

Application Number:	2018/0424	Application Type:	Full
Proposal:	Erection of guest house accommodation comprising 8 guest rooms for a maximum additional occupancy of 16 people (Use Class C1), with associated facilities including lounge, restaurant, spa, and indoor pool, in addition to landscaping, car parking and access road.	Location:	Rossendale Holiday Cottages Dean Lane Water BB4 9RA
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	19 th September 2018
Applicant:	Jonny Wilson	Determination Expiry Date:	8 th October 2018
Agent:	Mr John Brazier of DAY Architectural LTD		

Contact Officer:	James Dalglish	Telephone:	01706 238643
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	✓
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

Grant planning permission subject to the conditions set out in the report.

APPLICATION DETAILS

2. SITE

The site is located within the Countryside on land to the north side of Dean Lane. For clarification, the site is not within the designated Green Belt. The nearest settlement is Water, which is approximately 400m away to the west. The site is accessed off Dean Lane via a private gated entrance.

Upon entering the complex there is a large area of hardstanding, surrounded by a large single storey building which is located adjacent to Dean Lane. Planning permission was granted in August 2008 for this building to comprise 12 stables, constructed from slate, stone and a grey-coloured render on those elevations facing inwards. It is understood that the building was erected and used as stables, and more recently for a commercial livery, until 2015 when it was converted into holiday accommodation. The site no longer provides any form of stabling accommodation although it is noted that planning permission exists for the construction of a new stable block on land adjacent to the ménage. Part of the stable building was demolished and replaced with a new building, forming an extension to the existing stable building, to provide for three additional holiday lets. A detached building located adjacent to the three holiday lets provides a shower block and a games room. This building is constructed from slate, stone, render and timber boarding. Located on the hillside slightly detached from the main complex of buildings are two glamping pods (four further pods are to be erected in the coming weeks) of timber construction. A former ménage with floodlighting is located on land to the west of the glamping pods.

A stream runs through the site along the western side, and a public footpath (FP131) runs from Dean Lane in a north-east direction across fields within the applicant's ownership over a track. The character of this part of the countryside comprises a mix of residential, commercial and agricultural. There is a row of electricity pylons visible from the site in a northerly direction. The nearest residential properties are to the west of the site on Dean Lane at around 120m away.

3. RELEVANT PLANNING HISTORY

2017/0624 - Erection of guesthouse accommodation comprising 8 guestrooms (Use Class C1) and associated facilities including lounge, restaurant, spa, and cinema room in addition to landscaping, car parking and access road. Refused 20/06/2018.

2016/0144 - Change of use from stables to 4 guest rooms; construction of 2 guest rooms with communal area and construction of new stable block. Approved with conditions 09.06.2016.

2016/0030 – Discharge of condition 4 of 2015/0248. Approved 16/02/2016.

2015/0248 – Erection of new shower block and gym / treatment room and 7 holiday huts with associated car parking. Approved with conditions 11/12/2015.

2014/0557 - Conversion of existing stables/storage space to holiday accommodation and erection of 1-storey ancillary building. Approved with conditions 20/02/2015.

2012/0461 - Erection of 3 no. holiday lets, and alterations to existing stables as approved under application 2008/0416 as well as works to the car parking area. Approved with conditions 12/12/2012.

2012/0076 - Erection of No.3, 5m high lighting columns to the south of the existing menage (retrospective) and erection of No.3, 5m high lighting columns to the north of the existing menage. Approved with conditions 10/07/2012.

2008/0416 - Provision of 12.no stone and slate stables and ancillary facilities within an existing brownfield site. Approved with conditions 22/08/2008. This replaces the stables approved in 2006.

2006/0008 - Erection of wooden stables and a riding ménage (private domestic use for 1 Pleasant View Cottage only). Approved with conditions 03/04/2006.

4. PROPOSAL

Members will recall that application 2017/0624 was refused at Committee in June 2018. The reasons for refusal were as follows:

1. The site is served by Dean Lane which is a narrow access road with limited segregated footway provision. The proposed development will result in an increase in traffic using Dean Lane which is not suitable for additional traffic and will create further conflicts between the pedestrians, horse riders and vehicles who use Dean Lane. It is considered that the proposed development will be detrimental to highway safety contrary to Policies 9 and 15 of the Adopted Core Strategy 2011 and guidance contained within the National Planning Policy Framework.

2. The proposed new building will result in the formation of a large building with numerous windows. Given the extent of glazing proposed the building will create an alien feature within the landscape, particularly during the winter months, when the windows are illuminated. The proposed development will adversely impact on the rural character and visual amenity of this countryside location through light pollution as a result of the new building. As such the proposed development is considered to be contrary to Policies 1, 14, 18 and 23 of the Adopted Core Strategy and guidance contained in the Framework.

3. The site can currently accommodate 34 visitors at any one time with two additional glamping pods with planning permission taking the total capacity up to 42 visitors. The proposed 8 additional bedrooms have the potential to accommodate between 16- 32 additional guests which is considered to be a substantial increase in respect of this site. It is considered that the cumulative impact of the existing and consented development at this site with the proposed development of this site will result in the over development of this site adversely impacting on the rural character of this countryside site. The proposed development is therefore considered to be contrary to Policies 1, 14, 18 and 23 of the Adopted Core Strategy and guidance contained in the Framework.

4. The existing and consented development at this site along with the proposed development has the potential to accommodate up to 74 guests. It is considered that this number of guests on this rural site will adversely impact on the quiet and tranquil nature of this rural location and the neighbour amenities through noise creation. The proposed development is therefore considered to be contrary to Policies 1, 14, 18 and 23 of the Adopted Core Strategy and guidance contained in the Framework.

Following the refusal of 2017/0624, planning permission is again sought for the erection of a single storey building to contain guesthouse accommodation comprising 8 guestrooms (Use Class C1) and associated facilities including lounge, spa, and cinema room in addition to landscaping, car parking and access road.

The application is accompanied by an addendum report which includes a response to each of the four reasons for refusal of the previous application.

The points raised in the addendum report will be addressed in the relevant section of this report.

The proposal is otherwise identical to that submitted under 2017/0624, albeit the application this time contains clarification that the facility will only accommodate an additional 16 guests.

5. POLICY CONTEXT

Rossendale Core Strategy DPD (2011)

AVP 3	Area Vision for Waterfoot, Lumb, Cowpe and Water
Policy 1	General Development Locations and Principles
Policy 7	Social infrastructure
Policy 8	Transport
Policy 9	Accessibility
Policy 14	Tourism
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low & Zero Carbon Sources of Energy
Policy 21	Supporting the rural economy and its communities
Policy 22	Planning contributions
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

National

National Planning Policy Framework (2018)

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 6	Building a Strong, Competitive Economy
Section 8	Promoting Healthy and Safe Communities
Section 9	Promoting Sustainable Transport
Section 11	Making Effective Use of Land
Section 12	Achieving Well Designed Places
Section 15	Conserving and Enhancing the Natural Environment

6. CONSULTATION RESPONSES

LCC Highways	No objection subject to conditions
United Utilities	No objection subject to conditions
Ecology	No comments have been received
Land Contamination	No objection subject to conditions
RBC Licensing	No objection, provided advice for applicant
RBC Conservation Officer	No objection subject to conditions
RBC Economic Development	Expressed support for the scheme
Tree Officer	Requested further details of planting
Cadent	Advice provided for applicant

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 17th August 2018 and neighbour letters were sent.

In total 29 objections have been received from respondents raising the following issues:

- Highway safety concerns and inadequate access
- Increased traffic
- Inadequate public transport
- Harm to visual amenity / countryside / landscape
- Out of keeping with local area
- Noise and other nuisance
- Harm to neighbour amenity
- Overlooking / privacy concerns
- Harm to local economy
- Loss of light
- Light pollution
- Inappropriate behaviour of guests
- Harm to wildlife / ecology
- Overdevelopment
- Pollution to local environment
- Strain on existing facilities / resources / infrastructure
- Encroachment of development into countryside
- Reflection of light off the proposed building may cause glare
- Unsustainable development
- Will hinder movement of animals between fields, and affect farming practices
- Nuisance to farm animals and horses
- Increased litter
- Inadequate information with the application
- Increased flood risk
- Conflict with Local Plan
- No need for the development
- Increase in people trespassing on land
- Proposed number of guests could be exceeded
- No benefit to local residents

One letter of support has been received raising the following points:

- The development will provide local employment opportunities.
- The development would be appropriate, and is in a sustainable location.

8. ASSESSMENT

Principle

1. Starting with the development plan, Policy 1 of the Core Strategy provides for the general development locations and principles, and directs new development to the Urban Boundary unless...*"it has to be located within the countryside, and should be of a size and nature appropriate to the size and role of the settlement."* It goes on to state that the countryside should be enhanced and protected.

2. Policy 14 relates to tourism more specifically and in relation to new development outside of the Urban Boundary, it will be only be acceptable where:
 - it is essential for the proposed facility; and
 - no sites within the Urban Boundary are suitable; and
 - there are no impacts affecting landscape character, or visual quality (including light pollution), or amenity to neighbours (including noise pollution) or nature conservation assets.

3. Policy 15 relates to overnight visitor accommodation specifically, and states that proposals for overnight visitor accommodation will be supported both within and outside of the Urban Boundary where:
 - they are appropriate to their locality (including in terms of size, amenity to neighbouring uses), and
 - they are complementary to existing tourism facilities, and
 - access is good by a variety of modes (with no adverse effects on the local road network) and
 - the capacity of existing infrastructure is adequate, and
 - there are no harmful effects on visual amenity, landscape, or nature conservation assets, and
 - the development will not reduce the amount of land in use for the purposes of open space or recreation, and
 - where need can be demonstrated.

4. There is a recognised need for appropriate overnight visitor accommodation within the Borough, as demonstrated in the findings of the Rossendale Town Centre, Retail, Leisure and Tourism Study (April 2017).

5. At the national level Section 6 of the National Planning Policy Framework (the Framework) states that:

“Planning policies and decisions should enable:

 - *The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings*
 - *Sustainable rural tourism and leisure developments which respect the character of the countryside”*

6. The applicant has submitted a sequential assessment, which demonstrates that there are no sequentially preferable sites in this case located elsewhere.

7. Having regard to both the development plan and national planning policy, it is considered that there is support in principle for the proposed expansion of the holiday accommodation at this site, subject to more detailed matters including visual amenity, landscape and nature conservation being considered satisfactory.

Visual Amenity and Landscape Impact

8. The proposed scheme is identical to the amended plans submitted in support of application 2017/0624, which officers considered to be acceptable subject to conditions.

9. The proposed building would be entirely single storey, faced predominantly with gabion baskets filled with local natural stone.
10. The Council's Conservation Officer has raised no objection to the scheme, and has recommended the inclusion of conditions relating to details of facing materials, landscaping and further details of lighting.
11. The Council's Tree Officer has requested conditions including:
 - Requirement for the submission of full details of proposed planting.
 - Detail of the wetland/pond areas to be submitted for approval.
12. Notwithstanding the conclusions of the submitted landscape and visual impact assessment, it is considered that the proposed scheme as now amended will still form a not insignificant built feature within the wider countryside landscape.
13. The proposed development does involve the erection of a new relatively large building within the countryside and whilst it is acknowledged that the proposed scheme has now been scaled down as far as possible whilst maintaining a reasonable level of tourism accommodation, the impact of the development on this countryside location, through further built development, needs to be weighed against the benefits of the scheme. A balancing exercise is undertaken further on within this report.

Residential Amenity

14. Objectors' comments are noted. However, it is not considered that the proposed scheme will necessarily result in significant harm to the privacy, daylight or outlook of any neighbouring residential properties given the proposed siting and orientation of the proposed development and the separation distances involved. Separate legislation is in place to tackle any complaints relating to statutory nuisance (which can be investigated if required by the Council's Environmental Health team). Concerns over anti-social behaviour are a matter which would be dealt with by the Police, outside the planning process.

As such the scheme is considered acceptable in terms of residential amenity.

Access, Parking and Highway Safety

15. Concerns have been raised by several local residents relating to the impact of the development on traffic and highway safety on Dean Lane. However, the Local Highway Authority has been consulted on the proposed scheme and has no objection.
16. The Local Highway Authority has stated the following in relation to the proposed scheme:

"This application includes an additional transport note. The information contained in the transport technical note submitted by Croft dated August 2018 is not disputed by the Highway Authority.

There is no objection to the proposal subject to the following condition:

The facilities, including the restaurant, gym, pool and spa shall be for the overnight guests only and not for the wider public."

17. The submitted information indicates that the facilities on site (restaurant, spa, gym, cinema room) are intended to be for the use of guests staying at the facility, and the application has been assessed as such. The Local Highway Authority considers it necessary to include a condition restricting the use of the ancillary facilities in line with the above – as independent use of these facilities could generate different (and possibly greater) levels of traffic than the visitor accommodation would if the facilities were purely ancillary.
18. Having regard to all of the above and subject to the above condition, the proposed scheme is considered acceptable in terms of access, parking and highway safety.

Ecology and Landscaping

19. No objection has been received from the Council's Ecology Consultant to the proposed scheme.
20. The Council's Tree Officer has requested further details of the proposed planting on site, and full details of the proposed wetland area. It is considered appropriate to include a condition in this regard.
21. Subject to suitable conditions, the scheme is considered acceptable in terms of ecology and landscaping.

Addendum Report

22. An addendum report has been submitted by the applicant which addresses each of the four reasons for refusal of application 2017/0624 in turn, along with providing a response to several of the comments received from objectors to that application. The responses to the reasons for refusal are dealt with under the sub-headings below.

Reason 1 (Highway Safety)

23. In response to this reason for refusal, the addendum report states:

“The site currently manages the parking of guest’s cars. Even when the site is busy the car park is not fully utilised as some of the guests travel by cycle, bus, train or taxi.

With each booking of the rooms at the new retreat, public transport information will be provided to the guests to allow them to travel to the site by non-car travel modes. That said even if the guests at the new retreat all drove to the site there would only be an additional 8 cars travelling to and from the site, assuming that there was one car per new room which would be highly likely to be the case.

Whilst most guests arriving at the site would do so on a Friday late afternoon/early evening, they are likely to arrive across a 3 or 4 hour spread and leave during Sunday afternoon in a similar pattern. As such, there is unlikely to be any more than an additional 2 or 3 more cars arriving at the site during any hourly period during a Friday evening and then leaving during any hourly period on a Sunday.

In relation to staff, the current employees that work on site are local, 4 employees walk to work, 1 cycles, 1 scoots and the manager collects 2 en route as Car parking is discouraged on site. The same encouragement would be given to the new employees if the Retreat is successful in its application.

Supplies from a local wholesale (Bookers) deliver fortnightly usually in a Transit van that has low impact to site. The laundry and ironing is collected/returned weekly in a hatch back car. If the proposal is successful there will be facilities on site to handle laundry.

The refuse is removed on a weekly rotating basis by the council depending on recycling and on the same day as the other residents on Dean Lane, the frequency of this will not change with the proposal.”

24. Officers consider that the submitted information sufficiently addresses the concerns raised in this regard in relation to the previous application, and it is noted that LCC Highways has no objection to the scheme.

Reason 2 (Countryside / Visual Impact and Illumination)

25. In response to this reason for refusal, the addendum report states:

“The location of the glazing to the guest house has been minimised by the scale and dominance of the gabion walls located around the guest rooms. The projecting fin walls have been introduced into deep reveals that will mask direct light exiting the elevation. Adjacent residents will only have minimal views on the glazing and the illuminated facade for the guest rooms and other facilities.

All guest rooms will have a lighting strategy that is consistent with a commercial hotel design feel and will be based on a general 3000k lux levels that will be focused on key activities rather than providing a fully illuminated unit with a high lighting level. So the lighting design for each guest room should not impact the local environment or any of the visitors from local residents.

Another design point to mention is that the landscaping has been developed to provide natural screening. The topography in front of all of the rooms has been designed to provide a planted barrier that partially masks the view from Dean Lane, into the rooms and vice versa. This will also provide screening for local residents who will have only partial views from only a few view points from Dean Lane.

The development of the site has also considered the potential viewpoints both to and from the local residents. The proposed planting plan aims to provide protection by introducing low level tree varieties that have been noted by the landscape architect and an additional drawing has been provided to illustrate the design principle from each view point. As part of the management strategy for the site, the planting plan will look to be actively managed to provide local residents with privacy by agreement.”

26. The addendum report also includes 3D imagery of the proposed development at various times of day, including images showing the approximate level of illumination at night time.

27. The images below show the approximate proposed level of illumination:



28. Officers consider that the submitted information sufficiently addresses the concerns raised in relation to the previous application in this regard.

Reason 3 (Overdevelopment of the Site)

29. In response to this reason for refusal, the addendum report states:

“This proposal is looking to create and develop a low impact rural retreat to provide additional guest accommodation on a bed and breakfast basis. The new building will be located to the north of the glamping pods, and accessed via the same access road that will be extended north.”

There will be 8 double rooms within the new retreat, which will equate to a maximum of a further 16 people at the site. The proposed total of guest permitted to stay on site will be maintained and be no greater than what is set out above. This can be managed by the on site staff at the retreat to ensure that no additional guests are permitted onto the site and the totals will not be exceeded.

In relation to the over-development of the site, we would suggest that the scale and size of the guest house is size appropriate to act as a main hub space for the site as a whole. The guest lounge and other facilities are based on being able to provide services for the existing cottages and glamping pods.

The scale of this development has been reduced by the subterranean design that has been adopted to minimise the impact on the landscape and the rural setting of the site. The only visible element if the exposed gabion walls that will be partially planted to reduce the impact and the glazing elements which are situated in deep reveals set back from the main over sailing canopy roof.

This will also be partially masked by localized planting directly in front of the elevation to provide a private, sensitive response to the context immediately adjacent to the site. It is also noted the topography has been developed to reduce the visible portion of the glazing to the front elevation.”

30. Whilst the proposed development does involve the construction of a substantial building in an area of countryside, it is considered that the scheme has been reduced in scale as far as practicable whilst maintaining the desired level of visitor accommodation on the site. The subterranean nature and design of the building has taken into account the site’s countryside setting and will reduce the visual impact of the scheme to a degree which is considered acceptable.
31. Officers consider that the submitted information sufficiently addresses the concerns raised in this regard in relation to the previous application.

Reason 4 (Noise Impact)

32. The submitted addendum report states the following in relation to this reason for refusal:

“For clarity, as set out in the application, there are currently six cottages that can sleep 4 to 5 people (each) on a self-catering basis. There are also two glamping pods; with planning consent for a further four pods. These are located at an elevated location a short distance from the main cottages.

A maximum of 34 people can stay at the site at present. Allowing for the consented four additional glamping pods, this provides the potential for a further 8 people on site – i.e. an overall maximum capacity of 42 visitors that has full planning permission. The proposed application is based on introducing accommodation in the form of 8 number double rooms which will provide accommodation for a further 16 people and will not exceed this number.

If the proposal is granted the total number of people that guests that will form the maximum threshold will be capped at a total 58 which may not be exceeded. We have never requested any higher occupancy for the application and believe that this may have been misinterpreted at the committee hearing for the previous application.

The provision of the resident lounge and shared facilities will look to minimise the noise and disruption to the site as currently guests use outside areas on an evening. Whereas if the proposal is permitted, the lounge facility will provide an enclosed environment that will minimise noise and will afford the management to actively control guests in a setting that is contained within the building envelope.

Furthermore, the site currently operates with remote staff assistance and only during office hours are their maned positions on site. Currently guests are left on site to manage themselves in a courteous manner. The strategy works well but the management would prefer to have a greater level of control and service to offer to the existing guests.

With the proposed scheme for the Retreat, the guest house will provide a full time office with informal reception staff that will be able to provide a more professional service for all guests. This will also include 24 hour security that will include overnight personal that can respond to any incident or be able to approach guests who maybe breaching any noise related rules of the site set out by the management.

All guests are requested to respect the rural setting and make every effort to keep noise to at all times. Extra efforts to control noise will be made during hours of darkness to respect local residents.

As part of the management strategy all guests will be advised that checking in times for the retreat should be limited to the hours between 2pm - 8pm. If guests wish to check in after 8pm they will be asked to make use of the lower car park as moving up to the guest house carpark on the higher ground would cause disruption to both local residents and guests alike.”

33. Officers consider that the submitted information sufficiently addresses the concerns raised in this regard in relation to the previous application.

Balancing Exercise

34. Having regard to paragraph 11 of the Framework, it is necessary to carry out a balancing exercise to weigh the benefits of the scheme against any potential adverse impacts of the development.

35. Paragraph 11 states:

“For decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or

- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

36. The proposed scheme would form a not insignificant built feature in the wider landscape, and would result in the encroachment of built development into the countryside expanding the built development on this site. However, having regard to the submitted information and landscape and visual impact assessment it is considered that the proposed scheme has been reduced in scale as far as practicable whilst maintaining the desired amount of overnight visitor accommodation on site.
37. There is a recognised need for the provision of new overnight visitor accommodation within the Borough, which is recognised and given support in Policies 14 and 15 of the Core Strategy. The proposed scheme would deliver an additional 8 no. guest rooms in addition to the provision already on site, which would enable an additional 16 no. overnight visitor stays. The submitted information has demonstrated that no other sites within the Borough are sequentially preferable for the proposed scheme, which would enhance and expand an existing tourist accommodation facility.
38. Subject to conditions, officers are satisfied that the scheme would not have an unacceptable impact.
39. On balance, and in accordance with paragraph 11 of the Framework, it is considered that the proposal is acceptable having regard in this case to the provision of a significant benefit in terms of overnight visitor accommodation and tourism which is supported by Policies 14 and 15 of the Core Strategy.
40. It is considered that the applicant has demonstrated that the reasons for refusal of application 2017/0624 have been sufficiently addressed as part of the current application.

9. RECOMMENDATION

Approve planning permission subject to conditions.

10. SUMMARY REASON FOR APPROVAL

The proposed scheme would provide a significant benefit to tourism within the Borough in terms of overnight visitor accommodation, and is considered acceptable in principle. Subject to conditions, the development will not have an unacceptable impact. As such, it is considered that the proposed development accords with the National Planning Policy Framework and Policies 1, 8, 9, 14, 15, 16, 18, 23 and 24 of the Core Strategy DPD.

11. CONDITIONS

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

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

2. The development shall be carried out in accordance with the following plans and documents:

- Application form date stamped 13/08/2018 by the Local Planning Authority.

- Site Location Plan (drawing number AL-00-003-P5) received on 13/08/2018.
- Site Sections (drawing number AE-22-001-P03) received on 13/08/2018.
- Typical Building Sections (drawing number AE-22-002-P03) received on 13/08/2018.
- Elevations (drawing number AE-22-003-P02) received on 13/08/2018.
- Proposed Site Plan (drawing number AL-00-001-P09) received on 13/08/2018.
- Block Plan - Guesthouse (drawing number AL-00-002-P05) received on 13/08/2018.
- Guesthouse GA (drawing number AL-20-001-P08) received on 13/08/2018.
- Roof Plan (drawing number AL-20-003-P04) received on 13/08/2018.

Reason: For the avoidance of doubt.

3. No development shall take place until full details of all proposed hard and soft landscaping (including planting), and boundary treatments forming part of the development have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall also include full details of the proposed green roof of the approved guesthouse building, and full details of the proposed wetland / pond area. Full details of the proposed species, locations and numbers of all planting on site shall be included.

The development shall thereafter be implemented in accordance with the approved details. All boundary treatments shall be erected prior to first use of the development hereby approved. All planting shall take place in the planting season immediately following substantial completion of the development. Any plants that are removed, die or become diseased within five years from the date of planting shall be replaced by plants of the same size and species in the following planting season.

Reason: Insufficient information has been provided with the application. This is needed before the development commences to ensure that appropriate landscaping is incorporated before building starts; in the interests of visual amenity and biodiversity.

4. No development shall take place until a scheme of external lighting for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include full details of the proposed locations, designs, hours of operation and luminance of all external lighting units.

The development shall thereafter be implemented in accordance with the approved details, and shall be maintained as such in perpetuity.

Reason: Insufficient information has been provided with the application. This is needed before the development commences to ensure that appropriate lighting is incorporated before building starts; in the interests of visual and neighbour amenity.

5. No development shall take place until a scheme of internal lighting for the rooms which will have windows in the south and west elevations of the building hereby approved has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include full details of the proposed colour and luminance of lighting within those rooms.

The development shall thereafter be implemented in accordance with the approved details, and shall be maintained as such in perpetuity.

Reason: Insufficient information has been provided with the application. This is needed before the development commences to ensure that appropriate lighting is incorporated before building starts; in the interests of visual amenity.

6. No development shall take place until full details (including a sample) of the proposed stone to be used in the gabion walls of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the type, colour and proposed coursing of the stone to be used, which shall be natural stone.

The development shall thereafter be implemented in accordance with the approved details.

Reason: Insufficient information has been provided with the application. This is needed before the development commences to ensure that appropriate facing materials are incorporated before building starts; in the interests of visual amenity.

7. No development shall take place until a management and maintenance plan for the proposed green roof of the building hereby approved has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details, and the green roof shall be managed and maintained in accordance with the approved details in perpetuity.

Reason: Insufficient information has been provided with the application. This is needed before the development commences to ensure that an appropriate management and maintenance plan is in place before building starts; in the interests of visual amenity.

8. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

9. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

10. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall comprise:

i) Where potential risks are identified by the Preliminary Risk Assessment, a site investigation survey of the extent, scale and nature of contamination and;

ii) An assessment of the potential risks to:

- * human health,
- * property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- * adjoining land,
- * groundwaters and surface waters,
- * ecological systems,
- * archaeological sites and ancient monuments;

iii) Where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy.

Reason: To mitigate risks associated with land contamination and in the interests of preventing pollution.

11. Pursuant to condition 10 and prior to first use or occupation of the visitor accommodation facility hereby approved, a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate risks associated with land contamination and in the interests of preventing pollution.

12. The ancillary guest facilities (spa, gym, pool, bar and restaurant) forming part of the development hereby approved shall only be available for use by persons staying overnight in the guest rooms, and shall not be open to any other members of the public.

Reason: In the interests of highway safety and ensuring that the development has sufficient car parking capacity.

12. INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did engage in pre-application discussions.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

