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(FAO Peter Rivet)

Your ref 07/0906 and 07/0892/CU  
Our ref PG/LA/INB/PA/1/34/7160  
Date: 23 November 2007

Dear Mr Rivet

**APPLICATION NUMBERS 07/0906 and 07/0892/CU  
TEWITFIELDS TROUT FISHERY, BURTON ROAD, CARNFORTH  
GRID REFERENCE 514 730**

I refer to your consultation letter concerning the above application and have the following comments to make:-

**Introduction**

Two planning applications has been submitted by Mr Bratby:

1. 07/0892 to site 5 log cabins (each 72.8m<sup>2</sup>) for holiday let accommodation use
2. 07/0906 to site 1 log cabin (72.8m<sup>2</sup>) to provide accommodation for the site manager.

I undertook a meeting with the applicant and Mr R Hamnett of Lancashire Rural Futures on 10 October at the application site to discuss the current applications. The information provided together with the written submissions made in support of the applications form the basis of this appraisal.

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### **Background Information**

The applicant submitted application 06/1486 earlier which proposed 6 log cabins for holiday use and a similar log cabin to provide accommodation for the site manager. In my comments on this application I commented upon the need for a managers dwelling and advised I did not consider a functional need existed for a managers dwelling. I am aware the application was not approved planning permission. The current application constitutes a re submission of the earlier application although one log cabin has been deleted and included within the written re-submission are the reasons why the applicant feels it is necessary to live onsite together with financial information showing how the introduction of the log cabins will improve the overall financial viability of the applicants enterprise undertaken on this site.

### **Proposed Development**

The design of the log cabins appear to be the same structure as previously applied for i.e. with an overall floor area of 72.8m<sup>2</sup>. The proposed siting of the cabins though appears to be more consolidated then previously applied.

The log cabins will be let out as holiday accommodation with the intention that these will be occupied in conjunction with the use of the two fishing lakes which is stocked with coarse fish.

### **Comments in respect of the Proposed Development**

1. Mr Bratby has owned the site extending to 10.7 hectares (26.5 acres) for in the region of 13 years and during this time has operated a game fishery and subsequently a coarse fishery utilizing the 11.0 acres of water.
2. It appears from the information provided by Mr Bratby that the quality of the water at this site can sustain a high density of a wide range of coarse fish of a range of sizes including specimens.
3. The site has provided an income to Mr Bratby through fishing ticket receipts but up to present has produced only a moderate annual profit. It would appear that Mr Bratby has chosen to manage his fishing lets adopting only a low management input which I expect he would justify on the basis that the of lack of site security has limited his options as to generating additional income. Although I am aware in addition to managing the site he also operates a civil engineering business.
4. The current application represents a third application for the provision of a managers dwelling on the site. The lack of functional need and low financial returns has meant there has not been a justification for a dwelling up to present based upon the operational requirements of the unit.

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5. The basis of the justification of the current application is concerned most particularly with the site security and clearly incidents have arisen over the years when losses of fish have occurred as well as break-ins to the office. Clearly the provision of the log cabins will provide another factor which will add to the risk of losses through break-ins. However unlike previous applications the applicant has shown, albeit through projections that with the introduction of three log cabins the profit of the enterprise can be increased by at least 10 fold from the existing modest sums to a level capable of sustaining a living. The projected income figures do take account of variables occurring throughout the year and although the income is high I feel it should be realistic. I note the projected costs associated with the operation are low and as such there is little to offset against the high incomes achieved but it is evident that the nature of the enterprise has not had high running or overhead costs up to present.
6. I do not consider if the provision for a dwelling at this site is assessed against the criteria contained in annex A of PPS7 that the "nature" or "scale" of the enterprise would create a "functional need" for a worker to be "readily available at most times". On the other hand I recognize that if the applicant were to live on site this should eliminate the site security issues which have been experienced as well as being in attendance to deal with issues that could arise outside the normal working day.
7. As I feel a managers dwelling at this site is not justified under annex A provisions, if permission were to be approved, then the occupation of a log cabin by a site manager should only be on the basis that the permission is conditional of the continuation of the holiday let cabins. On this basis I feel that the type of dwelling would only ever be of a temporary nature. You will be aware under the provisions of annex A that temporary dwellings include log cabin structures but under the annex temporary dwellings are restricted to a period of a maximum of 3 years after which they should be removed or replaced with a permanent structure. I consider a permanent dwelling on this site based up on the enterprise proposed to be undertaken would not be justified when considered against the criteria contained there-in. I feel therefore to approve the current application it would not be appropriate to do so having regard to annex A of PPS7.

## Conclusion

The introduction of the holiday let accommodation has the potential to significantly increase the profit currently earned by the applicant at this site. However apart from the provision of 5 nos. holiday let accommodation the fishery enterprise undertaken at the site is not intended to be changed and as such I feel there is not an operational need in accordance with annex A of PPS7 for a dwelling on site. Without an on site presence by the applicant taking into account the location of his current accommodation the issues of site security will continue to affect the applicants fishery business and I feel will adversely affect the success of the proposed holiday let aspect of the business.

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Mr Peter Rivet

23 November 2007

I would be obliged to receive a copy of your decision notice in due course.

Yours sincerely

Land Agency Manager  
On behalf of the Director of Property