

APPENDIX 1

Val Kendall

From: Diane Cafferty [Diane.Cafferty@ribblevalley.gov.uk]
Sent: 20 February 2013 09:52
To: General Email
Subject: RE: Land at Elker Mews, Billington RV/2013/ENQ/00010

Hi Alan,

Thank you for your email. Having looked at your further revised scheme, based on the level of information supplied I consider this to be more in keeping with the area and consider that the separation of the units is beneficial. The reduction in scale is welcomed.

Please be aware that my comments represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Kind regards

Diane.

From: General Email [mailto:planning@avalontp.co.uk]
Sent: 19 February 2013 17:41
To: Diane Cafferty
Subject: RE: Land at Elker Mews, Billington RV/2013/ENQ/00010

Dear Diane

We have gone back to our clients and they have taken on board the comments that you have made in your email and we have been asked to quickly reappraise the scheme scaling down significantly the overall massing and floor space of the intended dwelling. I attach a copy of a revised scheme which shows in outline the previous scheme lodged with you. Should this revision prove to be acceptable to yourselves then it is this revised scheme which will form the basis of a formal application. The house and the granny flat have been separated into two separate buildings with the house being considerably smaller than that originally proposed. The original proposal whilst having accommodation over three floors in the main house totaled 393 sq.m. of floor space whereas the main house now reduces this over two floors down to 156 sq.m. equating to less than 40% of that originally advocated.

We would be grateful if you could let us have your views on this revision prior to progressing to a formal submission.

Regards - Alan

From: Diane Cafferty [mailto:Diane.Cafferty@ribblevalley.gov.uk]
Sent: 18 February 2013 12:23
To: Planning
Subject: RE: Land at Elker Mews, Billington RV/2013/ENQ/00010

Dear Alan,

In response to your email below, apologies for the delay in replying, I was on annual leave last week.

Having viewed your proposed design, I have concerns that the scale of the building is excessive and would result in a negative visual impact on the landscape. Although the use of natural stone and slate would be welcomed, I consider the unit would be overly dominant.

If the scale of the building cannot be minimised prior to application, you may see benefit in proceeding to formal application stage and testing this through the application process, though I must advise of my concerns at this pre-planning stage.

Kind regards

Diane.

From: Planning [mailto:planning@avalontp.co.uk]
Sent: 11 February 2013 09:10
To: Diane Cafferty
Subject: Land at Elker Mews, Billington RV/2013/ENQ/00010

Diane

Thank you for your response dated 4th February 2013 following our meeting on site and your general supportive stance then in the interim I have held more detailed consultations with our clients who have already secured a potential buyer/end user for the plot. The people concerned are a local family who wish to stay in the area and with the needs of growing family they have needs for additional accommodation. This is also coupled with a desire to house one set of elderly parents within a semi-independent granny annex. Accordingly we have been working up a detailed design based on their requirements which whilst resulting in a large property then given its traditional design and adoption of a local vernacular style coupled with use of natural stone under a slate roof then I consider that the proposal would not look out of place within the expansive grouping of buildings associated with the former Elker Farm. A dwelling on this plot orientated as proposed will do much to mask the more modern unsightly portal frame buildings to the rear and also the open caravan storage use within the former farm yard. The Highway Authority's requirements for setting back the entrance gates can be accommodated within the scheme.

Prior to formally submitting an application I would be grateful if the attached detailed elevational scheme could be considered as part of the pre-application enquiry process.

I look forward to hearing from you.

Regards - Alan

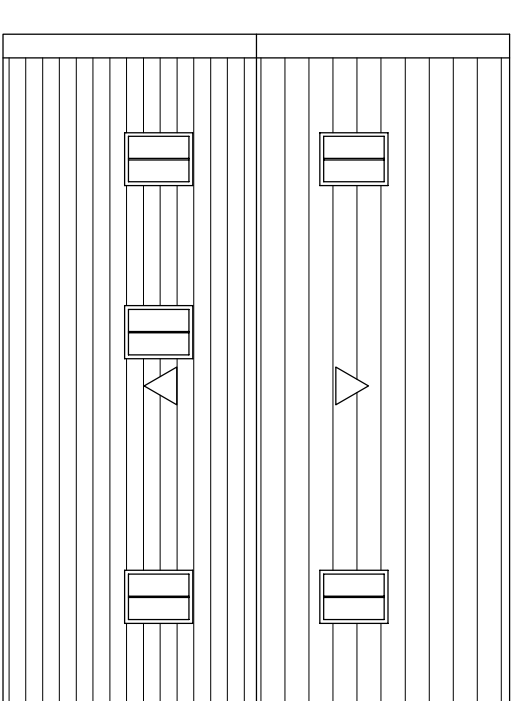
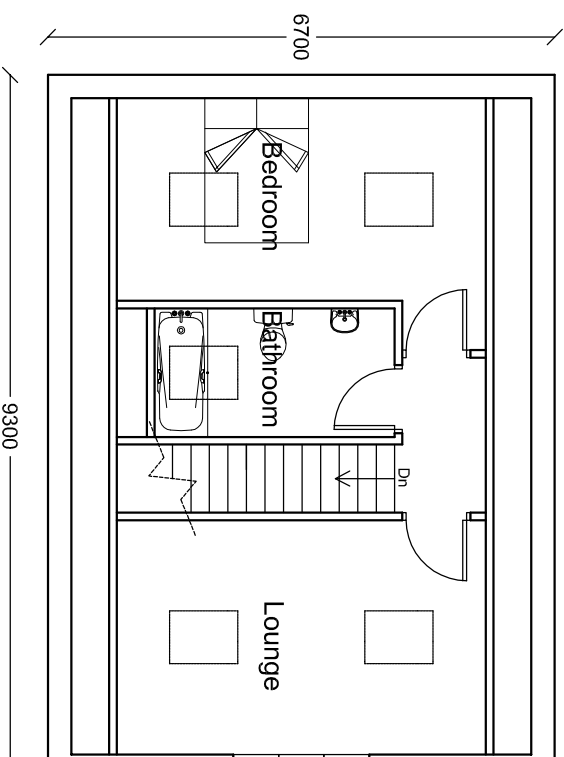
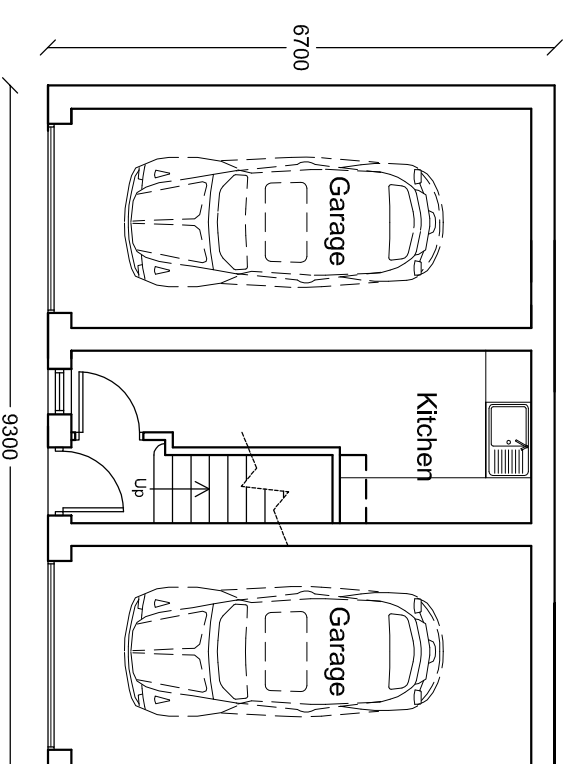
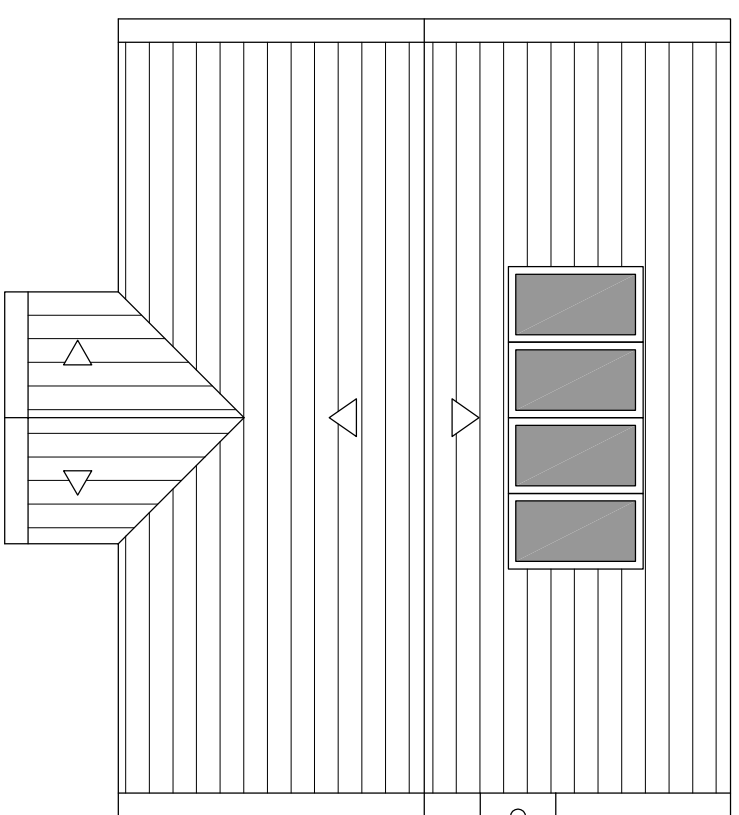
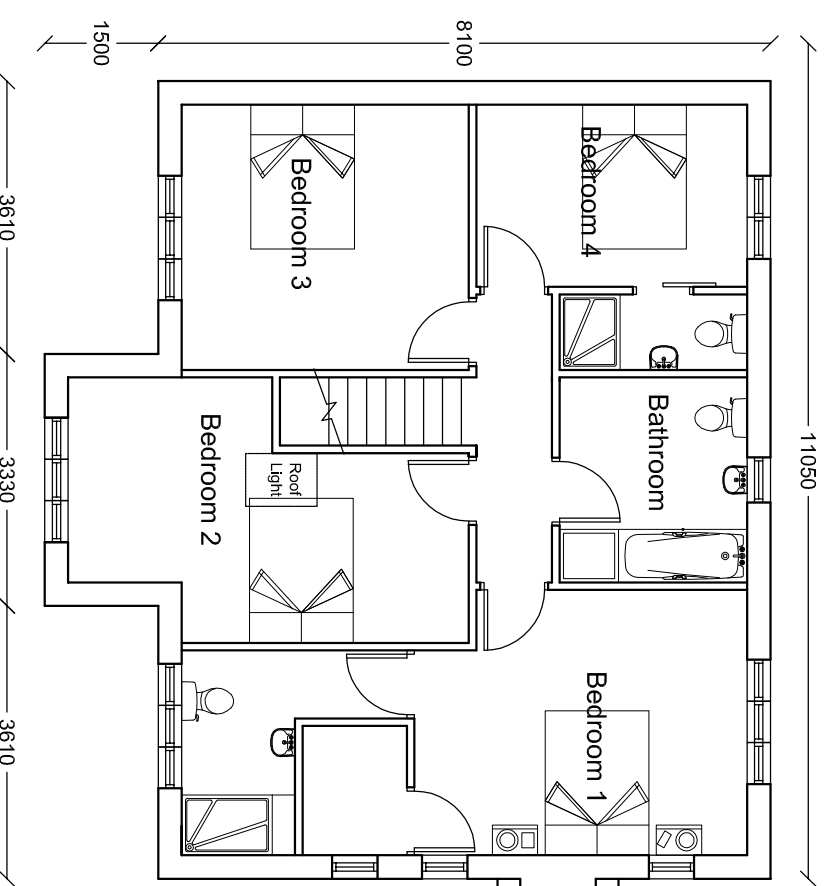
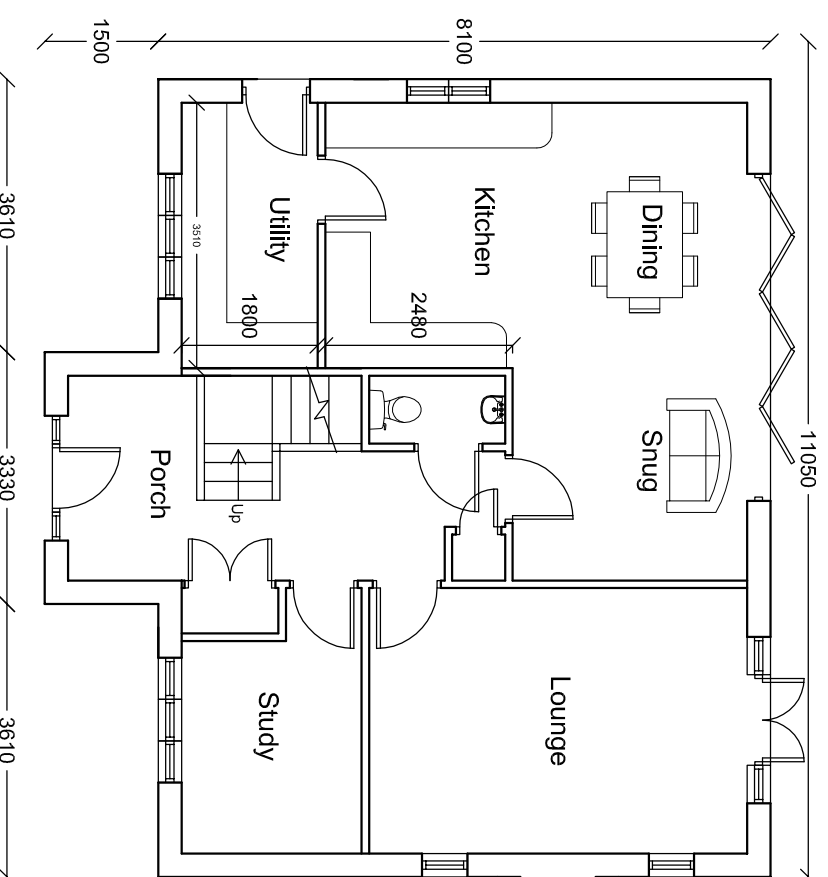
Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail disclaimer, which you are taken to have read and accepted. Click [here](#) for further details.

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail disclaimer, which you are taken to have read and accepted. Click [here](#) for further details.

No virus found in this message.
Checked by AVG - www.avg.com



Ground Floor Plan

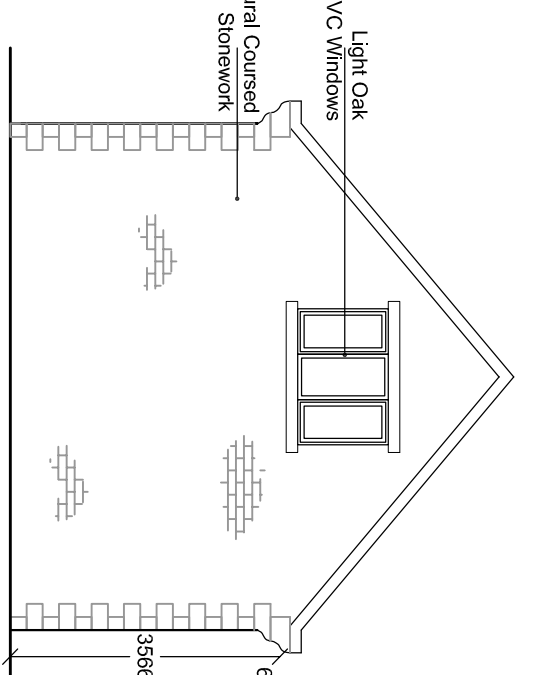
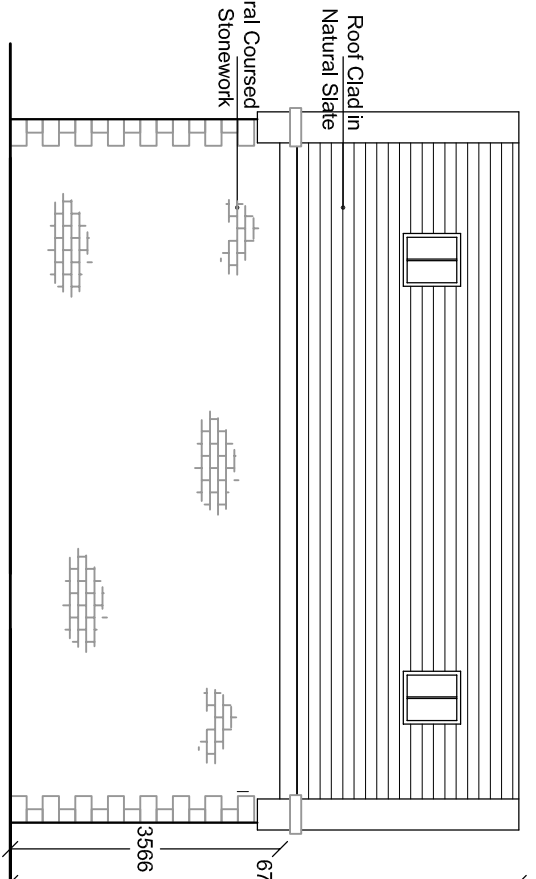
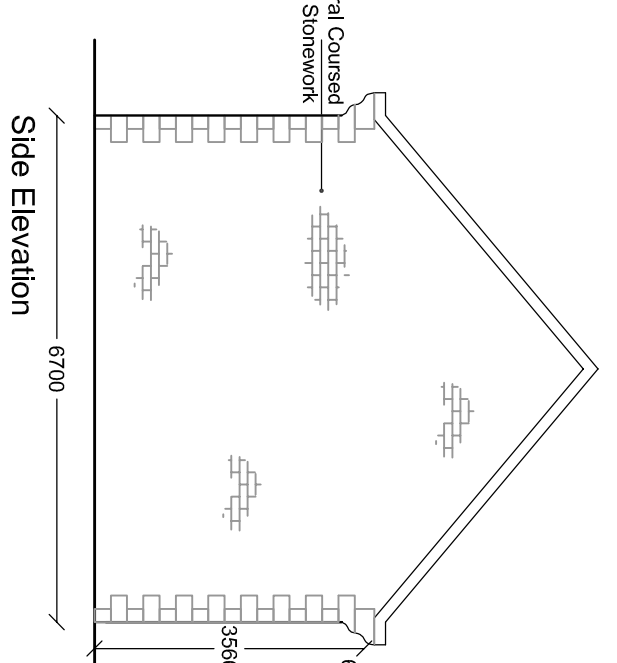
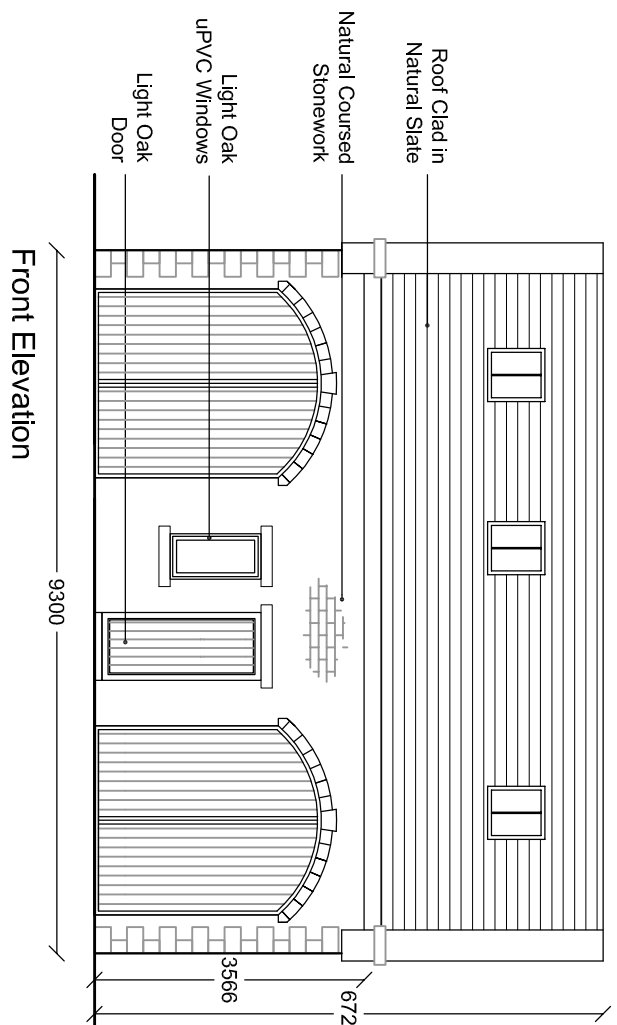
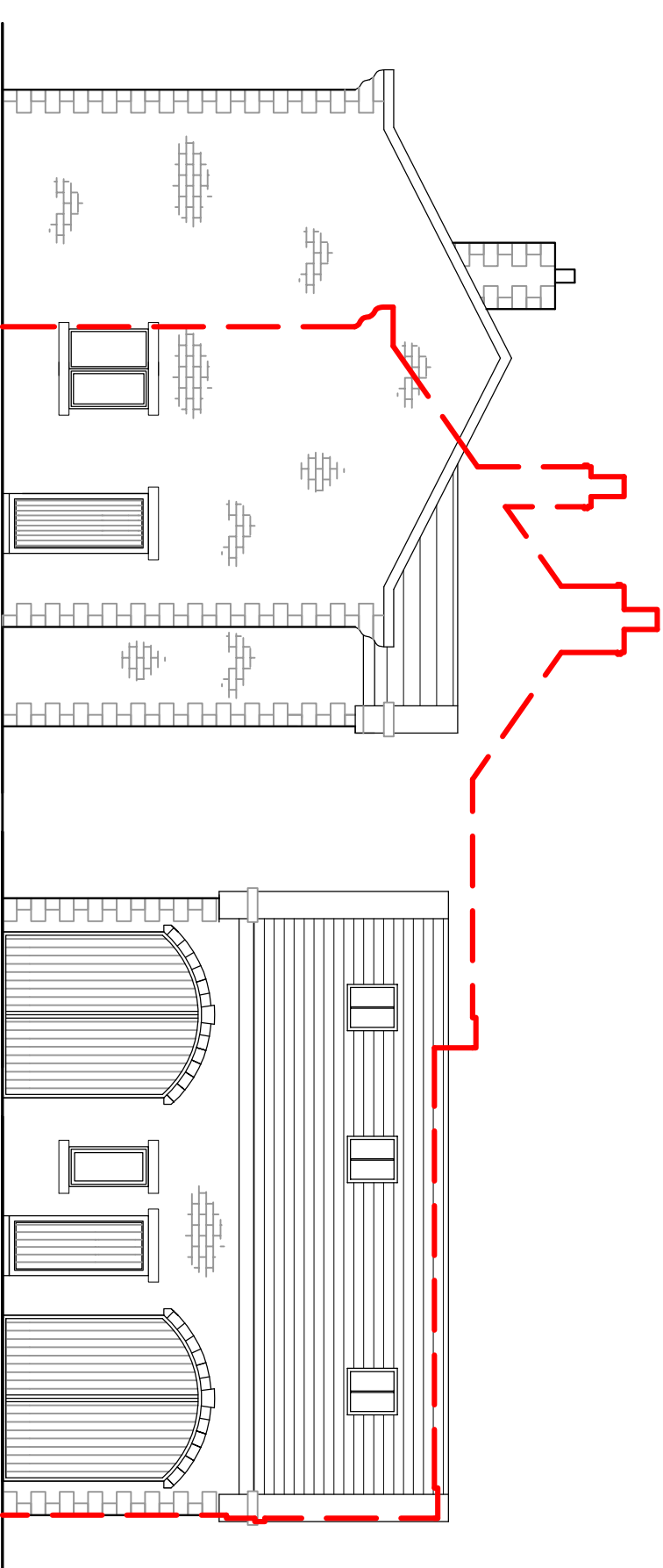
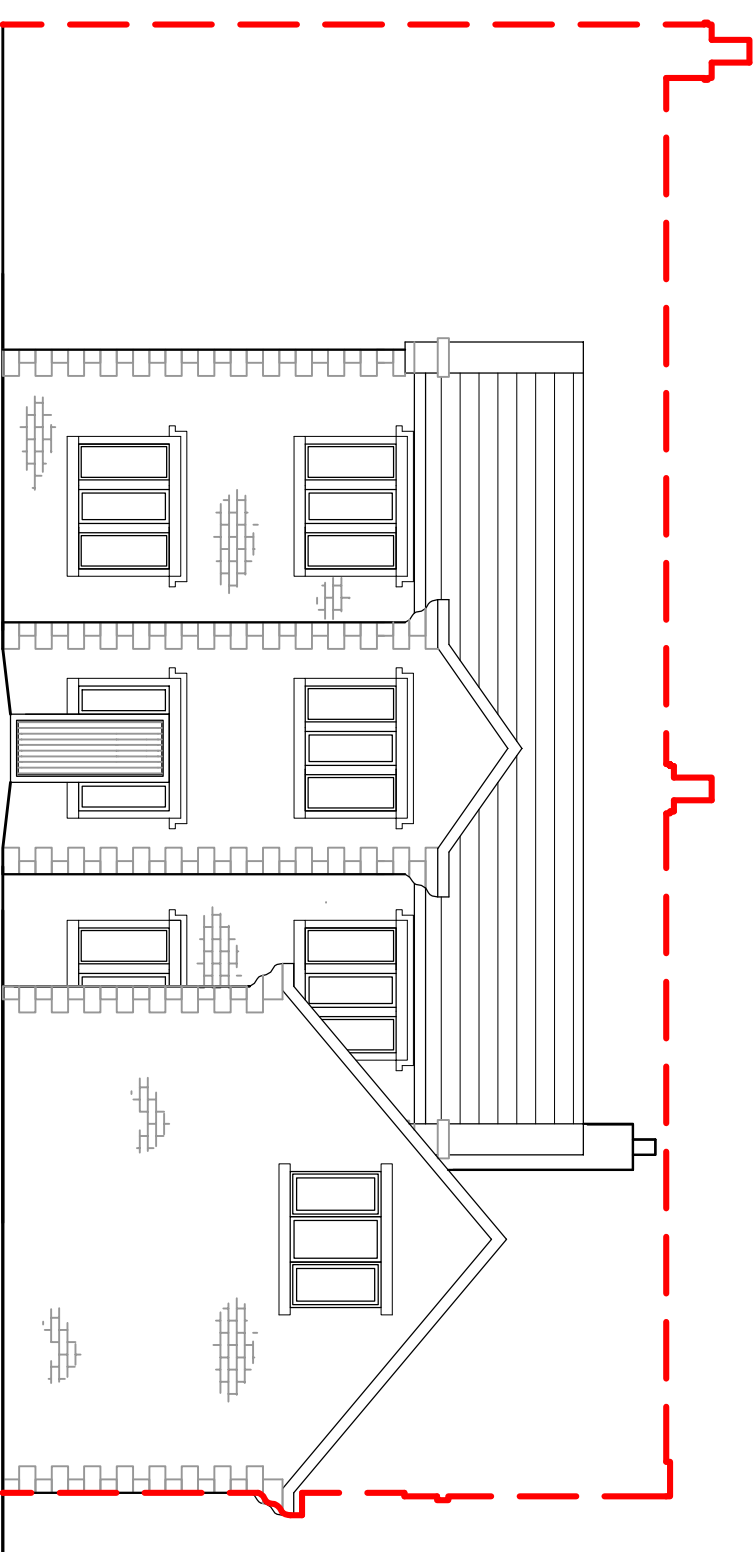
First Floor Plan

Roof Plan

Ground Floor Plan

First Floor Plan

Roof Plan

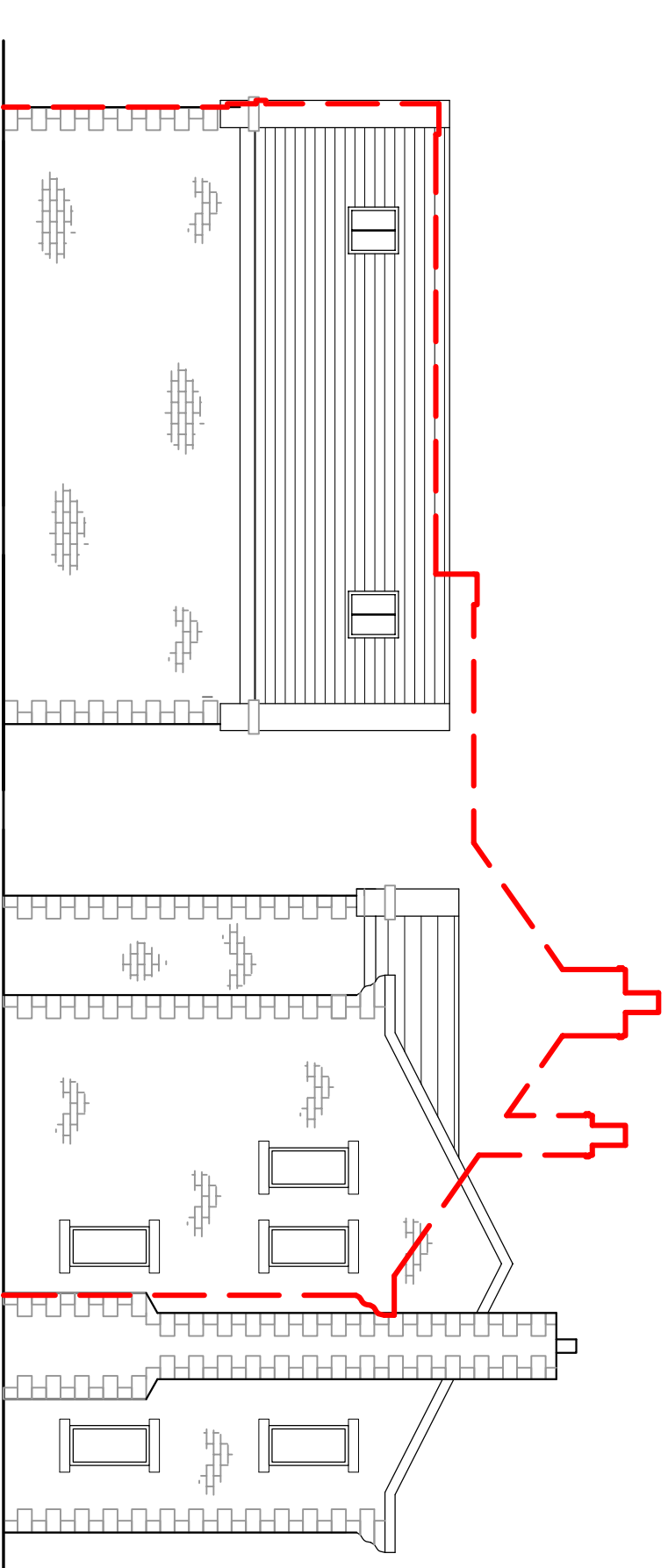
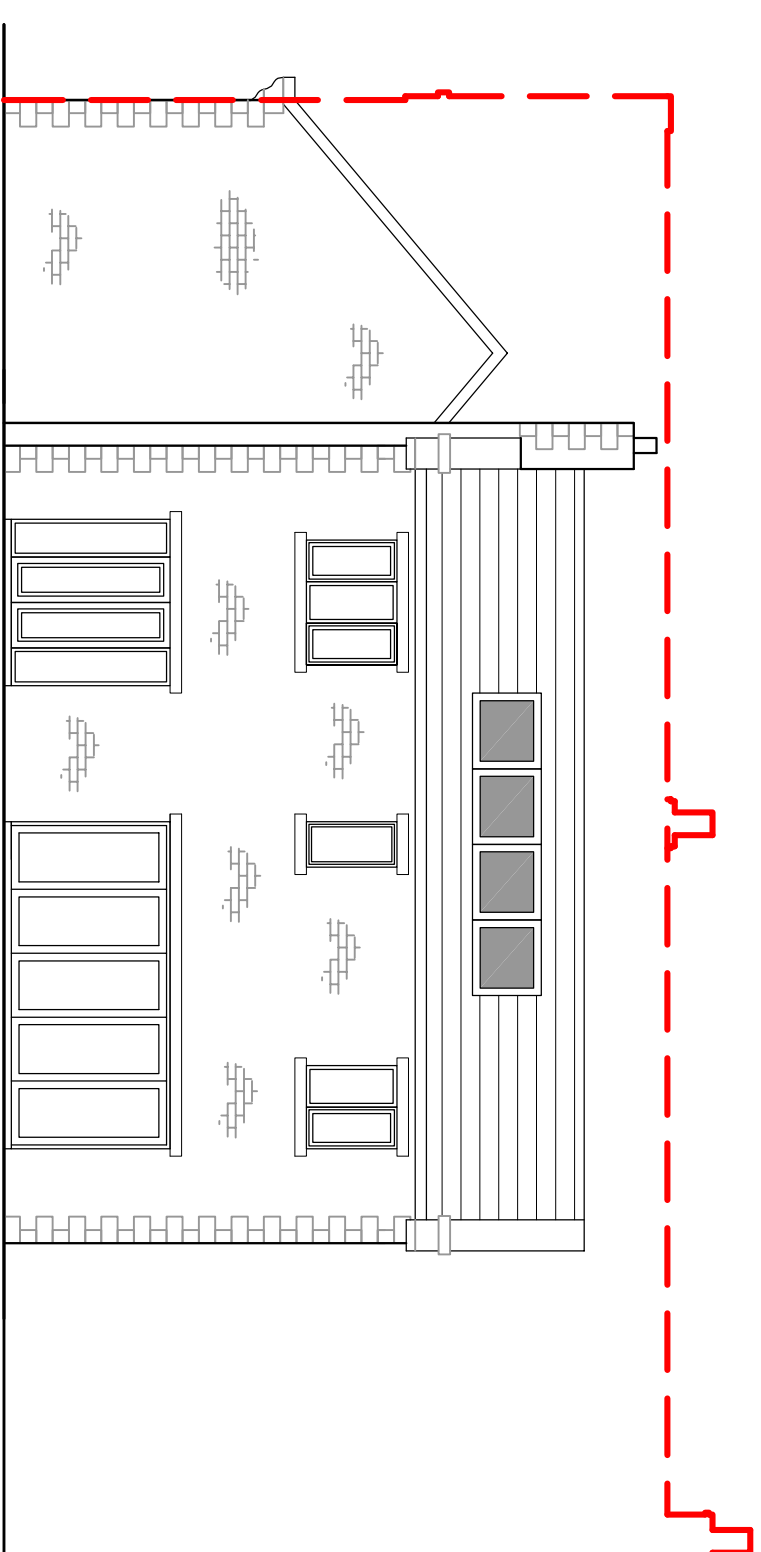


Front Elevation

Side Elevation

Rear Elevation

Side Elevation



Rear Elevation

Side Elevation

**Outline of Proposed Dwelling submitted
for Pre-Application Advice under
Ref: RV/2013/ENQ/00010**

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask

Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

PROPOSED PLANS & ELEVATIONS

Site: Proposed Development
Plot at Elker Mews,
Billington
BB7 9NF

Client: WHALLEY DEVELOPMENTS LTD

Date: 19.02.13 **Scale:** 1:100 @ A1

Project No: WHA/02 Dwg 03A

Drawn: NYB

Amendments:

Avalon  RTP

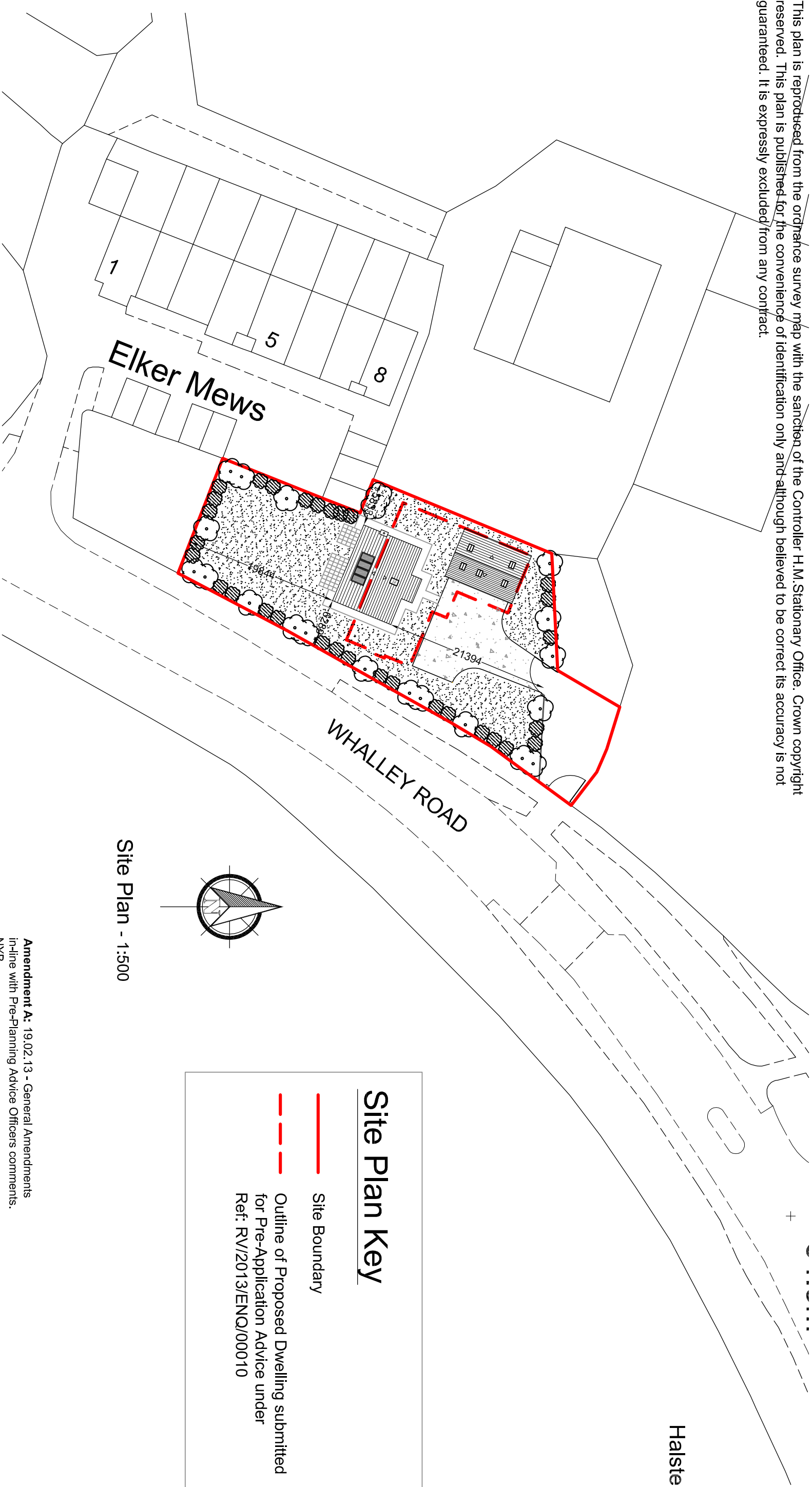
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666
Web: www.avalon.co.uk Email: planning@avalon.co.uk
2: Reading Business Centre, Redman Road, Burnley, Lancashire, BB10 3TW

Amendment A: 19.02.13 - General Amendments in-line with Pre-Planning Advice Officers comments
NYB

This plan is reproduced from the Ordnance survey map with the sanction of the Controller H.M. Stationary Office. Crown copyright reserved. This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed. It is expressly excluded from any contract.



Site Plan Key

- Site Boundary
- - - Outline of Proposed Dwelling submitted for Pre-Application Advice under Ref: RV/2013/ENQ/00010

Amendment A: 19.02.13 - General Amendments
in-line with Pre-Planning Advice Officers comments.
NYB

SITE PLAN	
Site: Proposed Development Plot at Elker Mews, Billington BB7 9NF	Client: WHALLEY DEVELOPMENTS LTD
	Drawn: NYB
	Date: 19.02.13
	Scale: 1:500 @ A3
	Project No: WHA/02 Dwg 02A
	Amendments: A

Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Town Planning - Architectural Design - Building Regulations - Surveying

Avalon 

Chartered Town Planning

Phone: 01282 834834 Fax: 01282 451666
Web: www.avalontp.co.uk **Email:** planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Diane Cafferty
direct line: 01200 414501
email: Diane.Cafferty@ribblevalley.gov.uk
my ref: RV/2013/ENQ/00010
your ref:
date: 4th February 2013

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Mr Kinder,

REQUEST FOR PRE-APPLICATION ADVICE RELATING TO PROPOSED DWELLING AT ELKER MEWS, WHALLEY ROAD, BILLINGTON.

I am writing in response to your request for pre-application advice in respect of the above-named proposal. In short your client is seeking to construct a new dwelling on the site, which was granted permission for a holiday let in 2012 under planning consent (3/2012/0612P). We met on site to discuss the scheme on 29th January and from this meeting, as well as the information submitted as part of the pre-planning enquiry, I can offer you the following guidance at this stage.

Under the DWLP the site is designated as Open Countryside (policy ENV3). This open countryside status of the site means that opportunities for development are somewhat restrictive. Development schemes in the open countryside will be required to be in keeping with the character of the landscape area and should reflect local vernacular style, features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted, providing regard has been given for the characteristic landscape features of the area. Policy ENV3 states that only development which has benefits to the area will be allowed.

Policy G5 is also applicable to the proposals. The policy is intended to recognise the need to protect the countryside from inappropriate development but in doing so accepts that the countryside is a working area and a source of many Ribble Valley resident's livelihoods. Applying policy G5 to the proposals, the policy states that outside the main settlement and village boundaries (as this site is) planning consent will only be granted for small scale developments which are essential to the local economy, developed for local needs housing (subject to Policy H20 of the DWLP) or are for other small scale uses appropriate to a rural area which conform to the policies of the plan.

In considering your proposal, national planning policy also needs to be considered in addition to the DWLP policies outlined above.

Paragraph 55 of the National Planning Policy Framework (NPPF) states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. In terms of your proposal, I do not consider that the site is overly isolated and is not remote from other built form. I also acknowledge that the site is close to a bus route and other services and I therefore consider this to be a sustainable location in principle for the development of one new unit. Whilst the proposals would lead to an increase in housing supply numbers, I do not consider one unit in this location to be overly significant or damaging in terms of supply. Central to the National

Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. I consider that the proposal would comply with this requirement as the site is appropriately sustainably located, not being overly isolated in the open countryside.

Whilst I am aware that the current permission on the site would involve a tourism related use, potentially benefitting the local economy, I acknowledge that the permission has not been implemented and therefore the potential economic impact of losing the tourism-related use cannot be considered in this instance.

In terms of access, as discussed on site, I have consulted Dave Bloomer at Lancashire County Council who has stated that he has one or two concerns regarding the proposals as follows:

1 If the access is to be gated then the gate needs to be set into the site. Currently, whilst Mark [Hornby] suggests that a vehicle can draw clear of the carriageway if the gate is closed, the position of this vehicle would obstruct cyclists wishing to enter the cycle lane which starts at this location.

2 The proposal shows 2 vehicle spaces. Clarification is needed of the number of bedrooms proposed, and a site plan showing the parking spaces and turning area provided.

3 Looking at Streetview, the access appears to be well used, possibly by the large agricultural building to the west. Will the proposed access be shared or will the agricultural building be accessed elsewhere and if so where will this be.

It will be necessary to address these points if you decide to progress to formal planning application stage.

Whilst I acknowledge at this stage you are only looking at the principle of erecting one dwelling on the site, and therefore no materials are proposed at this stage, if you decide to proceed to formal planning application stage, it will be important to be mindful of Local Plan policy G1 in relation to general development control. Policy G1 states that development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. The impacts of traffic caused by development proposals will be assessed, and safe and appropriate access and adequate parking should be provided. Policy G1 also states that the density, layout and relationship between buildings are important, particular emphasis will be placed on the visual appearance of developments and its relationship to its surroundings. Developments should also provide adequate daylighting and privacy. In assessing proposals against policy in G1, whilst this is an open countryside location, I acknowledge that there is significant built form in the locality and therefore I do not consider the visual impact of one dwelling in this location to be overly significant. I do however have some initial concerns in relation to the proposed scale of the dwelling, which I raised with you at our meeting.

Whilst I do acknowledge that there are a number of properties in the surrounding locality that are fairly substantial, I do consider that this would be a significant increase in scale compared with others in the area. The consideration that must be given therefore is whether the property would cause sufficient harm to warrant a refusal if you were to proceed to planning application stage.

Whilst I consider the scale to be excessive, I do not consider that this would result in the site being overly cramped, however there would be a visual impact on the landscape. The impact of this is slightly reduced due to the element of roadside screening provided through the existing hedgerow, however I do consider that the proposals would benefit from a reduction in scale prior to application stage to limit the potential negative visual impact on the open countryside landscape. I also have some initial concerns relating to the proximity

of the gable end to the site boundary. If this were to be single storey, the impact is likely to be less significant, however if a two storey element is proposed here, I would suggest setting this back from the roadside to reduce the potential dominance of this element of the dwelling.

In conclusion therefore, based upon the level of information submitted as part of the request for pre-application advice, I do not consider there to be any significant obstacles to gaining planning permission at this stage, though consideration should be given to the scale of the proposed development. As no elevations have been provided at this stage, regard should also be given to achieving a sympathetic design with careful consideration given to materials to ensure that the visual impact is not overly significant.

Core Strategy

It is worth reiterating at this stage that Ribble Valley is moving from the DWLP to the Local Development Framework, central to which is the Core Strategy. Whilst at the moment the principle of development here is accepted, it is worth considering that this situation may change once the Core Strategy has been examined by an independent Inspector, which is likely to be later this year. It is therefore necessary to be mindful of the policies set out in the Regulation 22 submission draft Core Strategy.

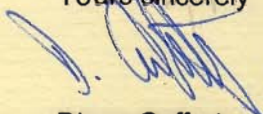
Similarly to the DWLP policies, policy DMG1 of the emerging Core Strategy states that in determining all planning applications all development must be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage Building in Context Toolkit). DMG1 also states that the development must be sympathetic to proposed and existing land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

Policy DMH3: Dwellings in the Open Countryside and AONB, of the emerging Core Strategy states that the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability. However as outlined above, the units are not currently generating a tourism/visitor use. It will be important however to have regard to this policy as the Core Strategy progresses.

I hope this information is of use in helping you to decide on how you wish to proceed. Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-planning enquiry, which sought guidance on the general principle of erecting one new residential unit on the site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely


Diane Cafferty
Pre- Planning Advice Officer

Mr A Kinder
Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
Lancashire
BB10 2TY