flood Zone 3.

Informative: Flood warning and emergency response - advice to LPA

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The [planning practice guidance](#) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Additional information:

We would like to highlight that over the lifetime of the development, the frequency and severity of all forms of flooding is likely to increase as a result of climate change. The developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

The applicant might find useful also the information on Extra flood resistance and resilience measures at the following link: <https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zones-2-and-3>

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Yours faithfully

Carole Woosey
Planning Advisor

E-mail clplanning@environment-agency.gov.uk



Tree Survey

in Relation to Retrospective Planning Application
for Formation of Outbuilding to Serve Holiday Let at



**Thorneyholme Hall, Dunsop Bridge,
Lancashire, BB7 3BB**

Prepared by:

Bowland 
Tree Consultancy Ltd

April 2021

**TREE SURVEY
THORNEYHOLME HALL, DUNSOP BRIDGE**

CONTENTS

1. TREE SURVEY SCHEDULE & BS5837: 2012 TABLE 1
2. TREE CONSTRAINTS PLAN
3. PROPOSED SITE PLAN (AS CONSTRUCTED)

Contact Details

Bowland Tree Consultancy Ltd
Unit 2
First Floor
11 Cannon Street
Preston
Lancashire
PR1 3NR

T: 01772 437150
E: info@bowlandtreeconsultancy.co.uk

**TREE SURVEY
THORNEYHOLME HALL, DUNSOP BRIDGE**

CONTROL SHEET

Project No.: BTC2209

Site: Thorneyholme Hall, Dunsop Bridge, Lancashire, BB7 3BB

Agent for Client: PWA Planning

Council: Ribble Valley Borough Council

Survey Date: 3 November 2016 (reviewed 17 April 2021)

Surveyed by: Jennie Keighley MSc MArborA

Reviewed by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Prepared by: Jennie Keighley & Phill Harris

Checked by: Joseph Lambert BSc(Hons) FdSc MArborA

Date of Issue: 4 May 2021

Version No: 1

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client, as named. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.

Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

TREE SURVEY SCHEDULE
Site: Thorneyholme Hall, Dunsop Bridge, Lancashire, BB7 3BB
Agent for Client: PWA Planning

Surveyor: Jennie Keighley <small>MSc MArborA</small>
Survey Date: 3 November 2016
Job Ref: BTC1208

Page: 1 of 2

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Wellingtonia	30	1580	N 8 E 8 S 6 W 6	14-W 10	M	G	<ul style="list-style-type: none"> Bifurcates into two codominant leaders at a height of 4m. Crown slightly biased north and east. Strip of slight black bark staining with sappy exudate on western side from base to a height of 2.5m. Tree retained in context of development under consideration. Understood, from information provided by agent, that tree was protected in accordance with Arboricultural Method Statement (AMS) relating to previous planning application, and that the additional decking to its perimeter was constructed on existing ground levels without any associated ground excavation works. 		10+	A1/3	707	15
T2	Holly	11	1x420 1x280 1x260 (ms)	N 5 E 5 S 3 W 3	1.5-S 2	PM	P	<ul style="list-style-type: none"> Tree removed in accordance with previous planning approval. 		<10	U	146	6.81
T3	Wellingtonia	27	1090	N 4.5 E 4.5 S 5 W 4.5	12-NW 8	M	G	<ul style="list-style-type: none"> No visible defects. Tree retained in context of development under consideration. 		40+	A1	537	13.08
T4	Beech	18	680	N 12 E 9 S 7 W 10	3-W 3	M	G	<ul style="list-style-type: none"> Flared buttress root to west. Four primary leaders from a height of approximately 3m. Crown suppressed south due to presence of neighbouring tree. Tree retained in context of development under consideration. 		40+	A1/2	209	8.16
T5	Sycamore	20	740	N 7 E 3 S 3 W 7	4-SE 5	M	M	<ul style="list-style-type: none"> Tree understood to have been removed in accordance with previous planning approval. 		<10	U	248	8.88
T6	Scots Pine	25	390	N 3 E 4 S 1 W 2	19-N 19	M	M	<ul style="list-style-type: none"> Tree understood to have been removed in accordance with previous planning approval. 		<10	U	69	4.68

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to nearest half metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not approved developments. Arboricultural Impact Assessment and Method Statement related Surveys take the approved development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²:	Root Protection Area in m ² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
# (Estimated Dimensions):	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE
Site: Thorneyholme Hall, Dunsop Bridge, Lancashire, BB7 3BB
Agent for Client: PWA Planning

Surveyor: Jennie Keighley <small>MSc MArborA</small>
Survey Date: 3 November 2016
Job Ref: BTC1208

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
G1	2no. Weeping Ash	≤ 16	≤ 560	N ≤ 4 E ≤ 2.5 S ≤ 5 W ≤ 5	6-S ≥ 0	M	P	<ul style="list-style-type: none"> Group retained in context of development under consideration. Easternmost tree: <ul style="list-style-type: none"> 300mm diameter primary branch has failed in past, leaving 1m+ long tear out wound at a height of around 5m. Large swelling on east side of stem at a height of 3m around a fully occluded pruning wound. Sounding with a nylon hammer indicates some moderate decay within area of swelling. Light epicormic growth arising from swelling wound. Crown belongs to only one remaining primary branch. Westernmost tree: <ul style="list-style-type: none"> Larger primary branch lost at a height of 6m with a tear out wound. Smaller primary branch removed at a height of 4m. Remaining crown purely composed of epicormic growth emerging from wounds. 		<10	U	≤ 142	≤ 6.72
G2	7no. Yew, 2no. Holly	≤ 16	≤ 470	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	4-N ≥ 0	EM-M	M-G	<ul style="list-style-type: none"> Closely to widely spaced group. Most twin-stemmed from base. Several trees have had leaders and branches removed in the past. Largest Yew has slight stem lean west. 		20+	B2	≤ 100	≤ 5.64
G3	approx. 15no. Western Red Cedar, Leyland Cypress, Yew, Ornamental Cypress, Holly	≤ 16	≤ 1x430 1x330 (ts)	N ≤ 4 E ≤ 4 S ≤ 5 W ≤ 4	1-S ≥ 1	EM	D-G	<ul style="list-style-type: none"> Closely to loosely spaced group. One Western Red Cedar has had a rope tied around its stem at a height of approximately 4m to 5m, which is now fully embedded within the stem, and the tree has died as a result. 		20+	B2	≤ 133	≤ 6.5
G4	2no. Beech, 2no. Corsican Pine, 1no. Sycamore, 1no. Oak	≤ 27	≤ 800	N ≤ 7 E ≤ 7 S ≤ 9 W ≤ 11	5-E ≥ 3	M	M	<ul style="list-style-type: none"> Closely spaced group. Crowns suppressed east. 11kv uninsulated electrical cables pass within 2m of crown of Beech to south of group. 		20+	B2	≤ 290	≤ 9.6
G5	6no. Apple	≤ 4	≤ 75	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	0.5-E ≥ 1	Y	M	<ul style="list-style-type: none"> Closely spaced group of planted as a double row. 		10+	C2	≤ 3	≤ 0.9
G6	3no. Common Yew, 1no. Scots Pine	≤ 13	≤ 7x365 (ms)#	N ≤ 9 E ≤ 6 S ≤ 9 W ≤ 7	1-N ≥ 2	M	G	<ul style="list-style-type: none"> Closely spaced linear group. All have multiple primary leaders from a height of 1m to 2m. 		40+	A2	≤ 422	≤ 11.59

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> ▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red
1. Mainly arboricultural qualities		2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
<p>Category B</p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
<p>Category C</p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>			




KEY

T = Individual Tree
G = Group of Trees


Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:


Those to be Considered for Retention:

 Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

 Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

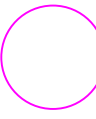
 Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

 Category 'U' Tree/Group
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: Trees with their identification numbers labelled in grey are recommended for removal in the context of the development

Root Protection Areas (RPAs):

 RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see appended Temporary Protective Fencing Specification

Project:
THORNEYHOLME HALL
DUNSOP BRIDGE
LANCASHIRE
BB7 3BB

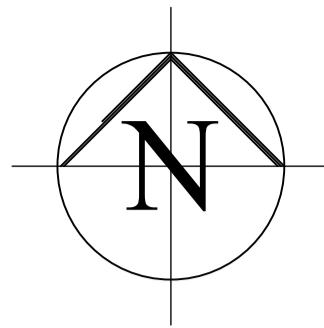
Agent for Client:
PWA PLANNING

Title:
TREE CONSTRAINTS PLAN
in Relation to Retrospective Planning Application for Formation of Outbuilding to Serve Holiday Let

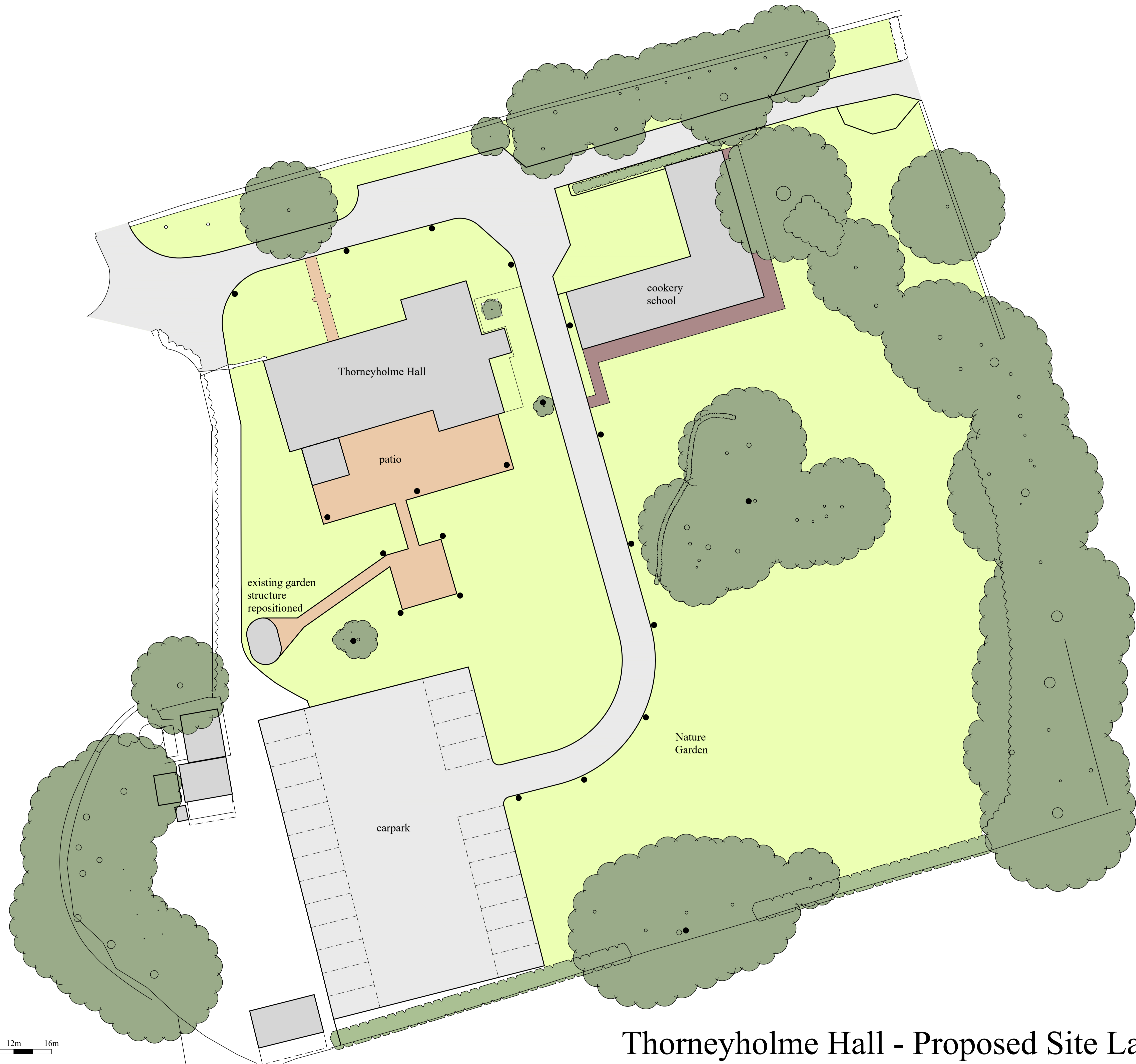
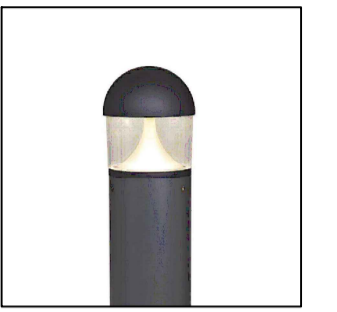
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Survey Date: April 2017
Drawn by: JK & PH
Checked by: JL



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



LEGEND
 Ansell Lighting
 ● Taurus LED
 Bollard



Rev F: Site Layout updated 23-03-21
 Rev E: Proposed bollard positions indicated 17-08-20
 Rev D: Site Layout updated 14-03-19
 Rev C: Site Layout updated 13-02-19
 Rev B: Accommodation notation altered 19-05-17
 Rev A: Parking indicated 02-05-17

Project
**Proposed Development at
 Thorneyholme Hall, Dunsop Bridge**

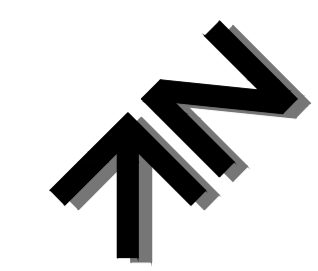
Title
Proposed Site Layout

PWL
 ARCHITECTURE

31 Chapel Brow Leyland Preston PR25 3NH
 Tel 01772 467404 E Mail: info@pwlarchitecture.com

Scale	Date
1:200@A1	March 2017
Drawn	Drwg No
PL	1178-PL-22F

Thorneyholme Hall - Proposed Site Layout



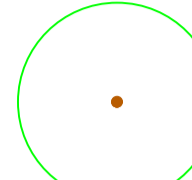
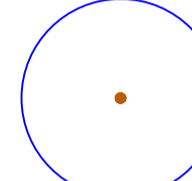
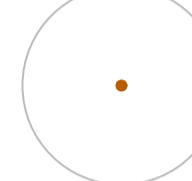
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Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

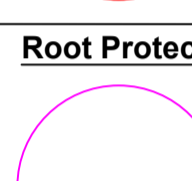
Those to be Considered for Retention:

-  Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
-  Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

-  Category 'U' Tree/Group
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Areas (RPAs):


-  RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see appended Temporary Protective Fencing Specification

Project:
THORNEYHOLME HALL
DUNSOP BRIDGE
LANCASHIRE
BB7 3BB

Agent for Client:
PWA PLANNING

Title:
TREE CONSTRAINTS PLAN
in Relation to Retrospective Planning Application for Formation of Outbuilding to Serve Holiday Let

Scale: 1:250@A1
Date: April 2021
Drawn by: JK & JL
Checked by: PH

Bowland 
Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC2209-TCP Rev: A

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



Appendix E - Relevant documents associated with application 3/2017/0408

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2017/0408

DECISION DATE: 22 August 2017

DATE RECEIVED: 02/06/2017

APPLICANT:

Mr Michael Reilly
C/o Agent

AGENT:

Mr Joshua Hellowell
PWA Planning
Ribble Saw Mill
Paley Road
Preston
PR1 8LT

DEVELOPMENT PROPOSED: Change of use of site from residential use (C3) to a cookery school with associated accommodation (C2), including an extension to the existing detached garage building.

AT: Thorneyholme Hall Newton Road Dunsop Bridge BB7 3BB

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan (scale 1:1250)

1178-PL-22B

1178-PL-23C (amended plan received 25/07/17)

1178-PL-24

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Notwithstanding any description of materials in the application no above ground works shall be commenced until samples or full details of the materials to be used on the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to secure a satisfactory appearance in the interests of maintaining the openness and visual amenity of the open countryside in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, no development, including any site preparation or tree works shall commence or be undertaken on site until an arboricultural method statement has been submitted to and approved by the RVBC Countryside Officer and all retained trees have been enclosed by protective fencing, in accordance with BS5837 (2012): Trees in Relation to Construction. Before the protective fencing is erected its type and position shall also be submitted to and approved in writing by the Local Planning Authority.

The agreed tree protection shall remain in place and be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection area specified.

Reason: To protect trees of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement EN2 and Policies DME1 and DME2 of the Ribble Valley Core Strategy.

5. No external lighting shall be installed on any structure, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Details of any external air conditioning vents, extraction systems or any other external plant equipment shall have been submitted to and approved in writing by the Local Planning Authority prior to installation on site. The submitted information shall include details of the design, positioning, specification, fixing and finish of all external plant equipment and the development shall be carried out in complete accordance with the approved details.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policies DMG1 and DMB1 of the Ribble Valley Core Strategy.

7. The residential accommodation hereby approved shall only be occupied by persons attended or associated with the cookery school hereby approved and shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier/owner(s) together with all dates of occupation.

Reason: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

8. The use of the cookery school building hereby approved shall be restricted to the hours between 08:00 - 18:00 Monday to Friday inclusive, and between the hours of 09:00 - 17:00 on Saturday and Sunday.

Reason: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

9. The car parking spaces and manoeuvring areas shall be provided as shown on approved Drawing Number 1178-PL-22B prior to the cookery school, and/or the associated accommodation, being first brought into use, and the car parking area shall be permanently maintained thereafter clear of any obstruction to its designated purpose.

Reason: In the interests of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

10. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by CTC Infrastructure (reference G:\cTc Infrastructure\Projects\2017\2017-C-231\Reports\Issue) and the flood mitigation measures detailed within it. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy DME6 of the Ribble Valley Core Strategy.

Note(s)

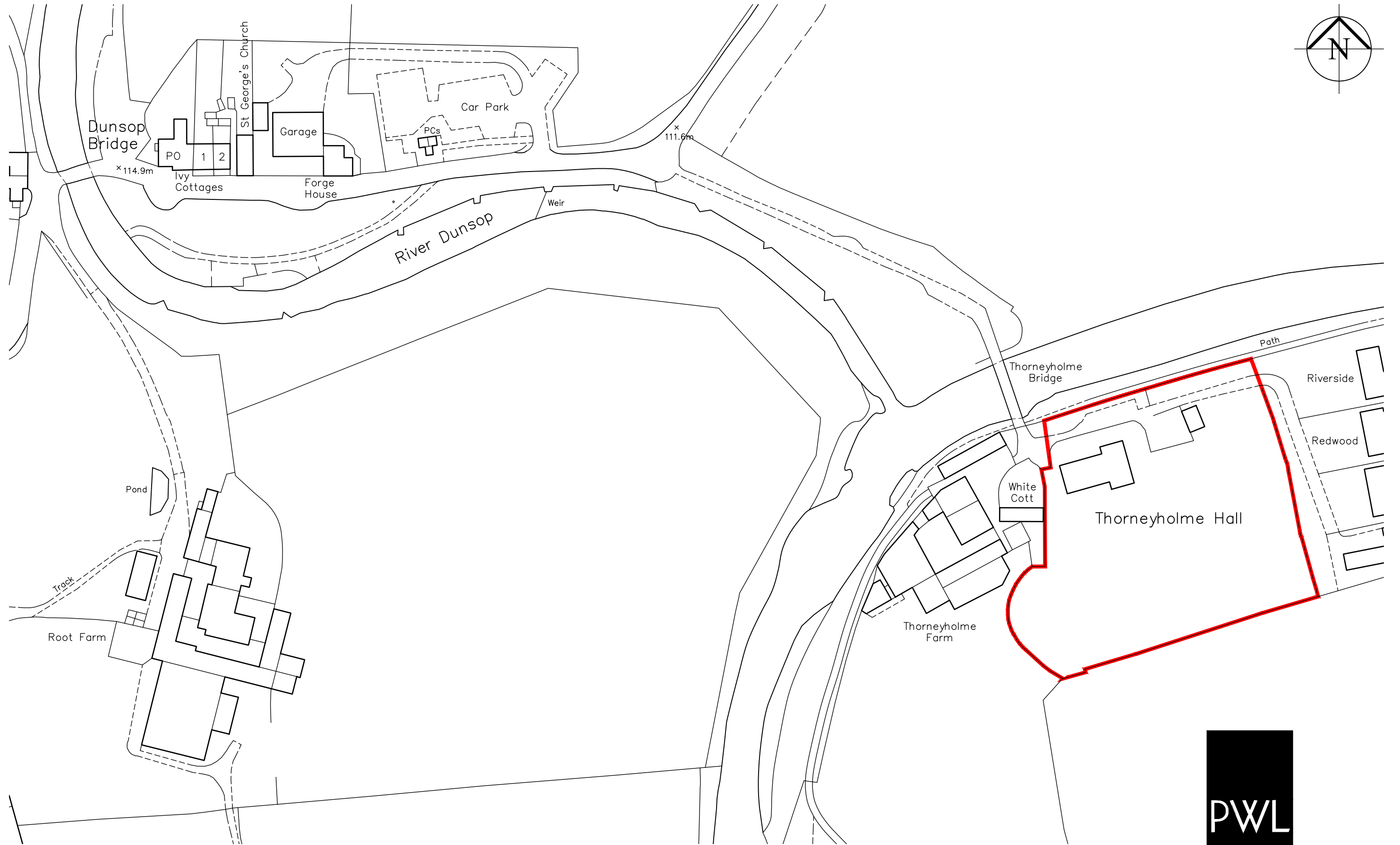
1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local

Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

pp JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

Thorneyholme Hall, Dunsop Bridge

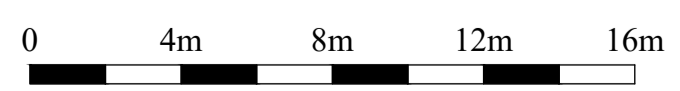
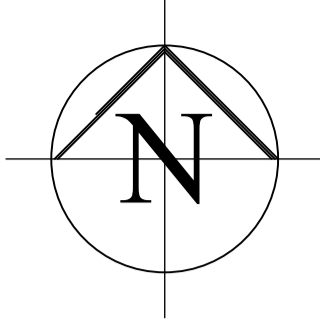


0 20m 40m 60m 80m
1:1250@A3 1178-PL-01A

Location Plan



The Studio 29 Bent Lane Leyland Preston PR25 4HP
Tel 01772 467404 E Mail info@pwlarchitecture.com



Project
Proposed Development at
Thorneyholme Hall, Dunsop Bridge

Title
Existing Site Layout

PWL

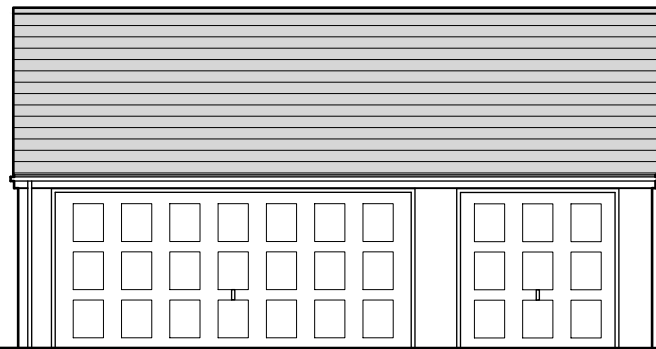
ARCHITECTURE

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Tel 01772 467404 E-Mail info@pwlarchitecture.com

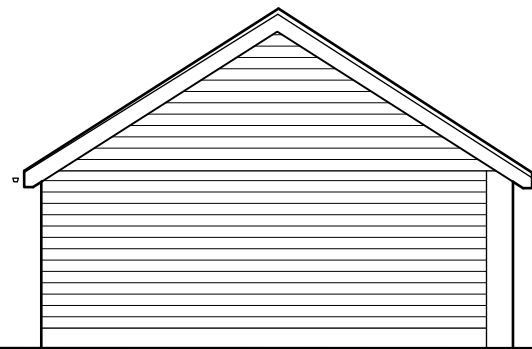
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Drawn PL Dwg No 1178-PL-20

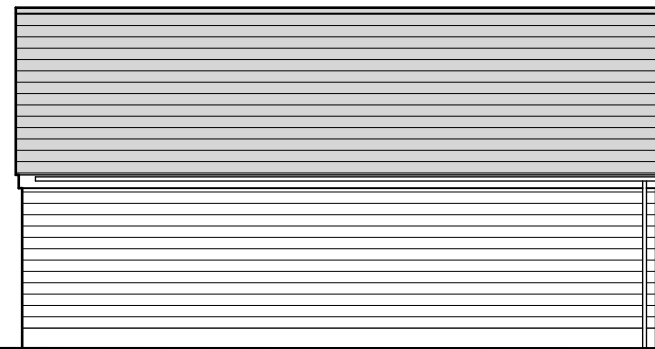
Thorneyholme Hall - Existing Site Layout



Front Elevation



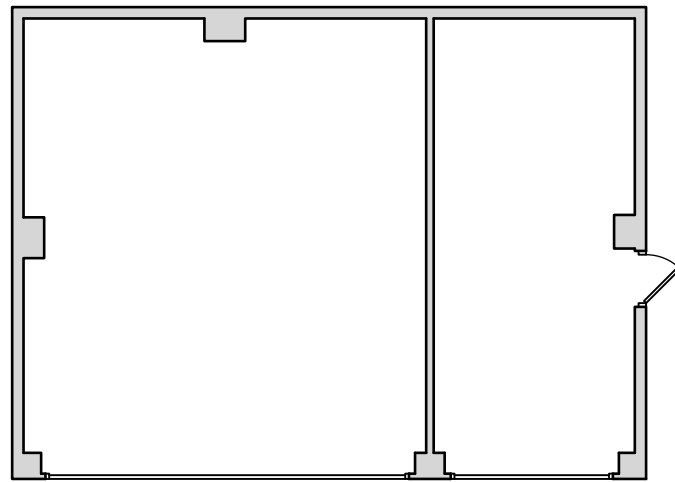
Side Elevation



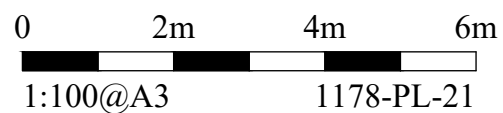
Rear Elevation



Side Elevation



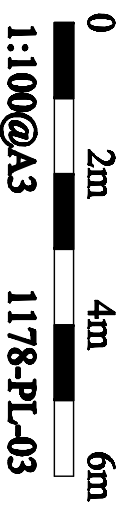
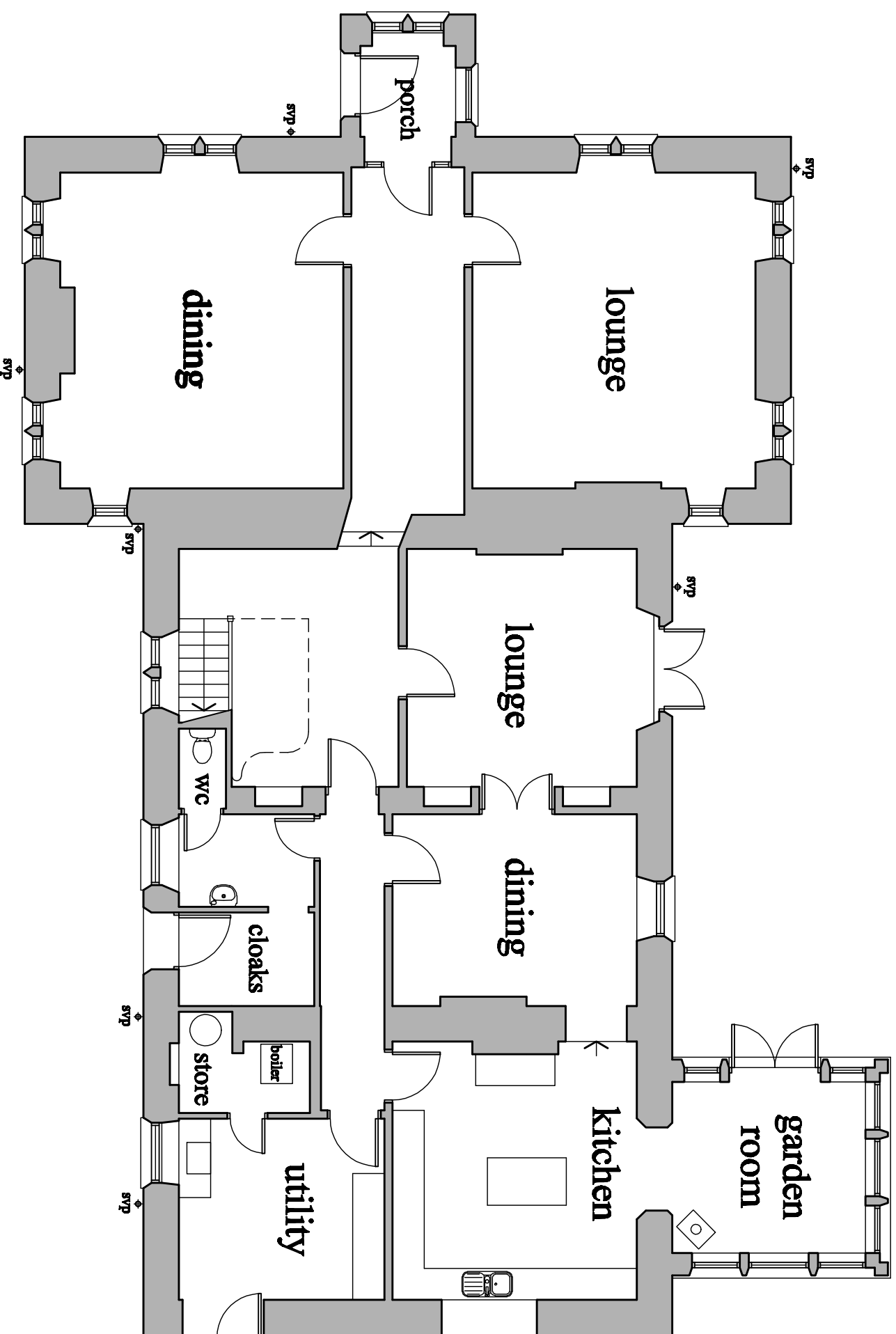
Floor Plan



Thorneyholme Hall - Existing Garage



Thorneyholme Hall, Dunsop Bridge

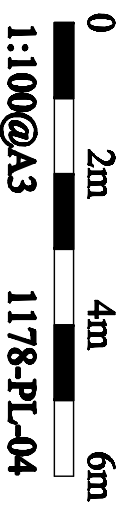
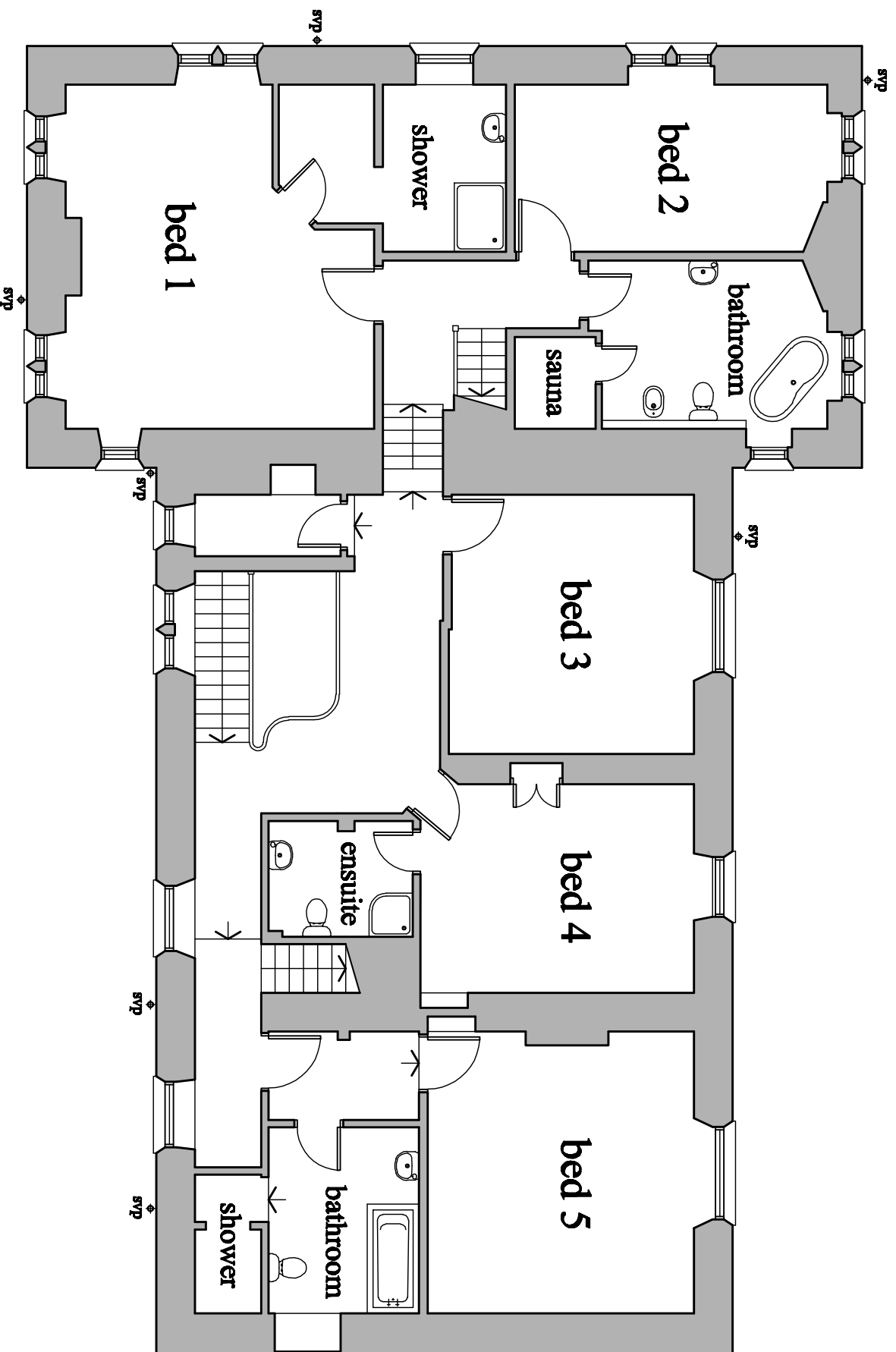


Existing Ground Floor Plan



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Tel 01773 467404 E Mail info@pwlarchitects.com

Thorneyholme Hall, Dunsop Bridge

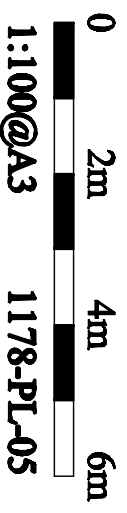
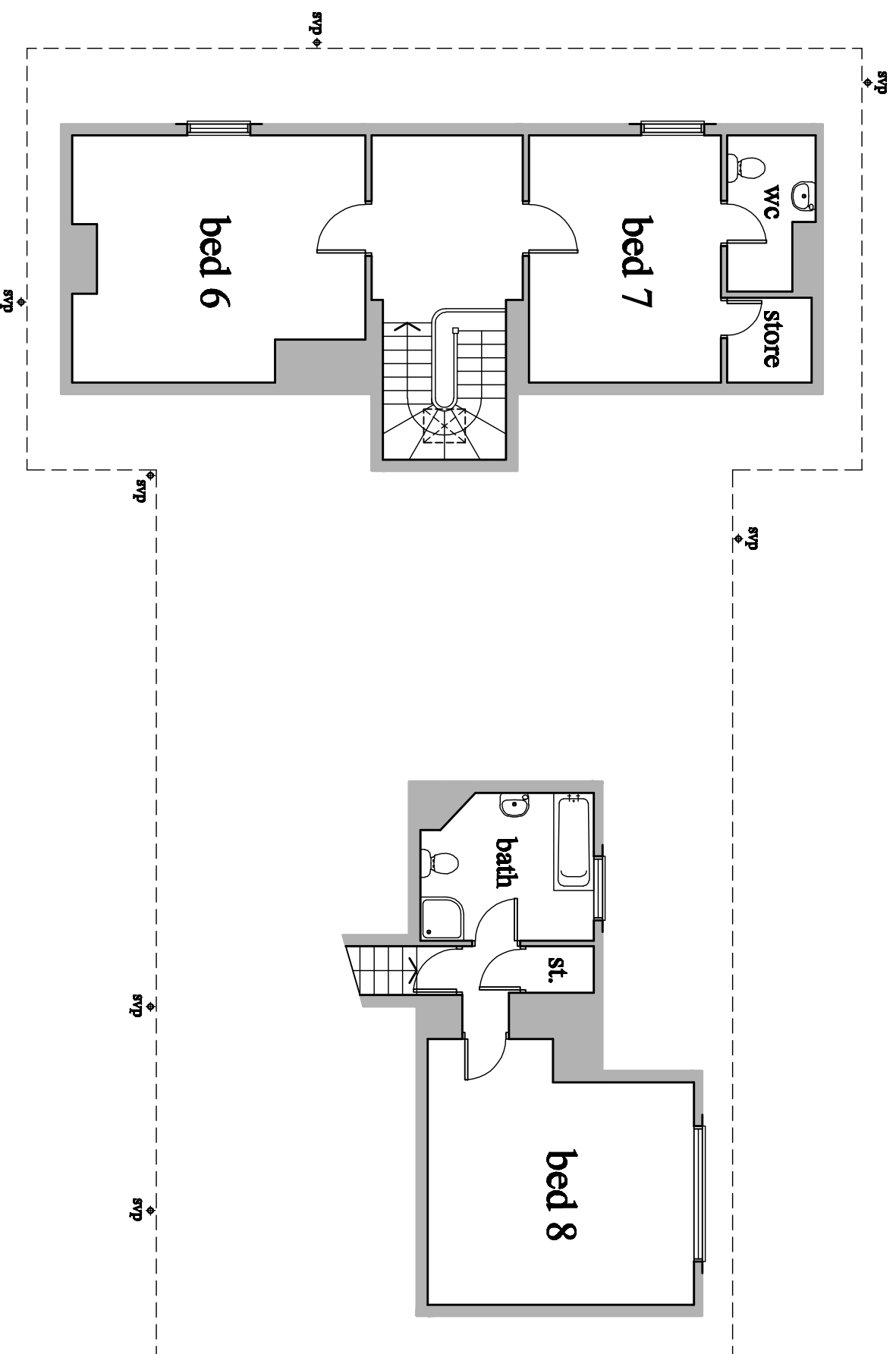


Existing First Floor Plan



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Thorneyholme Hall, Dunsop Bridge

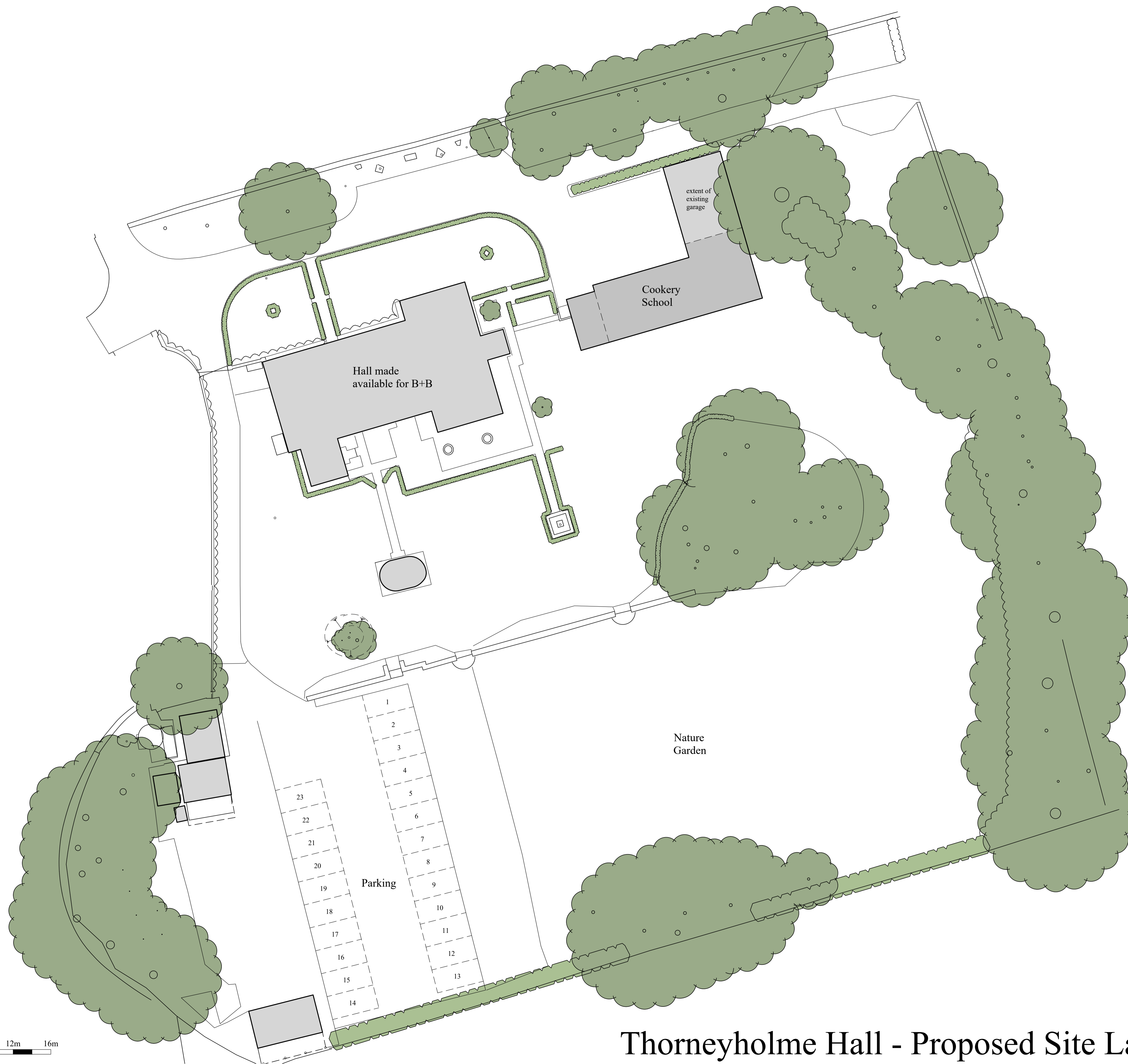
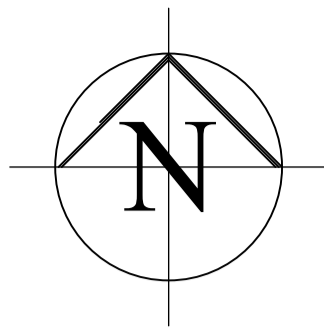


Existing Second Floor Plan



ARCHITECTS

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Thorneyholme Hall - Proposed Site Layout

Rev A: Parking indicated 02-05-17

Project
Proposed Development at
Thorneyholme Hall, Dunsop Bridge

Title
Proposed Site Layout

PWL
ARCHITECTURE

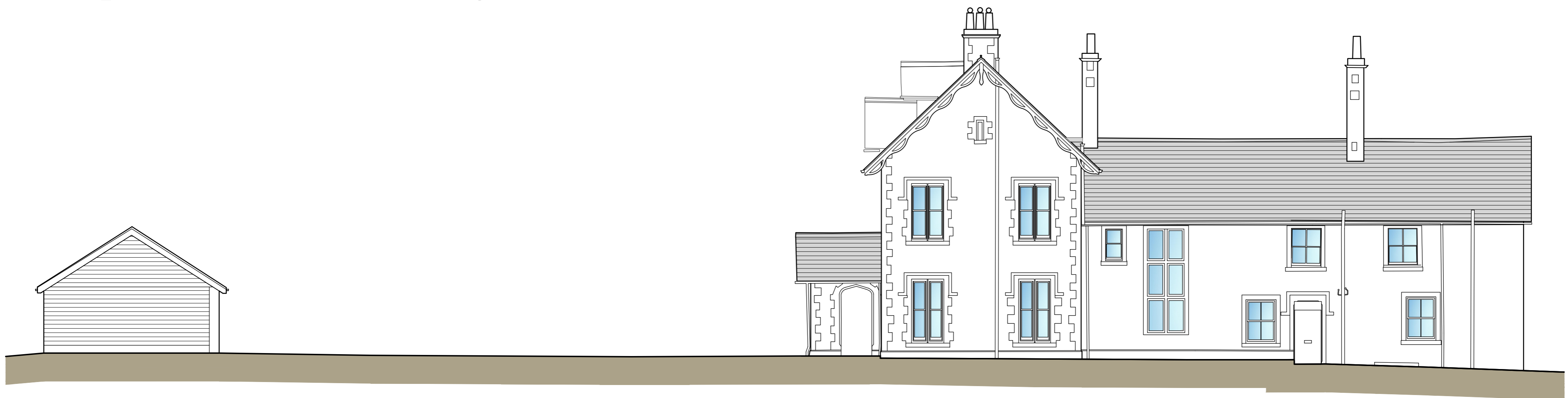
The Studio 29 Bent Lane Leyland Preston PR25 4HP
Tel 01772 467404 E Mail info@pwlarchitecture.com

Scale	Date
1:200@A1	March 2017
Drawn	Drwg No
PL	1178-PL-22A

0 2m 4m 6m




Proposed Elevation Facing South



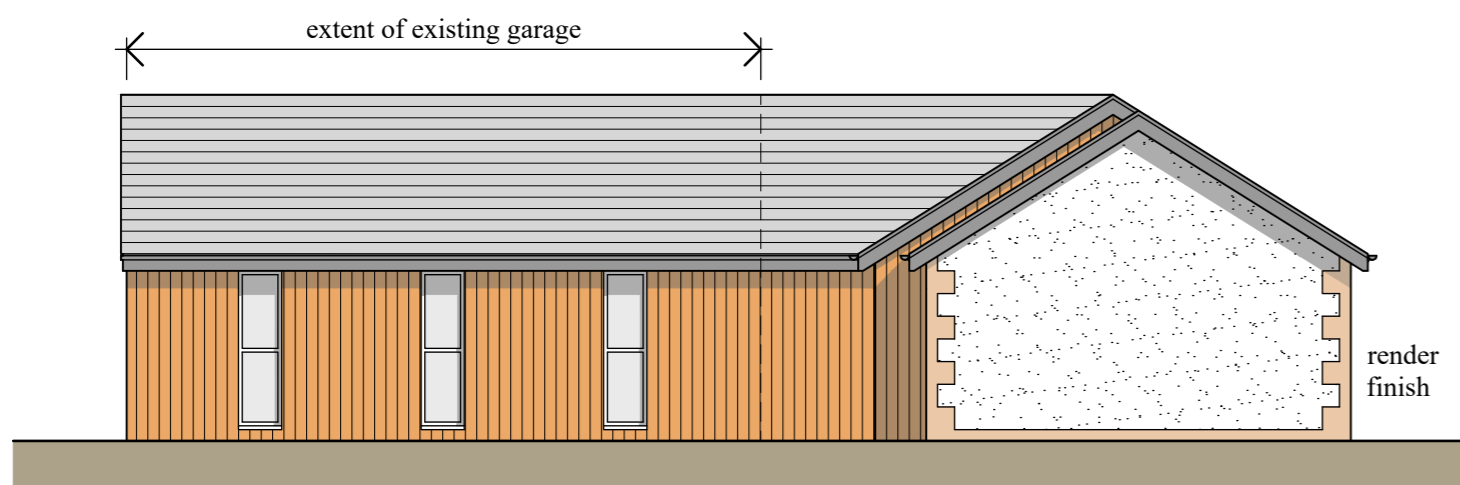
Existing Elevation Facing South

Thorneyholme Hall - Context Elevations

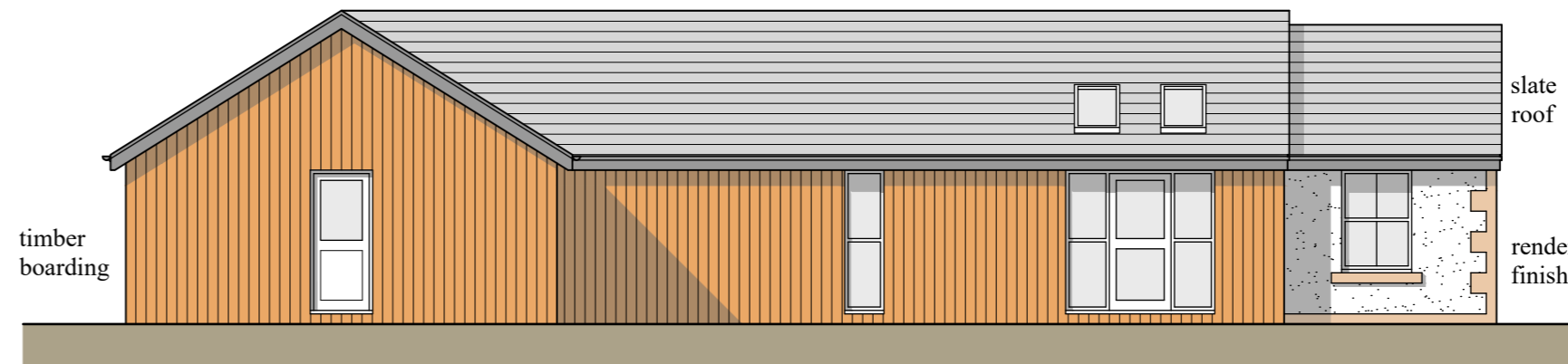
	Title	Context Elevations	Project	Proposed Development at Thorneyholme Hall, Dunsop Bridge
	Scale	1:100@A2	Date	March 2017
	Drawn	PL	Drvg No	1178-PL-24

The Studio 29 Bent Lane Leyland Preston PR25 4HP
Tel 01772 467404 E Mail info@pwlarchitecture.com

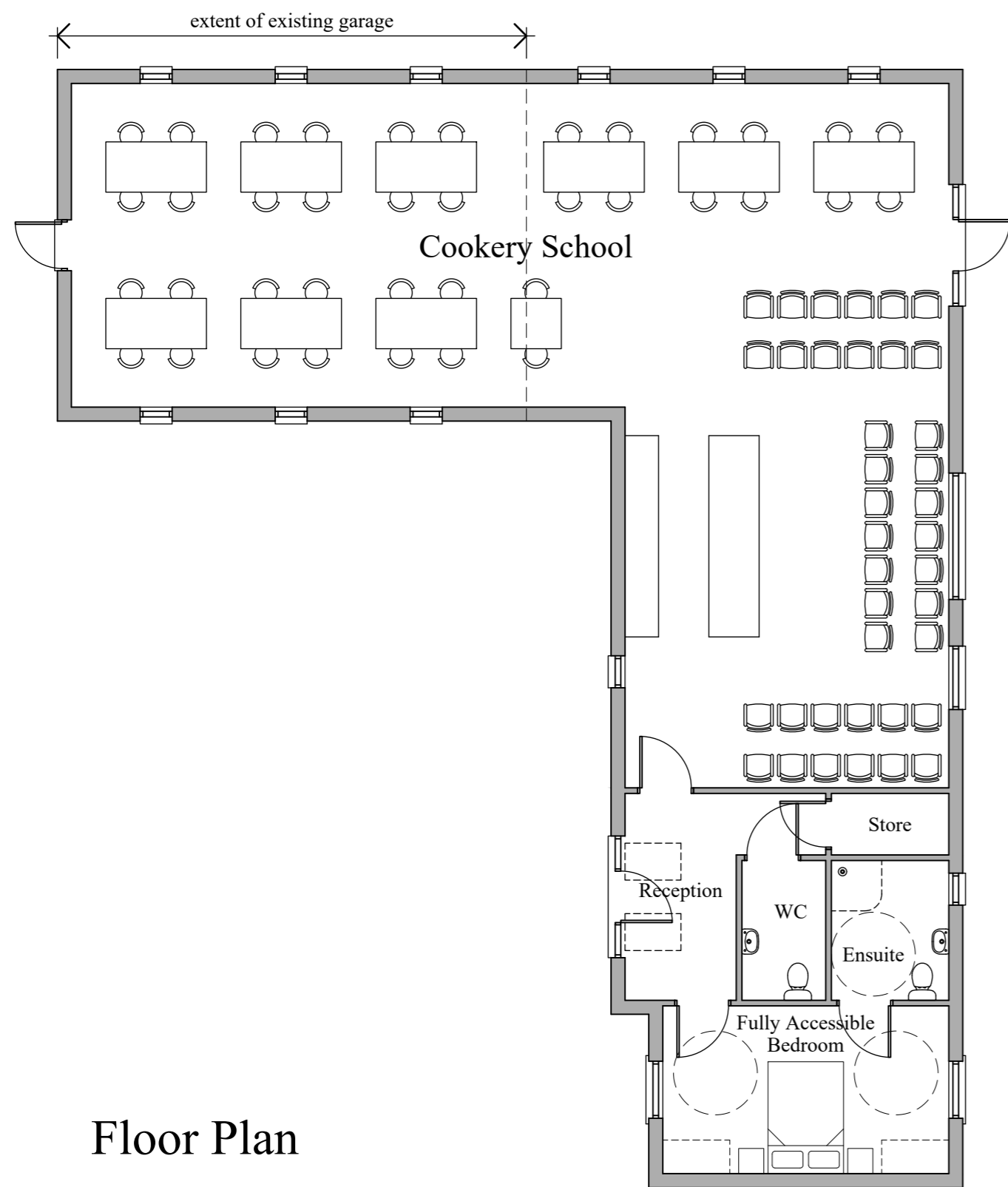
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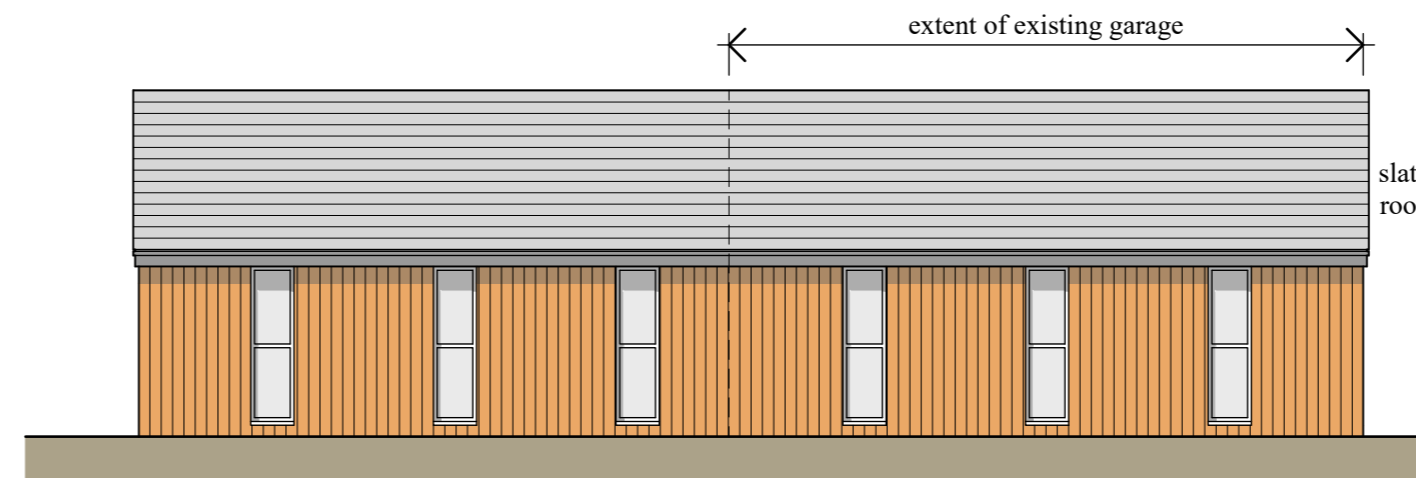
Proposed Front Elevation (West)



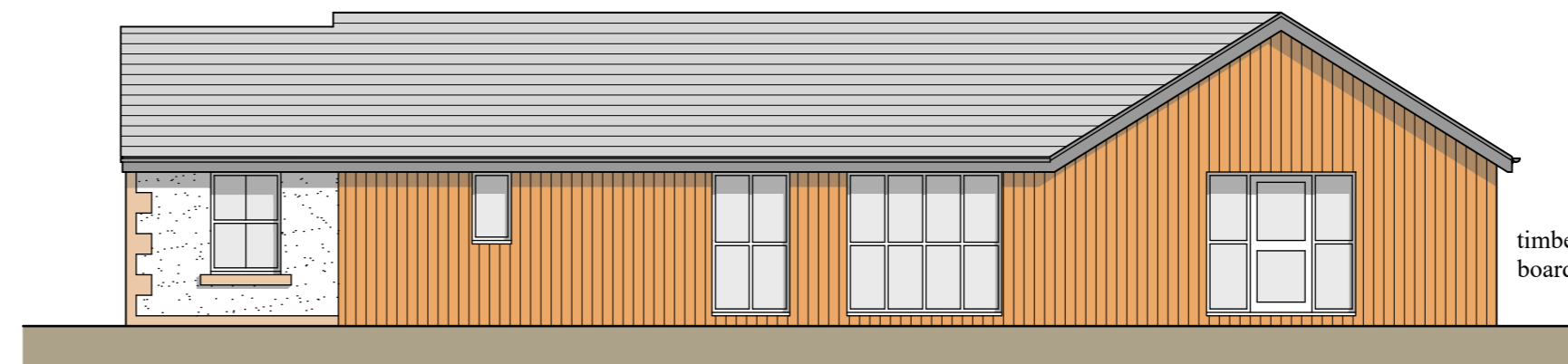
Proposed Front Elevation (North)



Floor Plan



Proposed Front Elevation (East)



Proposed Front Elevation (South)

Rev A: Revised in accordance with clients comments 16-4-17

Project
Proposed Development at
Thorneyholme Hall,
Dunsop Bridge

ARCHITECTURE
Title
Proposed Cookery
School General
Arrangement

The Studio 29 Bent Lane Leyland Preston PR25 4HP
Tel 01772 467404 E Mail info@pwlarchitecture.com

Scale	Date
1:100@A2	March 2017
Drawn	Drwg No
PL	1178-PL-23A

Thorneyholme Hall - Proposed Cookery School



Arboricultural Impact Assessment

in Relation to Proposed Extension and Conversion of Existing Garage
to Form a Cookery School and Construction of Car Parking at



**Thorneyholme Hall, Dunsop Bridge,
Clitheroe, Lancashire, BB7 3BB**

Prepared by:

Bowland 
Tree Consultancy Ltd

April 2017

ARBORICULTURAL IMPACT ASSESSMENT THORNEYHOLME HALL, DUNSOP BRIDGE

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1. ARBORICULTURAL IMPACT ASSESSMENT
2. TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL & BS5837:2012 – TABLE 1
3. TEMPORARY PROTECTIVE FENCING SPECIFICATION
4. TREE IMPACT PLAN 1 – COOKERY SCHOOL
5. TREE IMPACT PLAN 2 – CAR PARKING

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**ARBORICULTURAL IMPACT ASSESSMENT
THORNEYHOLME HALL, DUNSOP BRIDGE**

Control sheet

Project No.: BTC1208

Site: Thorneyholme Hall, Dunsop Bridge, Lancashire, BB7 3BB

Client's Agent: PWA Planning

Council: Ribble Valley Borough Council

Survey Date: 3 November 2016

Prepared by: Jennie Keighley MSc MArborA

Checked by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Date of Issue: 18 April 2017

Status: Final Issue for Planning

Version No: 1



ARBORICULTURAL IMPACT ASSESSMENT	
Site:	Thorneyholme Hall, Dunsop Bridge, Clitheroe, Lancashire, BB7 3BB
Proposal:	Extension and conversion of garage to form a cookery school and construction of parking
Survey Date:	3 November 2016
Report Date:	13 April 2017
Prepared by:	Jennie Keighley MSc MArborA
Checked by:	Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor
Report Ref:	BTC1208
Client's Agent:	PWA Planning

Introduction and Rationale. Bowland Tree Consultancy Ltd was instructed to carry out an appraisal of the potential for the construction of a proposed cookery school and car parking at the above site to impact upon trees and, in turn, to advise on appropriate protective measures for retained trees during development and on facilitation pruning and/or felling works, where identified as necessary.

Further to this instruction, I confirm that I visited the site on 3 November 2016 and carried out a survey of the trees in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations, and our disclaimer at page 6.

In this respect, I set out a brief overview of my observations, findings and recommendations below, along with comments on any issues raised. I also enclose a Tree Survey Schedule (TSS) detailing specific tree related information and a Tree Impact Plan (TIP).

The TIP shows the existing site under consideration with pertinent tree constraints detailed, an overlay of the proposal showing any associated tree impacts, and any other tree related information considered pertinent at the time of the appraisal. The TIP is based on a topographical based site proposal plan, which was provided in scaled CAD format by the project agent, PWA Planning, and, for the purpose of this report, I presume the details of the plan supplied to be accurate.

The Site and the Proposal. The site under consideration is located in the village of Dunsop Bridge in the Forest of Bowland, within the administrative boundaries of Ribble Valley Borough Council.

Development is proposed in the north-eastern and south-western corners of the grounds of Thorneyholme Hall. The north-eastern corner is currently comprised of a detached multi-vehicle garage and vehicular macadamed parking area to the east of the hall, east and south of which is a landscaped garden area comprising a large lawn flanked by mature trees. The south-western corner contains a series of outbuildings, including stables, a former ménage, and an area of compacted gravel hard-standing.

According to the topographical survey plan, topography within the areas under consideration is relatively constant, with no notable changes in ground levels.

I am informed, by the client's agent, PWA Planning, that the proposal is, in the north-eastern section, for the extension and conversion of the existing detached garage in order to form a cookery school, and, in the south-western section, for the construction of a car parking area on what is currently compacted gravel hard-standing, as detailed on the TIP.

The Trees. Six individual trees (prefixed 'T') and six groups of trees (prefixed 'G') were surveyed in respect of the proposals and their associated potential to impact upon said vegetation, and the respective constraints of these items are plotted on the appended TIP.

The Town & Country Planning Act (1990) (the Act) and associated regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

According to Ribble Valley Borough Council's website, the site is not within a Conservation Area, but there are

two Tree Preservation Orders listed as 'Thorneyholme Hotel, Dunsop Bridge' (TPO 7/19/3/77 1986 and TPO 7/19/3/124 1992), although the website gives no indication of the specific tree protection afforded by the TPOs. As such, it is possible that some of the surveyed trees are covered by the TPOs, and it is therefore essential to approach the LPA directly to check for specific details regarding any such statutory tree protection prior to scheduling or undertaking any tree works that are not directly related to the implementation of a detailed (i.e. full) planning approval.

The surveyed vegetation consists of coniferous evergreen and deciduous and evergreen broadleaf species, including Wellingtonia, Beech, Ash, and Holly. The trees range from young to post-mature in age, stand at heights of up to 30 metres, have maximum diametrical crown spreads of up to 19 metres, and stem diameters of up to 1580 millimetres. Tree dimensions and other pertinent information such as structural defects and physiological deficiencies, along with recommendations for remedial management works, are included in the TSS attached.

Under the UK's planning system, trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In turn, the trees were appraised in accordance with BS5837: 2012 Table 1 (appended) and, as detailed in Table A, below, three individual trees and one group were allocated high retention values of 'A', three groups were allocated moderate retention values of 'B', one group was allocated a low retention value of 'C', and three trees and one group were considered unsuitable for retention (i.e. 'U' category). With regard to Table A, it should be noted that tree quality and value is categorised within the existing context without taking into account any site development related issues, but that the recommendations for works take the proposal into consideration where there are clearly definable potential impacts upon trees.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree & Group Numbers	Totals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	T1, T3, T4 G6	3 Trees 1 Group
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	G2, G3, G4	3 Groups
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	G5	1 Group
Those considered unsuitable for retention	'U'	T2, T5, T6 G1	3 Trees 1 Group
			= 6 Trees & 6 Groups in Total

The Proposal's Projected Impacts on Trees. As detailed in Table B, below, from the information provided to date, it is projected that construction of the development, as proposed, can be achieved whilst retaining all of the surveyed trees. However, three trees and one group (comprising two trees) are considered unsuitable for retention (i.e. 'U' category), as they are at risk of failure and/or have a projected remaining life expectancy of less than 10 years and would normally be recommended for removal in accordance with prudent arboricultural management, regardless of the development proposals.

Table B: Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of tree removals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	-	-	-
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	-	-	-
Those that should be removed for sound management reasons regardless of site plans	'U'	-	T2, T5, T6 G1	3 Trees 1 Group
Totals		-	3 Trees 1 Group	= 3 Trees & 1 Group in Total

Special Design, Construction and Protection Considerations in Relation to Retained Trees. As detailed on the TIP, the proposed garage extension to accommodate the cookery school encroaches approximately 7% into the currently unsurfaced area of RPA of tree T1 (see Figures 1 and 2, overleaf), which has been offset away from existing structures and hard surfaces in order to represent the tree's predicted direction of root growth out into the open garden area.

In this respect, I would note that section 7.5 of BS5837: 2012 considers special engineering methods for the design and construction of foundations within RPAs to allow for the retention of good quality trees, such as T1, through the minimisation of any adverse impacts on their roots. The BS5837: 2012 guidance dictates that, to allow for gaseous exchange, the proposed structure should be constructed above existing ground levels on a pile and beam structure, with a ventilated air space between the existing soil surface and the structure's underside. In turn, the design of the structure and its foundations should be agreed between the project arboriculturist and a specialist engineer and provision of and adherence to a detailed specification should be conditioned to a planning approval.



Figure 1: Existing garage, looking north-east, with tree T1 behind



Figure 2: Existing garage, looking east, with tree T1 behind

My appraisal also identified that construction of the car parking to the south-west of the site may involve removal of the existing hard surface within the calculated RPAs of group G4. In this circumstance, the removal should be carried out in accordance with Section 7.3 of BS5837:2012, whereby the hard surfacing within the RPA is removed using hand-held tools and working backwards from the centre of the RPA to the outer edge of the RPA. Any roots exposed during the demolition process should be protected in line with Section 7.2 of BS5837: 2012. Alternatively, installing a new wearing course on top of the existing hard surface without excavation would avoid any such potential damage to tree roots.

Arboricultural Method Statement and Tree Protection Plan. Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration, such as the construction of foundations for the extension within the RPA of tree T1 and potential removal of existing hard surface within the RPA of G4.

Essentially, the AMS and TPP describe and detail the timing, procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process. The production of and adherence to an AMS and TPP can be conditioned to a planning approval.

Tree Retention Recommendations. Adequate protection of retained trees' RPAs during demolition and construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas around trees that are to be kept free from major disturbance throughout development, usually through the installation of temporary protective fencing to form a Construction Exclusion Zone (CEZ). The TSS lists the RPAs of the individually surveyed trees as areas in square metres and as radial distances in metres from stem centres, whilst the RPAs are indicated in magenta on the TIP. A Temporary Protective Fencing Specification is appended, which gives details of the purpose and the type and construction of the default temporary protective fencing that should normally be used.

Specific details regarding the type of temporary fencing that will be suitable for this development, along with details of any special working methods, should be included in an AMS and on a TPP, as discussed previously.

In addition to the points raised herein I would also emphasise the importance of ensuring that all relevant recommendations included under the General Recommendations section at page 5 be followed accordingly.

Summary and Conclusions. The extension and conversion of the existing garage to form a cookery school and the construction of car parking is proposed at the site under consideration.

As such, six individual trees and six groups of trees were surveyed in respect of the proposals and their associated potential to impact upon said vegetation.

Three trees and one group were allocated high retention values, three groups were allocated moderate retention values, one group was allocated a low retention value, and three trees and one group were considered to have projected safe life expectancies of less than 10 years and were therefore categorised as unsuitable for retention.

From the information provided, my appraisal determined that construction of the development, as proposed, can be achieved whilst retaining all of the trees, although the 'U' category trees and group are recommended for removal in accordance with prudent arboricultural management, regardless of the development proposals.

My appraisal also determined that the proposed extension encroaches approximately 7% into the RPA of retained high quality tree T1, and, in accordance with current government guidance, the building would therefore need to be designed and constructed using specially engineered foundations in order to avoid adverse impacts on the tree.

Furthermore, if construction of the car parking is to involve the removal of the existing hard surface within the RPA of group G4, then it is to be carried out using hand-held tools and providing adequate protection to any roots exposed in accordance with BS5837: 2012.

In order to ensure that current government guidance is adhered to it is therefore recommended that specific details regarding these proposals, including a detailed engineer's specification for the construction of structural foundations within the RPA of tree T1, be included in an Arboricultural Method Statement and on a Tree Protection Plan, the production of which and adherence to can be conditioned to a planning approval.

Jennie Keighley
Consulting Arboriculturist



GENERAL RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations. Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site plans and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents. No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Protected Species. Hedges, climbing plants, shrubs and trees should be inspected for birds' nests prior to any clipping, pruning or removal works, and any work likely to destroy or disturb active nests should be avoided until the young have fledged. All personnel carrying out tree works should also be vigilant of the possibility that roosting bats may be present in trees and, if any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigate prior to works continuing.

Arboricultural Contractors. All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects. Contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and subsequently confirmed to the consultant within five working days.

New Tree Planting. Where trees are removed in order to facilitate construction then new tree planting proposals should be included as part of the landscape design plan for the site. All tree planting should be carried out in accordance with BS 8545:2014 Trees: from Nursery to Independence in the Landscape – Recommendations.

Retained Tree Management. Any tree risk management appraisal and subsequent recommendations made in this report were based on observations and site circumstances at the time of our survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress. In this respect we would note that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. It is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or located in areas of restrictive ground vegetation, cannot therefore be expected. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only. Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regard to tree structural integrity, and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters and other measurements of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will inform the relevant Council of the matter. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted by the arboriculturist at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

This document is intended as a guide to identify key tree related constraints to site development only, and the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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TREE SURVEY SCHEDULE & BS5837:2012 'TABLE 1'



TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL	
Site:	Thorneyholme Hall, Dunsop Bridge, Clitheroe, Lancashire, BB7 3BB
Agent for Client:	PWA Planning

Surveyor:	Jennie Keighley <small>MSc MArborA</small>
Survey Date:	3 November 2016
Job Ref:	BTC1208

Page:	1 of 3
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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Wellingtonia	30	1580	N 8 E 8 S 6 W 6	14-W 10	M	G	<ul style="list-style-type: none"> Bifurcates into two codominant leaders at a height of 4m. Crown slightly biased north and east. Strip of slight black bark staining with sappy exudate on western side from base to a height of 2.5m. 	<ul style="list-style-type: none"> Retain in context of proposed development. Construct garage extension, where within Root Protection Area (RPA), using special engineering methods to minimise tree root damage potential, in accordance with Section 7.5 of BS5837: 2012 – see Arboricultural Impact Assessment. Protect remainder of RPA throughout development using Temporary Protective Fencing (specification appended) to form a Construction Exclusion Zone (CEZ). 	10+	A1/3	707	15
T2	Holly	11	1x420 1x280 1x260 (ms)	N 5 E 5 S 3 W 3	1.5-S 2	PM	P	<ul style="list-style-type: none"> Multi-stemmed from base. Western leader dead. Two live leaders bifurcate at base with substantial bark inclusion. Light epicormic growth to lower stem and some branches. Partially occluded wound on northern side of central leader at a height of 2m with decaying wood visible beneath. Tree in a terminal state of decline. 	<ul style="list-style-type: none"> Remove due to short projected life expectancy. 	<10	U	146	6.81
T3	Wellingtonia	27	1090	N 4.5 E 4.5 S 5 W 4.5	12-NW 8	M	G	<ul style="list-style-type: none"> No visible defects. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	40+	A1	537	13.08
T4	Beech	18	680	N 12 E 9 S 7 W 10	3-W 3	M	G	<ul style="list-style-type: none"> Flared buttress root to west. Four primary leaders from a height of approximately 3m. Crown suppressed south due to presence of neighbouring tree. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPA throughout development using Temporary Protective Fencing to form a CEZ. 	40+	A1/2	209	8.16

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to nearest half metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree('s) overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree('s) overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²:	Root Protection Area in m ² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
# (Estimated Dimensions):	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL	
Site:	Thorneyholme Hall, Dunsop Bridge, Clitheroe, Lancashire, BB7 3BB
Agent for Client:	PWA Planning

Surveyor:	Jennie Keighley <small>MSc MArborA</small>
Survey Date:	3 November 2016
Job Ref:	BTC1208

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T5	Sycamore	20	740	N E S W	7 3 3 7	4-SE 5	M M	<ul style="list-style-type: none"> ▪ 1.5m x 100mm x 300mm stem cavity from south-west stem base. ▪ Distometer reading indicates cavity extends at least 600mm further up stem. ▪ 300mm x 200mm partially occluded pruning wound with cavity to a depth of approximately 200mm at a height of 0.5m on north side of stem. ▪ Trifurcates at a height of 4m with tight forks. ▪ Primary branches within 0.5m of uninsulated electricity cables. ▪ Crown biased west due to past pruning away from electricity cables. ▪ Crown within striking distance of approximately 750 litre gas storage tank and outbuilding. 	<ul style="list-style-type: none"> ▪ Remove due to high risk of failure and subsequent unacceptable risk of damage to uninsulated electrical cables, gas storage tank, and outbuilding. 	<10	U	248	8.88
T6	Scots Pine	25	390	N E S W	3 4 1 2	19-N 19	M M	<ul style="list-style-type: none"> ▪ 3m x 300mm wound to south side of stem from base. ▪ Inward decay evident along length of wound. ▪ Crown within striking distance of uninsulated electricity cables, approximately 750 litre gas storage tank and outbuilding. 	<ul style="list-style-type: none"> ▪ Remove due to high risk of failure and subsequent unacceptable risk of damage to uninsulated electrical cables, gas storage tank, and outbuilding. 	<10	U	69	4.68
G1	2no. Weeping Ash	≤ 16	≤ 560	N E S W	≤ 4 ≤ 2.5 ≤ 5 ≤ 5	6-S ≥ 0	M P	<ul style="list-style-type: none"> ▪ Easternmost tree: <ul style="list-style-type: none"> ▪ 300mm diameter primary branch has failed in past, leaving 1m+ long tear out wound at a height of around 5m. ▪ Large swelling on east side of stem at a height of 3m around a fully occluded pruning wound. ▪ Sounding with a nylon hammer indicates some moderate decay within area of swelling. ▪ Light epicormic growth arising from swelling wound. ▪ Crown belongs to only one remaining primary branch. ▪ Westernmost tree: <ul style="list-style-type: none"> ▪ Larger primary branch lost at a height of 6m with a tear out wound. ▪ Smaller primary branch removed at a height of 4m. ▪ Remaining crown purely composed of epicormic growth emerging from wounds. 	<ul style="list-style-type: none"> ▪ Remove due to short projected life expectancy. 	<10	U	≤ 142	≤ 6.72

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL	
Site:	Thorneyholme Hall, Dunsop Bridge, Clitheroe, Lancashire, BB7 3BB
Agent for Client:	PWA Planning

Surveyor:	Jennie Keighley <small>MSc MArborA</small>
Survey Date:	3 November 2016
Job Ref:	BTC1208

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
G2	7no. Yew, 2no. Holly	≤ 16	≤ 470	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	4-N ≥ 0	EM-M	M-G	<ul style="list-style-type: none"> Closely to widely spaced group. Most twin-stemmed from base. Several trees have had leaders and branches removed in the past. Largest Yew has slight stem lean west. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPAs throughout development using Temporary Protective Fencing to form a CEZ. 	20+	B2	≤ 100	≤ 5.64
G3	approx. 15no. Western Red Cedar, Leyland Cypress, Yew, Ornamental Cypress, Holly	≤ 16	≤ 1x430 1x330 (ts)	N ≤ 4 E ≤ 4 S ≤ 5 W ≤ 4	1-S ≥ 1	EM	D-G	<ul style="list-style-type: none"> Closely to loosely spaced group. One Western Red Cedar has had a rope tied around its stem at a height of approximately 4m to 5m, which is now fully embedded within the stem, and the tree has died as a result. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPAs throughout development using Temporary Protective Fencing to form a CEZ. 	20+	B2	≤ 133	≤ 6.5
G4	2no. Beech, 2no. Corsican Pine, 1no. Sycamore, 1no. Oak	≤ 27	≤ 800	N ≤ 7 E ≤ 7 S ≤ 9 W ≤ 11	5-E ≥ 3	M	M	<ul style="list-style-type: none"> Closely spaced group. Crowns suppressed east. 11kv uninsulated electrical cables pass within 2m of crown of Beech to south of group. 	<ul style="list-style-type: none"> Retain in context of proposed development. If required, remove existing hard surface within RPA in accordance with BS5837: 2012. Protect RPAs throughout development using Temporary Protective Fencing to form a CEZ. 	20+	B2	≤ 290	≤ 9.6
G5	6no. Apple	≤ 4	≤ 75	N ≤ 1 E ≤ 1 S ≤ 1 W ≤ 1	0.5-E ≥ 1	Y	M	<ul style="list-style-type: none"> Closely spaced group of planted as a double row. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPAs throughout development using Temporary Protective Fencing to form a CEZ. 	10+	C2	≤ 3	≤ 0.9
G6	3no. Common Yew, 1no. Scots Pine	≤ 13	≤ 7x365 (ms)#	N ≤ 9 E ≤ 6 S ≤ 9 W ≤ 7	1-N ≥ 2	M	G	<ul style="list-style-type: none"> Closely spaced linear group. All have multiple primary leaders from a height of 1m to 2m. 	<ul style="list-style-type: none"> Retain in context of proposed development. Protect RPAs throughout development using Temporary Protective Fencing to form a CEZ. 	40+	A2	≤ 422	≤ 11.59

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> ▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red
1. Mainly arboricultural qualities		2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
<p>Category B</p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
<p>Category C</p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>			

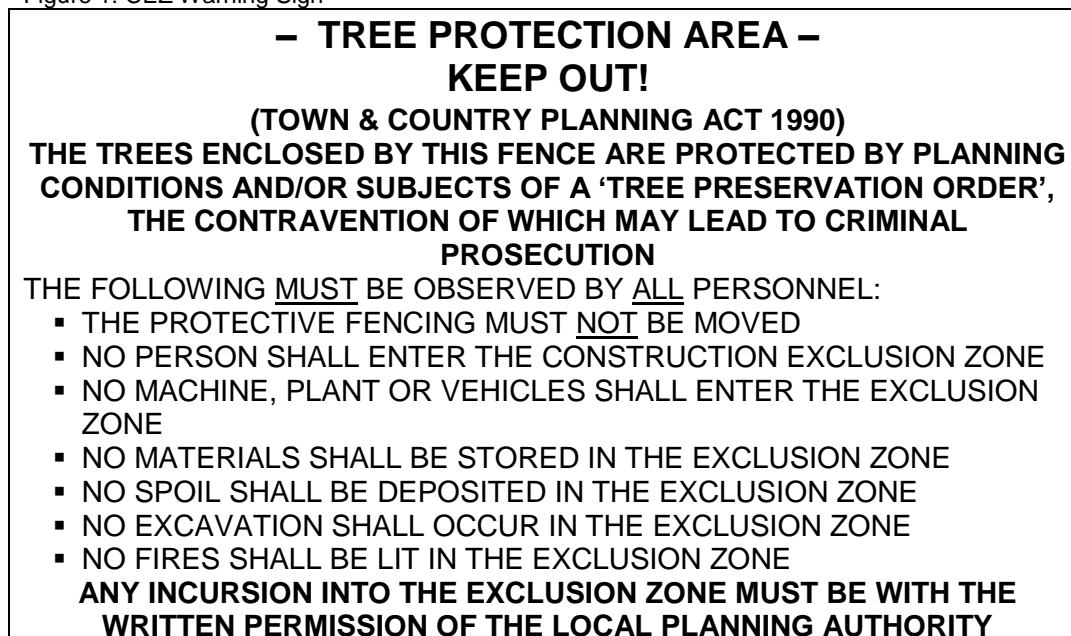
- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
1. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
2. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
6. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
7. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.

Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

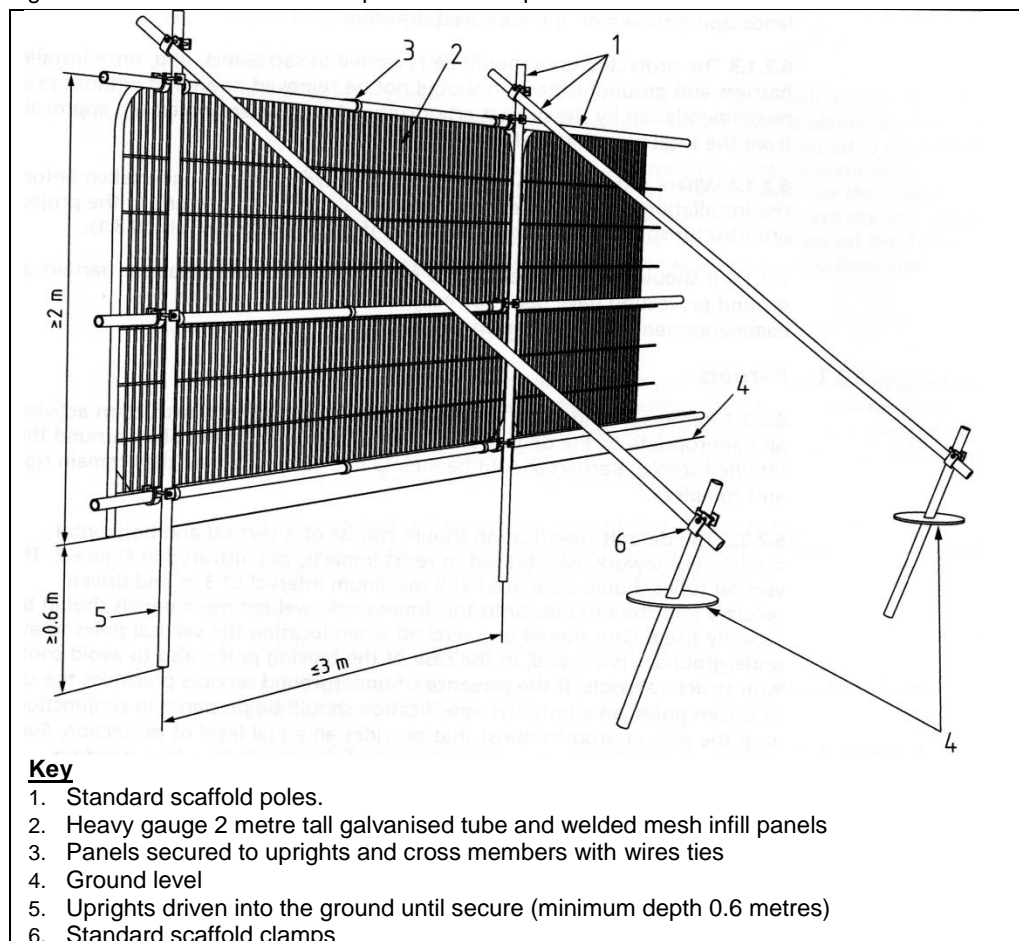
Figure 1: CEZ Warning Sign



Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

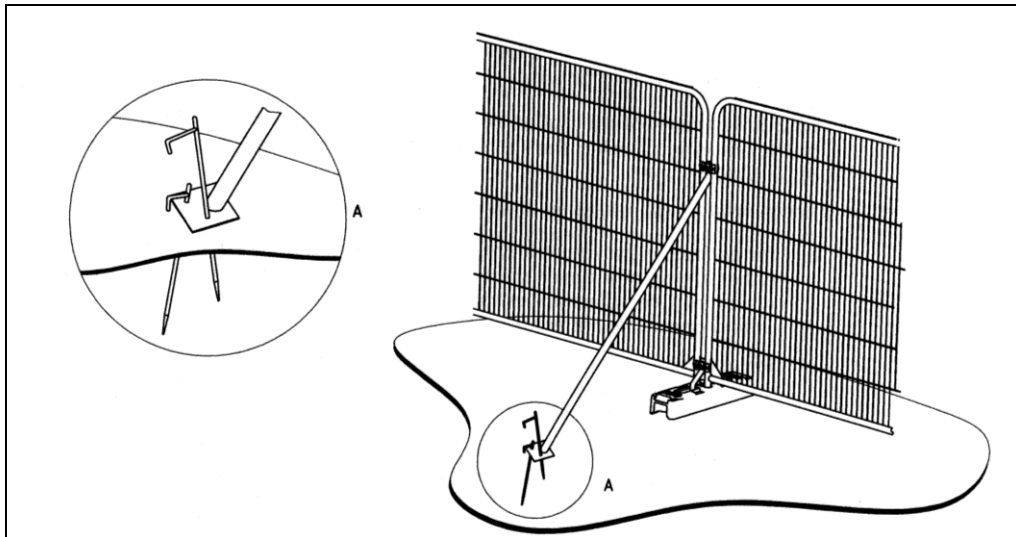
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

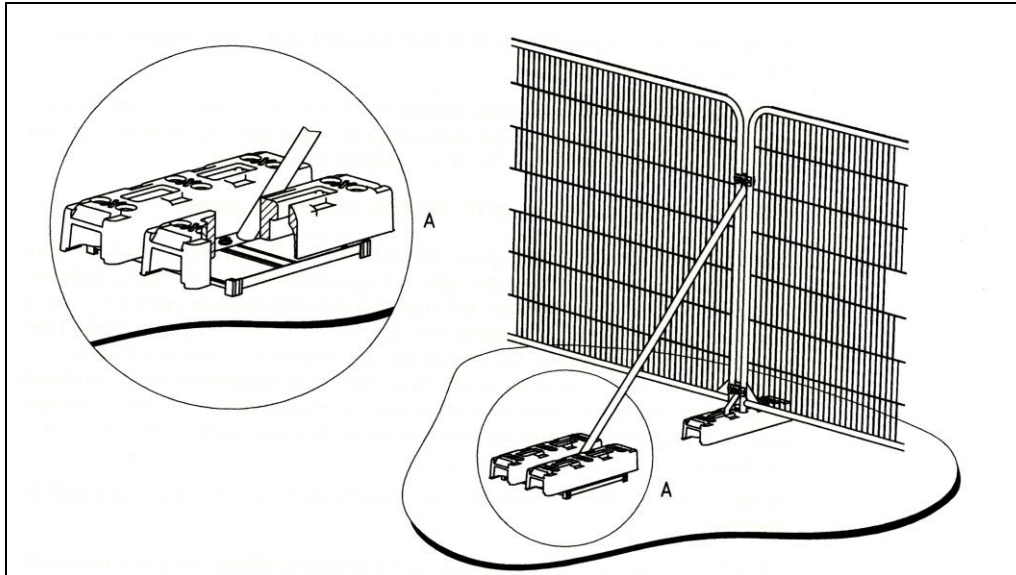
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

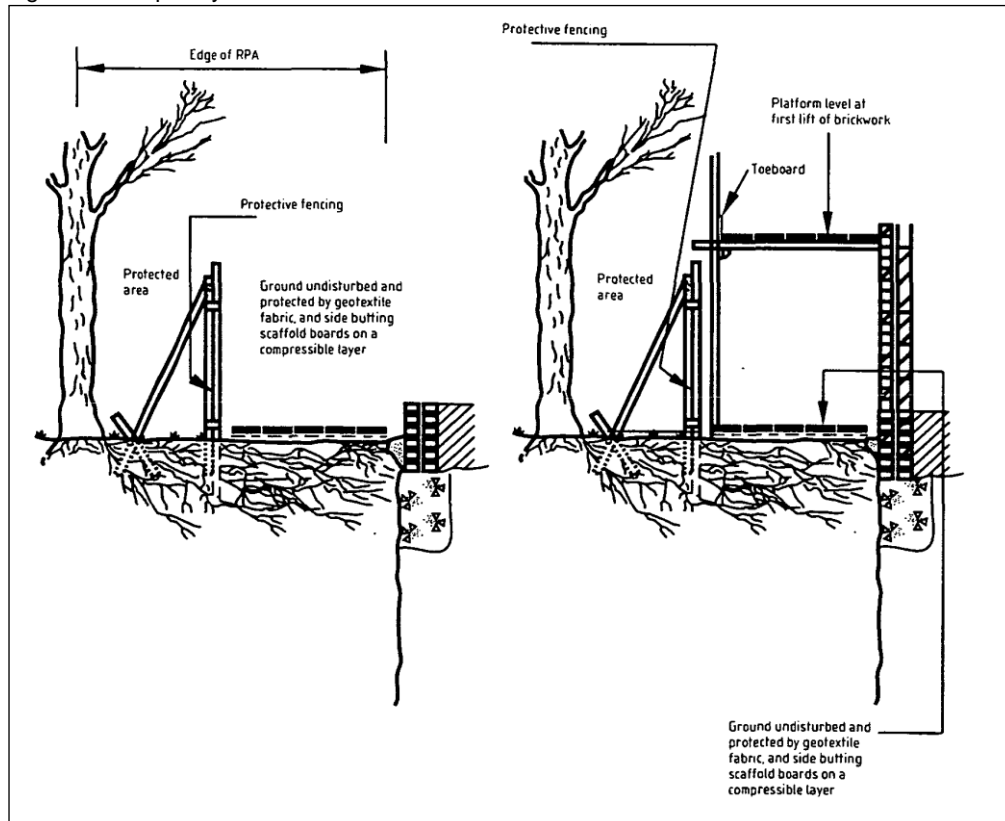
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

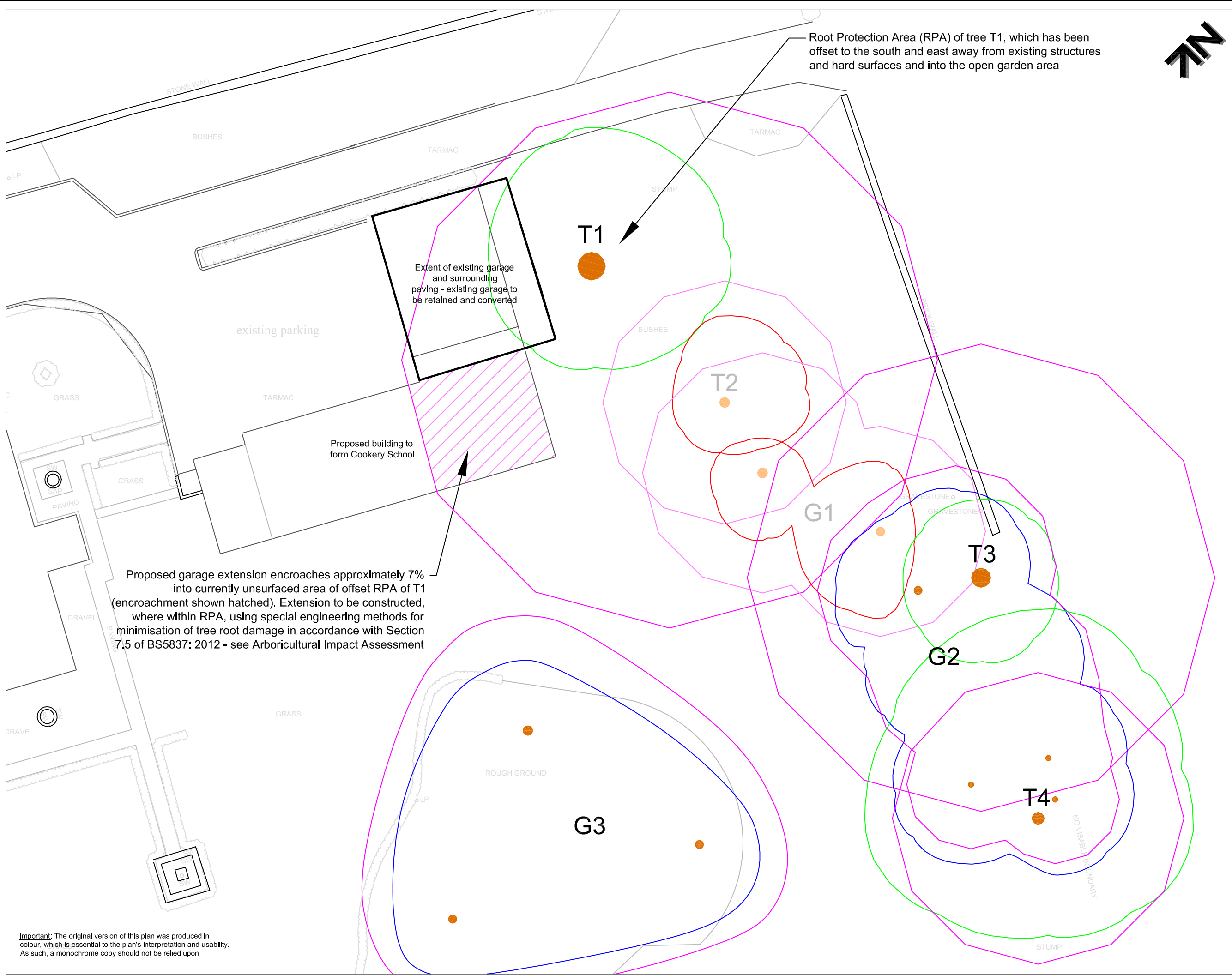


Temporary Ground Protection

2. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
3. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
4. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
5. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
6. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





Root Protection Area (RPA) of tree T1, which has been offset to the south and east away from existing structures and hard surfaces and into the open garden area



KEY

T = Individual Tree
 G = Group of Trees

Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group
 Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group
 Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group
 Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U' Tree/Group
 Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: Trees with their identification numbers labelled in grey are recommended for removal in the context of the development

Root Protection Areas (RPAs):

- RPAs
 Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see appended Temporary Protective Fencing Specification

Project:
 THORNEYHOLME HALL
 DUNSOP BRIDGE
 CLITHEROE
 LANCASHIRE
 BB7 3BB

Agent for Client:
 PWA PLANNING

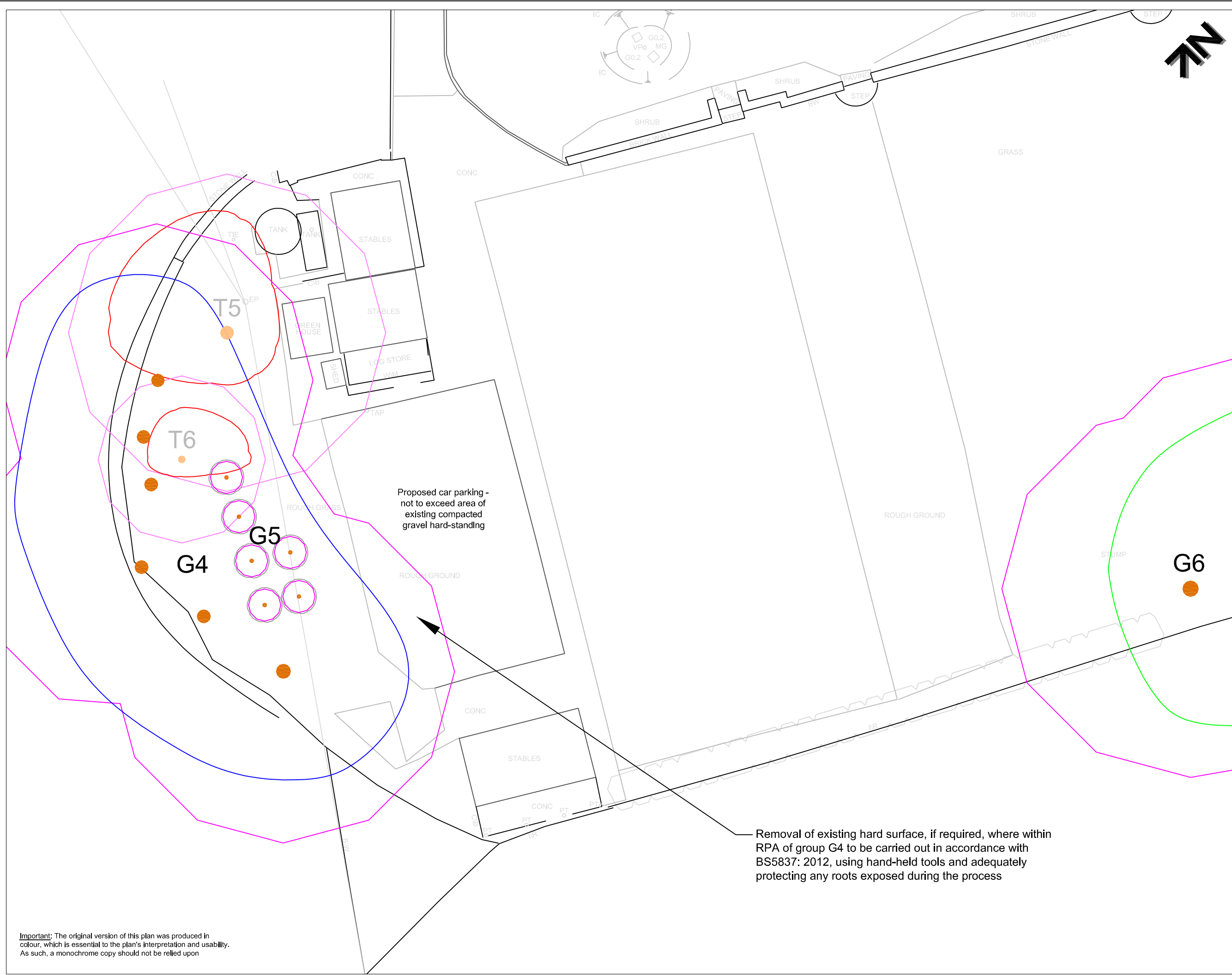
Title:
TREE IMPACT PLAN (1 OF 2)
 in Relation to Proposed Extension and Conversion of Existing Garage to Form a Cookery School

Scale: 1:200@A3
 Date: April 2017
 Drawn by: JK
 Checked by: PH

Bowland Tree Consultancy Ltd
 e: info@bowlandtreeconsultancy.co.uk
 t: 01772 437150

Ref: BTC1208-TIP1 Rev:

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

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- Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U' Tree/Group
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: Trees with their identification numbers labelled in grey are recommended for removal in the context of the development

Root Protection Areas (RPAs):

- RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see appended Temporary Protective Fencing Specification

Project:
 THORNEYHOLME HALL
 DUNSOP BRIDGE
 CLITHEROE
 LANCASHIRE
 BB7 3BB

Agent for Client:
 PWA PLANNING

Title:
TREE IMPACT PLAN (2 OF 2)
 in Relation to Proposed Construction of Car Parking

Scale: 1:200@A3
 Date: April 2017
 Drawn by: JK
 Checked by: PH

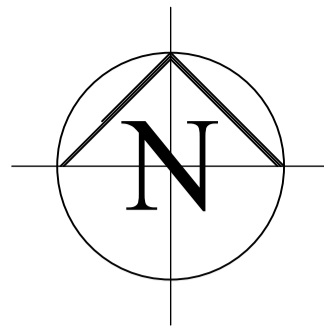
Bowland 
 Tree Consultancy Ltd
 e: info@bowlandtreeconsultancy.co.uk
 t: 01772 437150

Removal of existing hard surface, if required, where within RPA of group G4 to be carried out in accordance with BS5837: 2012, using hand-held tools and adequately protecting any roots exposed during the process

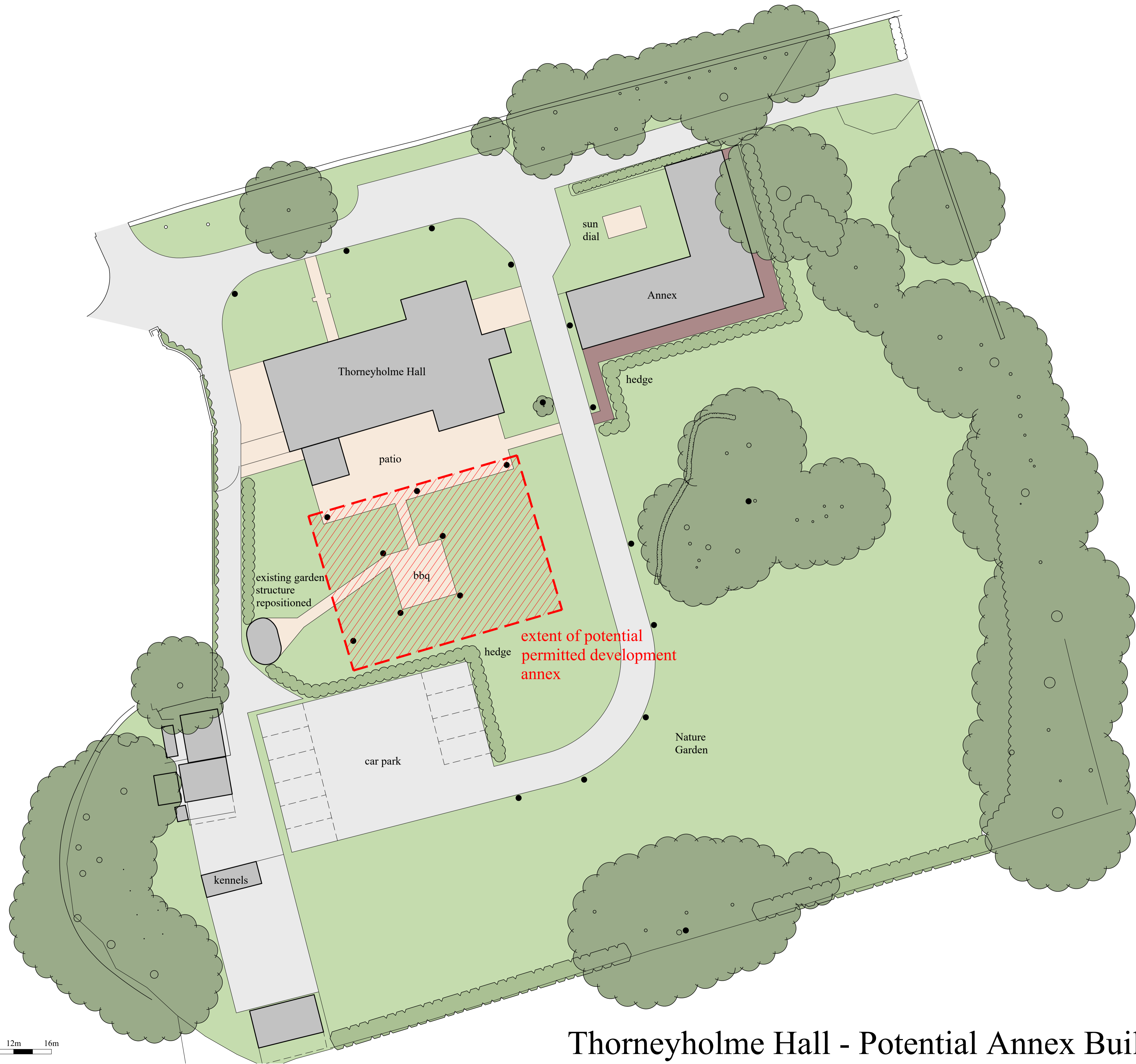
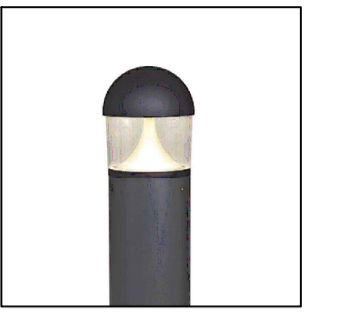
Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



Appendix F – Drawing ref 1178-PL-62 (potential PD outbuilding footprint)



LEGEND
 Ansell Lighting
 ● Taurus LED
 Bollard



Thorneyholme Hall - Potential Annex Building

Project
 Proposed Development at
 Thorneyholme Hall, Dunsop Bridge

Title
 Potential Annex
 Building

PWL
 ARCHITECTURE

31 Chapel Brow Tel 01772 467404	Leyland Preston	PR25 3NH E Mail: info@pwlarchitecture.com
Scale 1:200@A1	Date April 2024	
Drawn PL	Drwg No 1178-PL-62	



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