

Planning Statement

For the Erection of a Storage and Laundry Building to be used with the Two Existing Holiday Properties

Site Description

The site lies to the East of Wyre Estuary and is situated between Wardleys Lane and the River Wyre. There are two existing holiday properties that provide self catering accommodation for guests with disabilities.

The accommodation has won two Wyre Business Awards in 2022. They are finalists in the 2023 Wyre Business Awards and also in three categories of the Lancashire Tourism Awards. They have 100% 5 star reviews and have excellent bookings. Each chalet sleeps 6 in three bedrooms, 2 wet rooms and an open plan lounge dining kitchen. Mobility equipment is provided for guests during their stay, which means that it is necessary to transport equipment to and from the accommodation. This results in several journeys. It has also meant that the applicant's home and outbuildings have been taken over by the equipment used for the chalets. This has resulted in large parts of their home and out buildings being unusable for domestic purposes.

The Proposal

Planning permission is requested to erect a modest storage building to be used for the storage of mobility equipment, bed linen, towels, laundry equipment, maintenance equipment and garden furniture.

Planning History

18/01217/FUL - Erection of a private equestrian/agricultural building for the storage of machinery and for the making of hay (resub of 18/00927/) - Refused
19/00169/FUL - Change of use of land for the siting of thirteen seasonal caravan pitched with associated amenity block and erection of two holiday cottages - Refused
19/00950/FUL - change of use of land for the siting of two holiday chalets - Approved
19/00950/DIS - Discharge of condition 6 (materials) and 9 (EVCP) - Accepted
20/00369/FUL - Change of use of land for the siting of two holiday chalets - Refused
20/00412/FUL - Erection of an agricultural building for livestock and feed storage - Refused
20/01022/FUL - Erection of an agricultural and land management building - Approved
20/01026/FUL - Change of use of land for the siting of two holiday chalets (resubmission 20/00369/FUL) - Refused - Appeal Dismissed
22/00654/OUT- Outline application for the erection of 3 holiday chalets (buildings), 1 storage building and parking to the front of chalets 3 and 4 - Refused
22/01284/OUT - Outline application for the erection of 2 holiday chalets (buildings) 1 storage building and parking to the front of chalets 3 and 4 - Refused
23/00362/FUL – Erection of modular timber shed with be used as a storage facility - Refused

Recent Refusal 23/00362/FUL – Erection of a modular timber shed

The LPA stated 'The proposal, by way of its detached position, would result in a building that is poorly related to existing development at the application site, and would lead to a detrimental impact upon the rural character of the area. The increased projection into open countryside is unjustified and would result in an urbanizing effect on the area of countryside resulting in visual harm. The application would therefore conflict with Policies SP4, EP8 (2a) and EP9 (1a).

However, the LPA confirm that the proposed building is necessary for the existing business. This meets criteria EP8 (b). This application seeks to provide justification for the proposed storage building.

Based on this, the storage building has been sited adjacent to the existing holiday accommodation.

Storage In The Chalets

The LPA state '8.1(b) (Para 1) There would be some storage room available within the existing approved lodges given their generous size, and it is likely that some of the storage needs could be met within these buildings. Additionally, the suggestion that additional storage is required for suitcases seems unrealistic in this context, given the spacious nature of the approved lodges.

Following the point raised by the LPA on the recent refusal, the applicant would like to confirm that other than the boiler cupboard (which houses the boiler and some spare towels/cleaning materials), there is no other storage in the chalets. As the LPA are aware the existing business provides holiday accommodation for disabled guests. Many guests have large power wheelchairs and there can be up to three large wheelchairs at any one time. There needs to be room for the wheelchairs to be able to move about the chalet and as all the chalet is accessible, there needs to be a minimum clear floor space of 1.5m x 1.5m everywhere. To section off any part of the chalet to provide storage for mobility equipment would be detrimental to the guests.

Relevant Planning Policies

SP2 Sustainable Development - point (f) to minimise the need to travel by car.

Mobility equipment is currently stored in several locations and has to be transported to and from the site. This can lead to multiple journeys as the equipment is large and cannot be carried in one trip. The existing equipment has taken over the applicant's home and outbuildings leading to a loss of domestic utility.

(f) Protect and enhance biodiversity.

The applicant has planted over 1400 trees onsite. Completed the Green Rose Carbon Reduction programme that provides support and guidance in the development and implementation of each organisation's Environmental Management System. There is already a twin socket EVCP onsite.

SP4 Countryside Areas

Following the refusal for the previous application 23/00362/FUL where the LPA state 'The proposal, by way of its detached position, would result in a building that is poorly related to existing

development at the application site, and would lead to a detrimental impact upon the rural character of the area', the applicant has sited the storage building adjacent to the chalets. This ensures that the building would not be detached or poorly related to the existing business.

CDMP1 Environmental Protection

The storage building will be compatible with adjacent existing uses as it will support the existing holiday accommodation.

CDMP2 Flood Risk and Surface Water Management

The site is located in flood zone 1 and is in an elevated position where flood risk is minimal.

CDMP3 seeks a high standard of design

The storage building is modest in size with a green roof, green windows and timber clad. The proposed materials and the use of natural colours are to aid the reduction in visual impact. The storage building is also located to the West of the car park. This will replace the visual impact of the vehicles parked onsite. It has been designed to be in keeping with the modern chalet appearance.

CDMP4 Environmental Assets

The applicant has planted over 1400 trees on site, they have a twin socket EVCP, all bulbs are LED, recycling is recommended and carried out. In order to reduce the environmental impact further the applicant seeks to launder their own linen, towels, mattress protectors and duvets. This would also provide local part time employment.

CDMP6 relates to transport and accessibility

There would be a significant reduction in traffic movement to and from the chalet.

Having mobility and maintenance equipment together laundry onsite is expected to reduce the number of journeys made by the applicant by at least 75%.

EP8 Rural Economy

The existing business very much supports the local rural economy and the storage building with the onsite laundry would provide one part time job.

EP9 Holiday Accommodation

The application is for a storage building to support the existing holiday accommodation.

Justification

Providing accessible holiday accommodation means that there is a need to add or remove equipment as it is needed. Each guest is different with some needing a lot of equipment and some only a small amount. Being able to provide this equipment ensures that guests with disabilities have

a safe and stress-free holiday. Something that the applicant is definitely achieving as can be seen from their online reviews.

Equipment includes, but is not limited to:

Mobile Hoists x 2
Batteries and Chargers for hoists
Profiling beds x 3
Profiling bed mattress x 3
Single electric beds x 2 (make a superking)
Single mattress x 2 for electric bed above
Standard shower chairs x 2
Commode shower chair x 1
Tilt in space shower chair x 1
Toilet frames x 2
Adjustable Height Chair x 1
Rise and recline chairs x 2
Hybrid airflow mattress x 1
Memory foam mattress x 1
Profiling bed table x 2
Bed rail bumpers x 2
Harness x 1
Safety belt x 1
Galaxy star projector x 2
Bubble fish lamp x 1
Grab rails x 2
Grab level x 1
Elephants Feet x 8
Nappy Bin
Travel Cot
Highchair
Christmas Decorations
Christmas Trees x 2
Long handled squeegee
Steam cleaner for mattresses
Grab rail for divan bed
Adjustable Back Rest

Some of the above items are currently stored in the applicants second bedroom. This room is now unusable as it is filled equipment for the chalets.

Oxygen

Some guests require oxygen to be able to survive and this is delivered to site. There can be 16 canisters and an oxygen machine for a 7 night stay. Oxygen is highly flammable and there is nowhere to store this oxygen until the guests arrive. There is also nowhere to store any empty/part filled/unused oxygen cylinders when guests leave. Oxygen cylinders may not be collected until the next day. It is important that there is somewhere safe to store the cylinders where they are safe and secure.

Other Items

In addition to the mobility equipment, we have no onsite storage for the following:

Single divan bed and mattress
Leather settee
Bedside tables x 2
Sideboard x 1
Fans x 6
Garden Tables x 2
Garden Chairs x 12
Garden Parasol and base x 2
Sun Loungers x 4
Spare hairdryers x 2
Spare Toaster and Kettle
Single Oven
Dressing Tables x 2
Spare crockery
Spare cutlery
Spare drinking glasses
Lost Property Items

Please note that due to the quick turnaround that we hold a lot of spares. Due to the very nature of the business damage can be caused by powered mobility equipment.

Again, these items are stored in our home or outbuildings.

The storage building would also be used for temporary storage of guest luggage. This could be due to an early arrival or the need for a late departure. Many guests choose to have a local breakfast before heading off home.

Own Laundry

The bed linen and towels are laundered by a local company. They are either collected or dropped off. This results in several journeys throughout the week. There is always some bed linen/towels that require prior treatment. Without the prior treatment these items will be returned with stains. An example is where there is blood on the linen/towel and this needs to be soaked in cold water. The linen/towels are inspected by the applicant in their home. They are then pre-treated in their bathroom. Many items are large linen sheets and duvets and these have to be treated using their bath. Some items require several days of treatment and this results in the bath being unusable for what can be a week at a time. It is also very difficult to move the treated items from the bathroom to the washing machine or to the launderette as they are holding water.

The applicant's lounge has been lost to the storage of bed linen, towel, tea towels and mattress protectors. It is also used to iron bed linen that they have had to wash due to pre-treatment. The lounge is only small and this renders this room unusable for domestic purposes.

Being able to pre-treat and manage their own laundry will provide a part time job. It will reduce the number of journeys being made to/from the launderette, it will ensure that the bed linen/towels

don't have to be washed again due to pre-treatment being missed. It also ensures that a further wash doesn't have to be undertaken due to stained laundry or laundry that has missed the collection. It will also ensure that the linen is ironed to a high standard, which is often not the case and ensure that linen/towels don't go missing.

A commercial washer can accommodate two sets of towels or a full set of bed linen. This will reduce energy and water consumption together with a reduction in laundry detergents. It will also ensure that the towels and linen remain onsite and there is no need to return home for additional towels/linen, should any be found to have a stain. The laundry area would include a twin sink unit, rotary iron, commercial washer, commercial dryer, racking for linen and towels.

A window to the west elevation is proposed to allow natural sunlight into the building. This will reduce energy consumption and also provide a natural drying environment. This is especially helpful for washed mattress protectors, pillows, duvets or steam cleaned mattresses.

Laundered towels x 48

Laundered bedding x 96 items including duvet covers, sheets, pillowcases

Mattress Protectors x 12

Pillow Protectors x 8

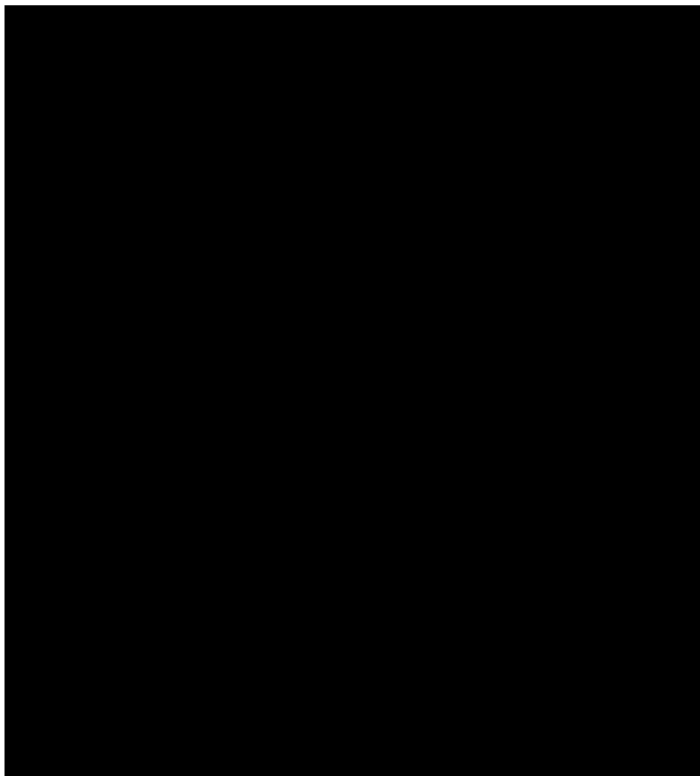
Tea towels x 12

Summer/Winter Duvets x 10

Spare Pillows x 4

Maintenance Equipment

In order to maintain the grounds and chalets additional equipment is needed. Again, these are stored in various outbuildings and taking over the applicant's domestic space. Equipment includes:



Planning Application Delegated Report - 22/01284/OUT (Excerpt)

In this case, in addition to the two holiday chalets, a storage building is proposed which would be used to store cleaning equipment and provide storage for laundry pre-treatment and specialist equipment and facilities for disabled visitors. The track which would provide vehicle access to the proposed chalets is existing. In consideration of this information, the storage building and additional parking area is justified and considered to satisfy this criterion.

This delegated report confirms that the additional storage building is justified.

Drainage

Existing onsite drainage will be utilised. Surface water to flow to the pond. Foul drainage to existing sewage treatment plant.

Parish Council Information

Recent objections from the local Parish Councils have included a S106 order, an objection due to road safety due to a dangerous site entrance and existing sewage problems in the area. The applicant would like to provide the following information:

A S106 order is meant for large house builders to provide additional infrastructure. A building to store mobility equipment, laundry and maintenance equipment, does not meet this criteria.

There is no alteration to the existing site entrance.

There will be a 75% decrease in vehicle movements to and from the accommodation. This would be due to the equipment being onsite.

There are no sewage pipes on Wardleys Lane. All run off water and foul waste water will go to an existing onsite system.

Conclusion

The two existing accessible holiday properties require a storage facility for mobility equipment, maintenance equipment and for laundry. Being able to launder their own bed linen and towels will not only ensure that the linen is clean and without stains, it will also provide part time employment and make the business more sustainable.

Having the equipment onsite will reduce the number of journeys the applicant needs to make and it will ensure that their domestic living and outdoor space is returned for personal use.