



Lee Fenton

Planning Services Ltd

PLANNING STATEMENT

INCLUDING

- + Planning & Economic Appraisal
- + Climate Change Statement
- + Sustainability Statement
- + Employment Viability Statement
- + Agricultural Building Appraisal

Brick House Farm

Brick House Lane

Hambleton

Poulton le Fylde

FY6 9BG

ERECTION OF 1no STORAGE BUILDING, ERECTION OF 1no AGRICULTURAL LIVESTOCK BUILDING WITH ASSOCIATED VIEWING AREA, NEW STAFF CAR PARK, EXTENSION TO OVERFLOW CAR PARK, PROVISION OF 2no PLAY AREAS FOR HOLIDAY GUESTS & ENLARGEMENT OF BISTRO EATING AREA

INTRODUCTION

This planning application is submitted on behalf of Mr Ian Rainford. We are seeking planning permission for the following:

- ✚ Erection of 1no building for the storage of groundskeeping & maintenance equipment
- ✚ Erection of 1no agricultural building for the housing of livestock bred for consumption in the on-site Bistro
- ✚ New staff parking area
- ✚ Extension to overflow car park
- ✚ Provision of 2no outdoor play areas
- ✚ Removal of 1no internal wall to enlarge existing Bistro seating area

PLANNING & ECONOMIC APPRAISAL

The application site is located to the south of Brick House Lane, Hambleton and comprises an existing holiday accommodation complex, lake and ancillary building used as a visitors centre, bistro & hydrotherapy pool. The complex is accessed from Brick House Lane. In addition to the holiday complex, the applicant has recently acquired approximately 20 acres of agricultural land which immediately abuts the western & southern boundaries of his land.

Beyond the west/north-west boundary of the site is a cluster of residential / equestrian properties as well as a Public Right of Way.

The surrounding area is predominantly open countryside with agricultural fields to the north, east and south. The site is located within the defined Countryside Area on the Local Plan Policies Map and is within Flood Zone 3.

RELEVANT PLANNING HISTORY

21/01414 – First Floor Extension at rear of Visitors Centre to form expanded offices. Approved.

21/00594 – Erection of a two-storey building comprising visitors centre, café/restaurant, hydrotherapy pool, an on-site laundry facility and expanded car parking area. Approved.

20/00411 - Application (retrospective) for the erection of a two-storey building comprising of visitors centre, café/restaurant and hydrotherapy pool. Refused

18/00512/FUL - Erection of two-storey building for hydrotherapy, visitors centre, cafe, office and meeting room. Withdrawn

18/00268/FULMAJ - Variation of condition 2 (key drawings) on application 15/00758/FULMAJ to allow a first floor to the hydrotherapy pool. Withdrawn

15/00758/FULMAJ - Erection of 5 holiday units and erection of a building for a hydrotherapy pool, visitors centre and cafe for disabled visitors and carers. Approved

14/00833 - Erection of 3 holiday units for disabled visitors and carers (resubmission of 14/00666). Approved

14/00666/FUL - Erection of 3no holiday units. Withdrawn

12/00782/FUL - Creation of private leisure lake and engineering operations to form landscaped mound. Approved

12/00176 - Change of use from tile showroom to annex for ancillary accommodation to Brickhouse Farm, extension to existing barn to form a domestic garage, addition of a private swimming pool to existing garage of main dwelling, change of use and conversion of 4 no industrial units into 5 no specialised holiday accommodation for people with disabilities and their carers. Approved

PROPOSAL

New storage building



1no new secure storage building is proposed for the storage of essential groundskeeping & maintenance equipment. The building would be 9m in length x 6m deep, with an eaves height of 2.5m and a total finished ridge height of 4.9m to enable ancillary storage within the roof space. It would be finished in red brick with roller shutter doors to the front elevation to ensure maximum security. The roof would be clad in corrugated sheeting in dark grey.

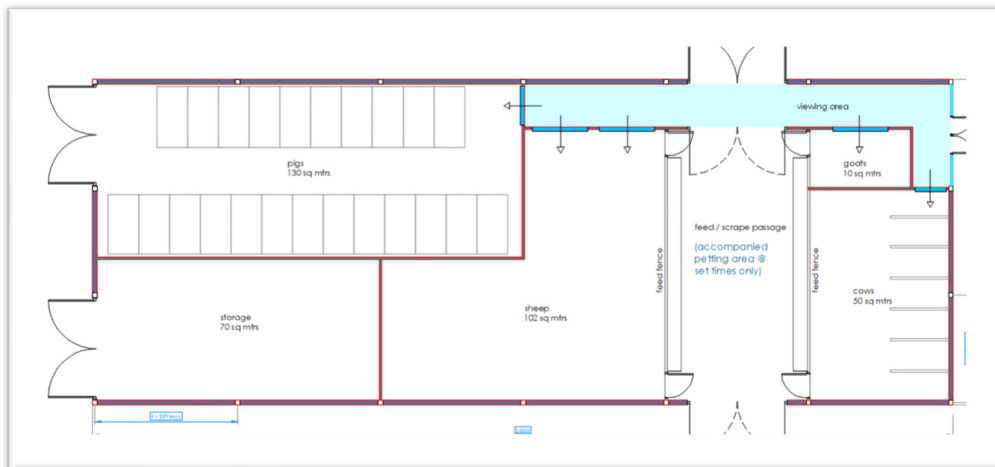
AGRICULTURAL BUILDING APPRAISAL



The main part of the proposal in terms of floor space is the erection of 1no agricultural building for the housing of livestock in the applicant's ownership.

The applicant currently has a growing herd of beef cattle as well as pigs & lambs which are grazed on rented farmland elsewhere. It has now reached a point where the cattle can be slaughtered, butchered, and the meat supplied to the on-site bistro and subsequently served to customers, increasing the sustainability of the enterprise as a whole. This process has just begun with the first produce currently being used in the Bistro kitchen & a whole new menu is in preparation.

The recent purchase of 20 acres of adjacent agricultural land now means the livestock can come to Brickhouse & be housed on site, hence the need for a new livestock building.



It is also proposed to create a small ancillary viewing area where the holiday guests can go & see the animals should they choose to do so. It has been proven that interaction with animals can reduce levels of stress or anxiety, as well as providing mental stimulation for the severely disabled. It seems negligent of the site owners not to provide such a facility when erecting an agricultural building in such close

proximity to the holiday site. It can be easily designed into the building without the need for any additional floor space.

In terms of justification for the size of the proposed building, the existing animal numbers have been used when calculating the required amount of floor space. This is summarized below:

- ✚ 40 sheep – 102 sq mtrs internally / 5 acres grazing
- ✚ 5 cows – 50 sq mtrs internally / 5 acres grazing
- ✚ 20 pigs – 130 sq mtrs internally / 1 acre grazing
- ✚ 5 goats – 10 sq mtrs internally / 1 acre grazing

In addition to the above, a 70 sq mtr storage space is proposed for the storage of feed as well as tractor, trailer, roller, cultivator & topper. A central drive-through feed & scrape passage is proposed to enable efficient feeding / muck out as & when required.

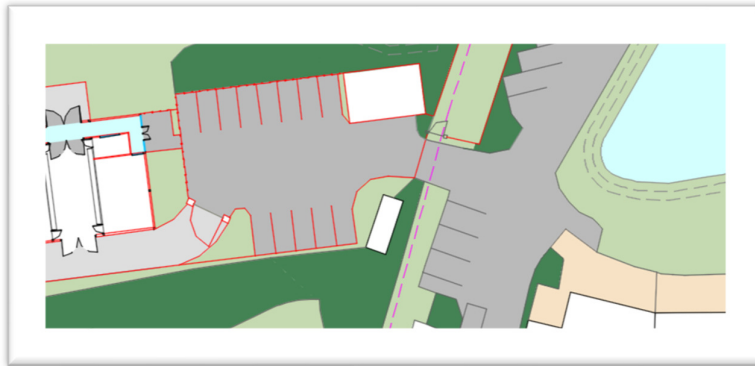
The external facing materials of the building would be timber Yorkshire Boarding to the upper walls & concrete block / panels to the lower walls. The roof would be finished in natural grey cement fibre sheets with GRP rooflights. The storage areas would have roller shutter doors & the livestock areas would have galvanized gates. The only departure from the usual materials would be the insertion of a set of glazed doors to the aforementioned viewing area on the eastern elevation.

The remaining land would be used for additional grazing space with the exception of an area in the far northwest corner which would be used to grow fruit & vegetables for use on site. The business is championing a new “farm to plate” initiative in the Bistro and it is the intention to grow & produce as much of the consumables as possible on site. The existing fruit & veg patch is not of sufficient size.

Examples of this are as follows:

- ✚ Home grown apples, rhubarb & plums in the jams & puddings
- ✚ Home reared sausage & bacon in all breakfasts
- ✚ Home reared ham in toasties & Eggs Benedict
- ✚ Home grown vegetables in the soups, curries & chicken dishes
- ✚ Home grown lettuce, tomatoes & mint in the salads
- ✚ Home reared belly pork, pork loin & roast beef
- ✚ Home grown spinach for various dishes & pizzas
- ✚ Home grown pumpkins (provided to all child guests on Halloween)

New Staff Car Park



One of the longstanding issues at Brickhouse Farm Cottages is the provision of staff parking spaces. Currently, staff have to double park in a small area to the north of the original cottages near the main bistro building, but often end up having to park on the grass verges at the entrance to the complex which is far from ideal and creates its own safety issues. Car sharing by staff is frequently put in place but the size & scale of the business requires 59 members of staff & therefore there is an essential need for a dedicated parking area.

It is therefore proposed to create a modest staff car park to the west of the existing parking area, adjacent to the proposed agricultural building. This would be surfaced in permeable tarmac & would ensure staff vehicles can be parked safely and considerately at all times. The area currently used for staff parking can then be used by delivery vehicles, away from pedestrians and visitors.

Extension to Overflow Car Park



An overflow car park was approved under application 20/00594 and was constructed at the southern end of the complex. In hindsight, this car park is not big enough & people with large vehicles / SUVs often park elsewhere rather than attempt to use it. It is proposed to widen the car park by approximately 10m to enable a better layout of spaces & additional maneuvering space. The surfacing would be as per the existing, and existing boundary treatments would be removed & replaced like-for-like.

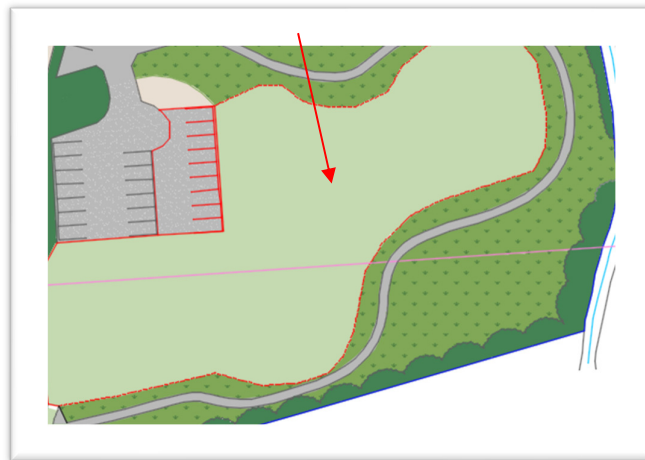
Play Areas

It is proposed to create 2no play areas for the enjoyment of existing guests. The first is a small redundant area previously used as a chicken coup, next to the parking spaces just south of the Bistro building, as shown below:



This would provide an enclosed space for children to play while their families are sat outside the Bistro or on the grassed area near the lake. It would be a grassed surface with the provision of a standard swing set, slide & 2no picnic benches. Existing boundary treatments would be retained & repaired where necessary. The existing gates & PROW route would remain unobstructed.

The second play area is something the site has been planning for some time. This takes the form of an “accessible” play area with bespoke equipment and a perimeter sensory path. Located at the south of the complex next to the overflow car park, this area is currently a close-cropped lawn area.



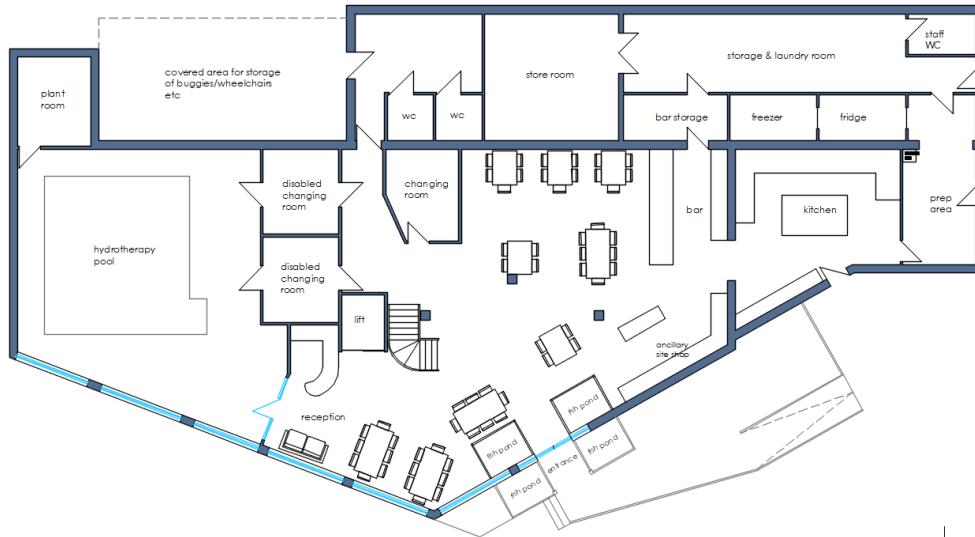
This area will cater for the base clientele of Brickhouse Cottages, primarily aimed at children with additional needs. It will remain a large grassed lawn area, with a number of small areas covered with bark chippings around individually crafted wooden play equipment.

In terms of scale, the items proposed are of a small scale. Elevation drawings of these have been submitted to accompany this application, and images are shown below. All items are low lying and will not be visible from surrounding properties. The location away from the main complex makes it ideal for those seeking some quiet time & sensory stimulation.

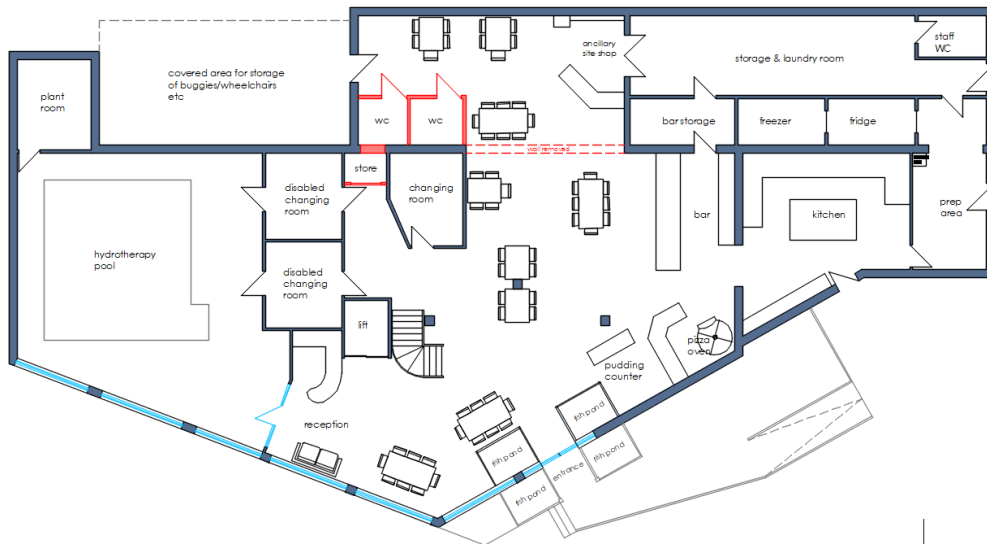


Bistro Extension

The final part of this application seeks permission for the removal of an internal wall within the existing Bistro / Visitors Centre / Office building to enable a larger floor eating area with more maneuvering space. The existing number of seats will not be increased; the current table layout will be spread out to better accommodate wheelchairs and mobility equipment. Seat numbers will not be increased.



Existing ground floor plan of the main building



Proposed ground floor plan of the main building showing minor internal changes

RELEVANT PLANNING POLICY

The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

The following policies contained within the WLP 2031 are of most relevance:

- SP1 - Development strategy
- SP2 - Sustainable development
- SP4 - Countryside areas
- SP8 - Health and well-being
- CDMP1 - Environmental protection
- CDMP2 - Flood risk and surface water management
- CDMP3 - Design
- CDMP4 - Environmental assets
- CDMP6 - Accessibility and transport
- EP8 - Rural economy

The revised National Planning Policy Framework (NPPF) was published by the Government on 20th July 2021. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2021 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

The following sections / policies set out within the NPPF are of most relevance:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 6 - Building a strong, competitive economy
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places

- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

POLICY COMPLIANCE

The site falls in the countryside as designated within WLP31. Policy SP4 of WLP31 restricts development in the countryside to a limited number of purposes, including the expansion of businesses in rural areas, provided they are in accordance with Policy EP8. Policy SP1 directs development to the settlements unless development in the designated countryside is specifically supported by another policy in WLP31.

The existing business consists of 13 holiday cottages that are specifically designed to cater for visitors with disabilities and their families and/or carers. A range of planning applications were then submitted between 2015 and 2021 to gain approval for a visitors centre / pool / bistro building.

Policy EP8 of WLP31 allows for the expansion of business in rural areas. It has to be assessed whether the proposal can be viewed as an *expansion* of the existing business, and whether any building and infrastructure is necessary. As outlined in the information above, the proposal (with the exception of the agricultural building) is wholly ancillary to & in association with the current approved on site practices and uses.

The proposal as outlined above is wholly ancillary to the existing on site business at Brickhouse Farm Cottages, with the exception of the agricultural building which will be assessed separately.

- ✚ The additional parking spaces will be used by existing staff and visitors. Vehicle movements **will not increase** as a result of this application. It is purely to create a safer environment on site for the parking & maneuvering of vehicles.
- ✚ The proposed storage building is to house existing equipment used daily to tend to the grounds and perform maintenance tasks. Most of this equipment is currently stored outside, which causes it's own set of maintenance & security issues.
- ✚ The play areas are for use **by existing guests** and the provision of these areas is to aid the appeal of the site as a holiday destination and provide an additional resource for guests, many of which are less able & have more difficulty leaving the site complex.
- ✚ The enlargement of the Bistro seating area does not represent an increase in

seat numbers, nor will it lead to any additional traffic. It will enable more maneuvering space between the existing tables for disabled guests.

With regards to the agricultural building proposed, it is considered necessary & of a commensurate size for the land holding & animal numbers.

CLIMATE CHANGE

The Wyre Local Plan (LP) Vision Statement refers to a greater emphasis on walking, cycling and access to public transport and low carbon transport options, which is one of the main reasons for the submission of this application.

LP policy SP2 relates to sustainable development and objective 6 states that "development proposals must demonstrate how they respond to the challenge of climate change through appropriate design and by making best use of resources and assets, including the incorporation of water and energy efficiency measures through construction and operational phases, and the reuse and recycling in construction both in the selection of materials and management of residual waste".

Our new building will be finished to the highest specification. Rainwater harvesting will be implemented along with the potential for photovoltaic technology in the future.

- All lighting will use energy efficient fittings.
- There is ample internal and external space for the intended use.
- High efficiency 'A' rated electronics will be used when necessary and ample ventilation will be installed to accord with DEFRA guidance.

With regards to connectivity, the building is within the applicant's land ownership & is within walking distance of their home.

Other Factors to consider:

- The site is not located within flood risk zone.
- The proposals seek to retain natural resources, such as hedgerows and trees wherever possible;

Where possible, materials with a lower environmental impact will be used in any works. This will be achieved through the following:

- Responsible sourcing of materials. Where possible, materials will be sourced locally to reduce carbon transport footprints.

- Any timber will be sourced from sustainable locations.
- Acceptable external garden space has been provided.

It will be encouraged that the site will be run in an environmentally, socially considerate and accountable manner.

SUSTAINABILITY STATEMENT

Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- **an economic objective** – to help build a strong, responsive and competitive economy, by supporting growth, innovation and improved productivity;
- **a social objective** – to support strong, vibrant and healthy communities, by fostering well-designed beautiful and safe places, with accessible services that support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built and historic environment; climate change, including moving to a low carbon economy.

The NPPF promotes building a strong & competitive economy. It states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

With regards to rural areas specifically, planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

It should be recognised that to meet local business and community needs in rural areas, sites may have to be adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by

improving the scope for access on foot, by cycling or by public transport).

EMPLOYMENT VIABILITY STATEMENT

The proposed development will not impact any existing employment area within the borough. The proposal will not lead to the increase or decrease of employment numbers within the site itself.

The proposal is appropriate for the location and consistent with adjacent land uses. There is no proposed impact on the operation of the area and impact on the type, quality, or quantity of employment supply. The proposal does not involve the loss of existing employment land.

Local Plan Policies EP2 Existing Employment Areas and EP3 Existing Employment Sites set out the criteria for considering applications relating to existing employment areas. The application site is not within a defined employment area. The site does provide existing employment opportunities, and these will not be affected by the proposed development.

The number of employees on site as a result of this development will remain unchanged.

CONCLUSION

This application seeks permission for an agricultural building which is partially linked to the existing on site enterprise in that it will house the livestock used in the kitchen of the on site bistro and provide a small viewing area for holiday guests. Other small scale ancillary elements within the application will aid the smooth running & future sustainability of this established rural business.

It is considered that this application is consistent with the thrust of current planning policies and should therefore be viewed favourably by the local authority.