

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 4 November 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00411/FUL	LYNDSEY HAYES	3	71-85

ADDITIONAL SUPPORTING INFORMATION

The agent and applicant have both provided additional comments / information to justify the proposed development as follows:

- Suppliers and tradesman are all local companies bringing produce and skills to our business that are necessary to keep it functioning. These include maintaining the swimming pool, emptying septic tanks and upholstering furniture in our cottages. The site employs 48 local people. There are apprenticeships run on site. Local trades benefit from work at the site.

- Building is used by members of the public with a ranging conditions and examples of this are;

- A man (who is severely autistic) uses the facility each week and is making incremental improvements in his confidence and social acceptance. He now enters the building without being physically guided, a huge step for him and could not be achieved in a busy or noisy environment. In the last two weeks the family have collected a takeaway before leaving the building, showing progress for the whole family as it allows socialisation for them all instead of their normal isolation. Autism Initiatives also recognise our benefits and are also regular visitors to our therapeutic pool.
- A local girl is getting closer and closer to our building each week in the great aim of her having a hydro session. With learning challenges she will sit on the grass outside, or lie on the ground but each week she is getting closer toward the entrance of the building. Her carers tell us this is only possible due to the rural environment; the ducks, the water, the tranquillity.

- A spacious, calm and non-busy environment is integral to disability access. The rural environment is conducive to social interaction for visitors with learning disabilities or mental health issues. The layout must remain spacious to account for physical needs and adapted for the difficulties those guests have (such as seizures for example). We often work with individuals using prep cards and Makaton signs to encourage this social interaction.

- Local specialist schools, such as Highfurlong use the pool and we hope to run events with them in the future here at Brickhouse Farm. Lancashire

County Council utilise the application building as part of Children's Mental Health initiatives; 'Autism Initiatives'.

- Changing Place toilet was necessary to allow all of our visitors to use toilet facilities irrespective of their physical abilities. We have dozens and dozens of local people who visit us feeling confident.

- We already have planning permission for our cottage visitors to use the bistro and pool however this application is simply to legalise the use of the general public in these areas including the Changing Place.

- The function suite has been designed to allow access (via lift) by all including people using large wheelchairs. It is not our aim to hold large, noisy parties until the early hours as we have our guests and local community to consider. Initially when my husband and I built our accessible cottages our aim was to unite all abilities and this function room and bistro is an extension of that. We now aim to provide a platform where people can grow their confidence and socialise in public events.

- The holiday cottages on site have been designed beyond the accessibility parameters of Part M of the building regs, because the applicant has established that those parameters are largely insufficient and out of touch with up to date accessibility needs e.g modern electric wheelchairs. The same concepts are applied to the application building. The number of covers present in the building cannot be increased, indeed the maximum number is forfeit because of space occupied by the areas set out for turning wheelchairs etc. If the cafe and function room was intended to run independently, the amount of covers would not be at a reduced rate to account for the space and general environmental needs of the guests.

- The Programme Officer for the Lake District National Park Coastline Regeneration scheme has approached the applicants to deliver a similar development in the village of Silecroft, Cumbria. This is reinforced by development for a new Changing Place facility, recently approved in Silecroft as part of the aforementioned coastline programme.

OFFICER COMMENTS

With regards to jobs (number of employees) and using local tradesmen / companies this is based on the operation of the site as a whole and not solely the building subject of this application. It is unclear how many of these jobs are specifically attributed to the use of the building only. This is likely to be a very small number. There would still be employees and trade with local businesses even if the building did not exist.

On the matter of those individuals and groups who use the building and benefit greatly from it, this is acknowledged in the main committee report, specifically the use of the pool and changing place facility by members of the public and the value of this facility to the local community. However, these benefits would still have been available had the building previously approved via application 15/00758/FULMAJ been built. Officers do not consider that the additional hospitality space offers additional benefits for this purpose.

With regards to space requirements and functionality of the building whilst it is acknowledged that the applicant has sought to create a facility beyond that required of typical building regulations standards (Part M) this was a choice made by the applicant and it is considered by officers this does not justify the additional hospitality space for use by visiting members of the public.

On the matter of the interest from the Lake District National Park Coastline Regeneration scheme, this is not a material planning consideration and should have no bearing on the assessment of the application.

On the matter of what currently has consent planning permission was granted via application ref: 15/00758/FULMAJ for a single storey building to be used solely in connection with the main use of the site which is for holiday accommodation. A different building was built on the site to that previous permission, as such that building, which is the subject of this application, does not benefit from any form of planning consent.

Officers therefore respectfully advise members that the additional information provided does not present any new material planning considerations which would warrant a change in the overall office recommendation of this application which is to refuse planning permission.