

Application Number: 2020/22358/FUL

Proposal: Change of use of land to site 3 no holiday shepherd huts

Site Address: The Old Pavillion, Langcliffe Road, Settle, BD24 9LT, , ,

On behalf of: Mr & Mrs S O'Shea

Date Valid: 18th December 2020

Expiry Date: 12th February 2021

EOT Date, if applicable: 15th February 2021

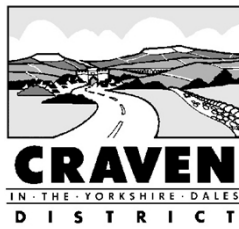
Case Officer: Mr Mark Danforth

1. Site Description

- 1.1 The site lies to the north west of Settle off Lodge Lane that is accessed from Langcliffe Road being the B6479 which runs from Settle to Horton in Ribblesdale and beyond.
- 1.2 The site forms part of the land associated with the property known as 'The Old Pavillion'.
- 1.3 The application site consists of an unused equestrian minage now no longer required by the applicant. The minage is within a large curtilage to the western side of 'The Old Pavillion', which is the applicants' home. At the north side of the minage there are stables which are also no longer in use, to the south directly adjoining the site is a small paddock.
- 1.4 The land slopes steeply westwards down from the house with the minage approximately 6.0m lower than Lodge Lane.

2. Proposal

- 2.1 The proposal seeks consent to change the use of the minage to accommodate 3 shepherds huts to be used as holiday lets. each shepherds hut to be 6.1m long x 2.6m wide (20'-0" x 8'-4") and will accommodate two people only. The units will be finished in slate blue corrugated sheeting to the walls with merlin green banding around the doors, windows and to the wall corners; the roof will be finished in black corrugated sheeting.
- 2.2 The shepherds' huts will be located in a staggered format in the minage all facing south. Each unit will have individual access paths from the road and parking area leading from the former stables. Stabling will be retained to be used as secure storage for bikes for example.
- 2.3 Lighting will be provided using low level bollard lighting to illuminate the access from Lodge Lane and around the units. The site will be landscaped including shrub and tree planting and wildflower grassed areas on the former minage between the units



to provide separation screening. Perimeter tree planting is proposed to reinforce the existing mature tree planting around the curtilage of The Old Pavillion.

3. Planning History

3.1 None relevant

4. Planning Policy Background

4.1 Craven Local Plan

ENV1- Landscape and countryside

ENV2-Heritage

ENV3-Good Design

ENV4-Biodiversity

ENV5-Green Infrastructure

SD1-Sustainable development

ENV7-Land and air quality

ENV8- Water Resources, Water Quality and Groundwater

EC4-Tourism

INP4 Highways

NPPF as amended 2019

PPG-Planning Practice Guidance

5. Parish/Town Council Comments

5.1 Langcliffe parish Council-At the meeting of Langcliffe Parish Council held on 01/02/2021 the above application was discussed. Council resolved to approve but wish to see a condition attached that the Huts are only for temporary habitation.

6. Consultations

6.1 NYCC Highways- the proposed development does not alter the existing access to the site or the volume of traffic using the site and consequently there are no Local Highway Authority Objections to the proposed development

6.2 Environmental Protection- have not identified any issues that would cause concerns.

7. Representations

7.1 Site notice posted 22 January expiry 12 February no comments received

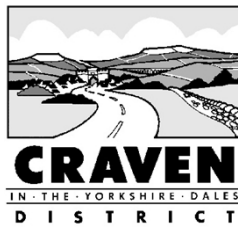
8. Summary of Principal Planning Issues

Principle of development

Impact on the countryside/design

Impact on residential amenity

Highways and parking



Drainage

Lighting

Biodiversity

9. Analysis

9.1 Principle

9.2 SD1 promotes sustainable development and the re-use of existing buildings or brownfield land residential use; this is also supported at a National level with the NPPF. The site is suitable to create holiday accommodation therefore is acceptable in principle.

9.3 The change of use of the minage will be assessed against all other relevant policies such as landscape, design/amenity, access and biodiversity these will be discussed below.

9.4 Policy EC4 of the Local Plan: Tourism seeks to provide for tourism / visitors to grow in sustainable ways so that it helps to improve the economy, environment and quality of life. Growth is to be achieved by:

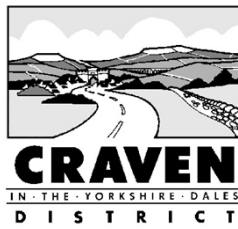
- Enabling established destinations to become even better through the development of new and improved facilities.
- Acknowledging the range of supporting, recreational, cultural, arts, wildlife and leisurely activities that people may like to engage in as tourists.
- Realising opportunities, where they arise, to secure additional knock-on benefits from placing tourism / visitor development and other forms of business and commercial development together in the same location, therefore achieving synergies of co-location.

9.5 When assessed against policy EC4 the proposed re-use of the site as holiday let would be acceptable in principle.

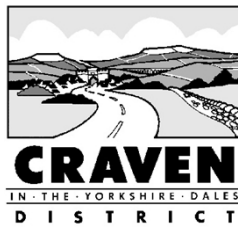
Impact on the countryside/design

9.6 Policy ENV1 of the Craven Local Plan states that: "In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting or the setting of the Yorkshire Dales National Park, the Council will give great weight to conservation of their special qualities, including their landscape, scenic beauty and intrinsically dark landscapes (for the enjoyment and experience of dark skies). In addition, proposals will be considered on a need's basis, should be in scale with, and have respect for their surroundings.

9.7 The site does not lie within any specific designated landscape. It is also low lying within its surroundings. The site is visible of Lodge Lane but only transiently. The shepherd huts are modest structures and in time with suitable planting would be concealed within the site. A landscaping plan has been submitted with the proposal this will be conditioned with any granting of permission. Overall there would be minimal impact on the landscape therefore complying with policy ENV1.



- 9.8 Policy ENV3 of the Craven Local Plan states that "Designs should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high-quality materials which should be locally sourced wherever possible;". The NPPF additionally advises that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.
- 9.9 The Shepherds huts are simple structures that are more befitting of a cart seen behind a horse. They will fit into this environment given its former use and the retention of the stables.
- 9.10 The proposed materials are acceptable will help in blending into their surroundings.
Impact on residential amenity
- 9.11 ENV3-e) Development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers; and f) Development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings;
- 9.12 The huts would have individual gardens screened with shrubbery and partly by dry-stone walling to demarcate the staggered plots. Being holiday let there is less emphasis on privacy therefore this is not an issue.
- 9.13 The nearest dwelling house is Lodge Barn, 90m to the north along Lodge Lane with further dwellings at the junction with the B6479 approximately 150m to the south. The amenity of these premises will be unaffected because of the distances away from the holiday units.
- 9.14 The users of the holiday let will have sufficient outdoor amenity space that will provide reasonable level of amenity for their stay. Given the low key nature of the development it is not envisaged that neighbouring amenity of nearby properties would be significantly adversely affected in line with policy ENV3.
- 9.15 Parking
- 9.16 A designated parking area has been located at the foot of the access track just before the minage to park three cars. There are other areas that could accommodate more cars within the site boundaries if required.
- 9.17 The access point is off Lodge Lane which is a private road, visibility is good out of the site despite the dry stone wall along its boundary. There should be no issues regarding highway safety although there is no footway it is used by walkers. This low key proposal would therefore comply with policy INF4.
Drainage
- 9.18 The plans advise that the huts will be drained into an existing drain which is set within the site adjacent the gardens of the Pavilion. Foul water will then be connected to the sewer. Connection will require permission from the relevant utility company.
Lighting



9.19 The site plan proposes bollard lighting along the access track and from the parking areas to the huts to enable customers to see at night time. Each bollard light is 80cm high with a downward illumination. This is suitable low level lighting for this semi-rural environment and would not give rise to harming the dark skies in line with policy ENV1.

9.20 Biodiversity

9.21 Policy ENV4 states that growth will be accompanied by improvements in biodiversity and, wherever possible, development will make a positive contribution to achieving net gains in biodiversity. This includes protecting international and national designations; avoiding harm to and encouraging enhancement of sites, networks, habitats and species; increasing tree and woodland cover; safeguarding surface and ground water bodies; enabling wildlife to move freely through the natural and built environment; and ensuring that net gains are delivered on specific allocated sites.

9.22 The proposal will provide a large amount of new planting within the site that will ensure a deliverable net gain in line with policy ENV4.

Conclusion

9.23 The change of use of the existing minage to holiday let is considered to comply with all relevant CDC policies therefore can be supported subject to conditions.

9.24 The proposal will make the best use of a redundant piece of land, there will be minimal impact on the wider environment and general amenity of area. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. It asserts that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay. Consequently, as the development accords with the Craven Local Plan, planning permission should be approved.

10. Recommendation

10.1 Approve with Conditions

Conditions

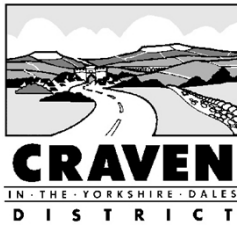
Time Limit for Commencement

1 The development must be begun not later than the expiration of three years from 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

Approved Plans

2 The permission relates to the following plans: received by the Council 18 December 2020



- Proposed Plans and elevations drawing no 04
- Proposed block plan drawing no 02
- Proposed site plan including landscaping details drawing no 01

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan 2012-2032.

Before the Development is Occupied

- 3 Prior to the occupation and the use of the holiday lets the proposed landscaping shall have been implemented as per plan drawing no 01.

Reason; In order to mitigate any harm to the landscape and provide suitable amenity for the future occupants.

Ongoing Conditions

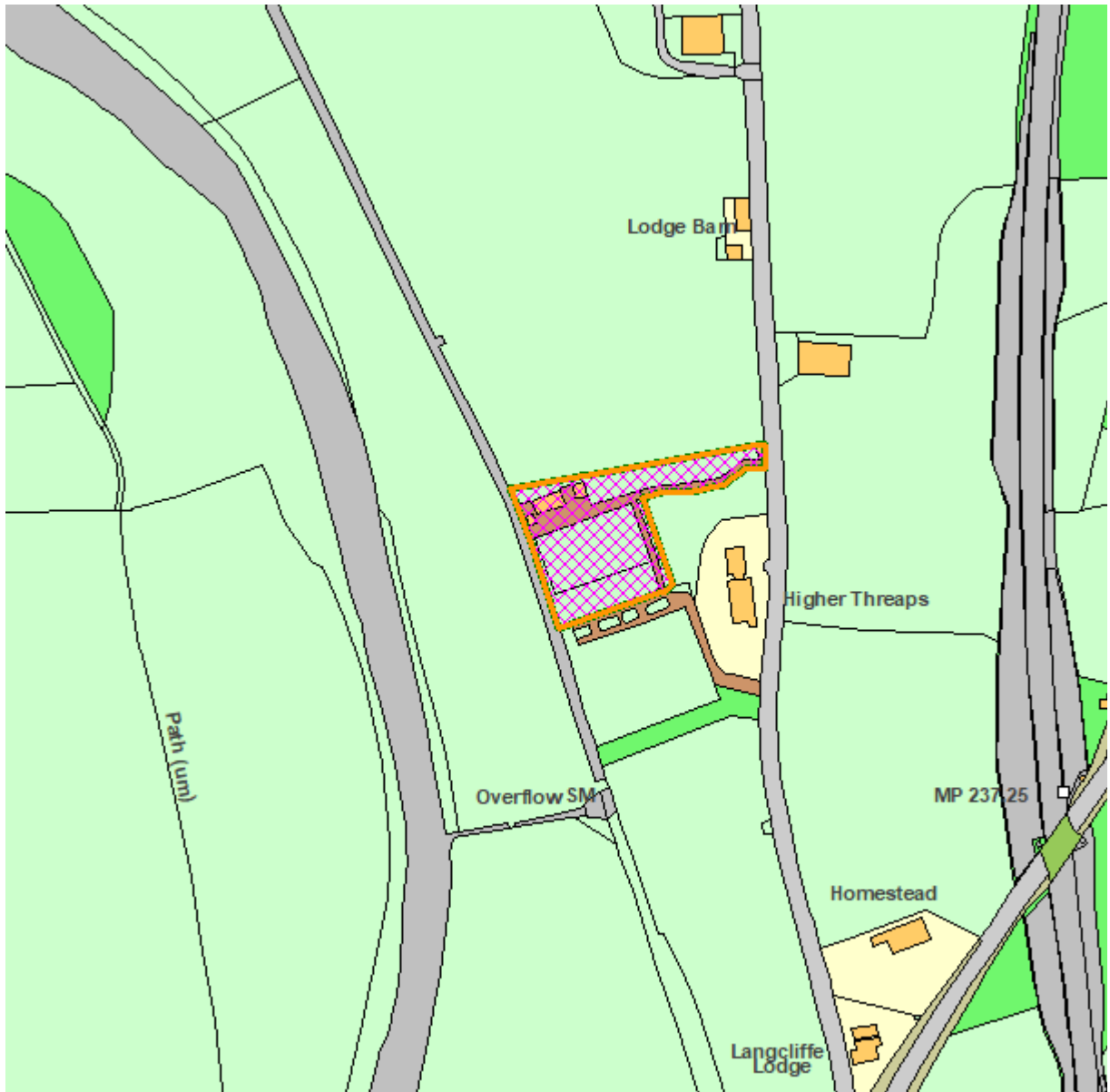
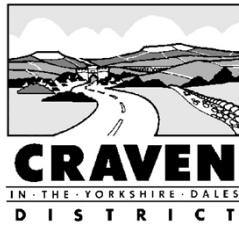
- 4 The Shepherd huts hereby approved shall be used for holiday accommodation purposes only and shall not be occupied for any other purpose. In particular the accommodation shall not be used as the sole or principal residence by any of the occupants. The owners/operators shall maintain an up-to-date register of the names of all owners and occupiers of individual properties and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority

Reason: For the avoidance of doubt as this is an open countryside location where new dwellings would not normally be viewed as acceptable in planning policy terms.

Informatives

1. Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.



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