

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No.

320 070 504 P

Date received

Fee paid £

Receipt No:

Question 1

Name and Address of Applicant

STONYHURST COLLEGE ESTATE
STONYHURST COLLEGE, HURST GREEN,
CLITHEROE, LANCASHIRE

Postcode BB7 9B

Tel. No:

Question 1a

Name and Address of Agent

CARTEL JONAS LLP
REGENT HOUSE, 13-15 ALBERT STREET,
HARROGATE, N. YORKSHIRE

Postcode HG1 1JX

Tel. No: 01423 523423

(Contact's Name KATE BROADBANK)

Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

WOODFIELDS BARN
WOODFIELDS, STONYHURST,
CLITHEROE
LANCASHIRE

Question 3

Accurate description of the proposed development (including site area if known)

CONVERSION OF BARN TO TWO
DWELLINGS.

Question 4

Type of application

Please state yes in the appropriate box

- a. Full application for a change of use not involving any building works ☐
- b. Full application for a change of use and/or new building/engineering work or alterations ☒
- c. Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being applied for

Layout ☐ Scale ☐ Access ☐ Appearance ☐ Landscaping ☐

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

d. Reserved Matters application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

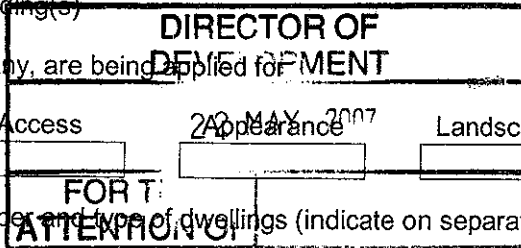
Layout ☐ Scale ☐ Access ☐ Appearance ☐ Landscaping ☐

e. Continuation of Temporary Permission

Please give reference number of previous permission ☐

f. Modification or removal of a Condition

Please give the number of the planning permission and the relevant condition ☐



Question 5 AccessPlease state
Yes or NoPlease state
Yes or No

Does the proposal involve a new vehicular access?

NO

an altered vehicular access?

YES

a new pedestrian access?

NO

an altered pedestrian access?

NO

Does there exist any public right of way within the application site?

NO

Question 6 TreesPlease state
Yes or No

Do you intend to prune or fell any trees as part of the proposed development?

If yes, please show the tree(s) on the plan and describe the works proposed.

NO

Question 7 Existing UsesDescribe the existing, or if vacant,
the last uses of the site

AGRICULTURE

Question 8 Additional InformationPlease state
Yes or No

a. Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part2), form P1A

NO

b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part3), form P1M

NO

Question 9 Drainage / Water Supply

a. How will surface water be dealt with? SOAKAWAY

b. How will sewage be dealt with? PACKAGE TREATMENT PLANT

c. How will water be supplied? MAINS

Question 10 MaterialsIf building works are proposed please describe all
external materials (e.g brick walls, colour, make and
type and show them on your plan)

SEE PLANS

Question 11 PlansPlease list the drawings and plans submitted with this
application form (5 sets are required):

- LOCATION PLAN
- ACCESS PLAN
- EXISTING & PROPOSED PLANS & ELEVATIONS
- DESIGN & ACCESS STATEMENT
- STRUCTURAL APPRAISAL

Question 12Please read and then sign the following statement
DeclarationI wish to apply for planning permission for the development described in this application and accompanying plans
and enclose the fee of £ 530Signed Carthanasup

(Applicant/Agent)

Date 21.05.07**Question 13**Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995
Certificate AI certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was
the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed Carthanasup

(Applicant/Agent)

Date 21.05.07

Ownership and Agricultural Holdings/Tenant Certificates and Notices

Please read, sign and enclose with your planning application form P1, the appropriate certificates and notices for your application. You should contact the planning department to discuss the matter if you are in doubt which certificates and notices are required.

Ownership Certificates A and B

Town and Country Planning (General Development Procedure) Order 1995

--- Certificate under Articles 7

Certificate A (a)

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner (b) of any part of the land to which the application/appeal* relates.

Signed Anthony Hurst

*On behalf of STONYHURST COLLEGE ESTATE

*delete where inappropriate

Date

Town and Country Planning (General Development Procedure) Order 1995

--- Certificate under Articles 7

Certificate B (a)

I certify that:

I have/The applicant has/The appellant has* given the required notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner (b) of any part of the land to which the application/appeal* relates, as listed below.

Owner's (b) name

Address at which notice was served

Date on which notice was served

.....

.....

.....

.....

Signed

*On behalf of

*delete where inappropriate

Date

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order) One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

PLANNING, DESIGN AND ACCESS STATEMENT

Site: Woodfields Barn, Woodfields, Stonyhurst, Clitheroe, Lancashire

Planning Application: Conversion of Barn to Two Dwellings

1.0 INTRODUCTION

- 1.1 This is a Planning, Design and Access Statement for the conversion of a traditional barn to two dwellings. It has been prepared in accordance with the good practice guidance produced by CABE. This statement accompanies the planning application and should be read in conjunction with that information. It primarily covers the planning, design and access issues relating to the scheme and how the proposals have been formulated as a consequence of the site and its setting.
- 1.2 We act for the Stonyhurst Estate and have been instructed to advise on the alteration of an extant planning permission for the conversion of Woodfields Barn, a traditional rural barn to residential use. On 26 July 2005 the Council granted planning permission for the renewal of a previous permission for the conversion of Woodfields Barn to one dwelling (reference 3/2005/0540). This revised scheme proposes the conversion of Woodfields Barn to two smaller units.

2.0 THE SITE

- 2.1 Woodfields Barn is a substantial traditional stone barn located to the north east of the main College buildings and a short distance from the settlement of Woodfields. It is accessed via an existing access road, which also serves another farm further north.
- 2.2 The site currently contains two other timber buildings and a brick lean-to is attached to the barn. The boundaries of the site are defined by existing stone walls, fencing and hedging. A domestic curtilage can easily be achieved without harm to the surrounding landscape by utilising the small stone walled area to the south and the existing farm yard area.
- 2.3 The existing access will be used, with improvements, as detailed in the 'Access' section below.

3.0 THE PROPOSAL

- 3.1 Planning permission for the conversion of Woodfields Barn to a single dwelling exists. For economic reasons the Estate has not yet chosen to implement this permission. It is the Estate's proposal to use the barn for staff accommodation as there is a shortage of quality affordable housing. This has led to a problem in recruiting the high quality staff that the College needs. In order to make a more efficient use of the Estate's assets and provide more suitable staff accommodation this revised scheme proposes the conversion of the barn to two smaller units.

The Stonyhurst Estate has a general strategy to ensure the future of the school through a programme of broadening and improving its facilities to remain competitive.

4.0 PLANNING POLICY CONSIDERATIONS

- 4.1 Woodfields Barn lies within the Ribble Valley District and any proposals are therefore considered against the Ribble Valley Districtwide Local Plan, adopted 1998, the Interim Supplementary Planning Guidance on Housing, October 2002, and the Alterations Review to the Local Plan of 2004. It also lies within the Forest of Bowland Area of Outstanding Natural Beauty.
- 4.2 In terms of national planning policies PPS1, PPS7 and the Good Practice Guide on Planning for Tourism are relevant.
- 4.3 PPS1 supports sustainable development and high quality design. It encourages the maximisation of existing resources and bringing vacant and underused buildings into beneficial uses. By converting the barn to two smaller units the proposal optimises the potential of the site to accommodate development. The design of the conversion is of a high quality and will improve the character and appearance of the building and site. The removal of the unattractive timber buildings and the brick lean-to will help to further enhance the site and the local environment. The proposal therefore accords with the principles and policies set out in PPS1.
- 4.4 PPS7 supports the reuse of buildings in the countryside for economic, residential and tourism uses. The Stonyhurst College and Estate is a major rural employer and contributes to the local economy. The reuse of the barn for residential purposes is acceptable and the proposal helps to support the economy of the school and encourages small scale tourism. The conversion of the barn also forms part of a diversification of the rural landholding of the Estate, which contains many farms and associated buildings. Many of these buildings are now disused and can be readily converted to provide the accommodation the College requires and help to diversify the income of the Estate. The proposal is therefore in accordance with the Government's policy in PPS7.
- 4.5 There may be some occasions when the barns are not required for staff accommodation and can be let out as short term holiday lets. The Good Practice Guide on Planning for Tourism is supportive of tourism in rural areas to help diversify farm activities and the local economy and to encourage people to visit local attractions, services and facilities. The proposal accords with this Good Practice Guide by reusing an existing rural building to provide such accommodation.
- 4.6 We are aware of the housing restraint policies operating in the Ribble Valley District. Planning permission for the renewal of the previous proposal was granted in July 2005. This was subsequent to the housing restraint policies being introduced. The Council agreed that the needs of the College represented a special case and planning permission was granted subject to an occupancy condition being imposed.
- 4.7 We understand that there has been no change in policy circumstances since this renewal was approved and we would therefore anticipate that the LPA will be able to apply the same reasoning to this revised application. Smaller and more modest staff

accommodation would meet the anticipated needs of the College. This is a sustainable solution reusing existing buildings close to the College. By offering staff accommodation on site the College is helping to reduce travel journeys to and from the school as staff will be able to walk/cycle to work.

4.8 It is therefore considered that the housing restraint policies are not prejudiced by this application.

4.9 The detailed design considerations and impact upon the AONB are dealt with below.

5.0 DESIGN

5.1 In assessing this proposal regard has been paid to the sites own characteristics and wider setting both in terms of its physical features, the likely impact upon nearby properties and upon the built and natural environment.

5.2 Assessing the site and its context has informed the design of this conversion scheme. The main considerations are ensuring the traditional appearance and character of the building is retained and designing the reuse with minimal alteration, rebuilding or extension. In addition the building lies outside Development Limits and within the Forest of Bowland Area of Outstanding Natural Beauty. It is therefore important to ensure that the scheme protects, conserves and enhances the surrounding natural landscape.

5.3 The proposal is a revised proposal for the conversion of Woodfields Barn to two dwellings to be used for staff accommodation and short term lets.

5.4 The barn is a substantial, two storey, traditional, stone and slate barn. On the eastern elevation is a single storey brick lean-to extension, which will be removed as part of the scheme. Adjacent to the barn are two timber buildings, which will also be removed should be planning permission be granted.

5.5 The conversion will ensure that all the traditional features and character of the barn are retained and enhanced.

5.6 The density of the scheme has been governed by the building and the requirements of the College. Planning permission does exist to convert the barn to a single dwelling. However, in order to optimise the potential of the building to accommodate development and make the best use of the Estate's resources it is now proposed to increase the density to two smaller units. These will provide more appropriate staff accommodation in terms of size and financial viability.

5.7 The layout of the site has been dictated by the existing layout and the previously approved scheme. There are no changes to this. The curtilage is defined by stone walls to the south, east and west and fence and hedge to the north. The domestic curtilage can be contained within these existing boundaries and will provide all garden, parking and turning areas. The previously approved garage will be retained for use by the larger property. The curtilage of the dwellings will therefore not extend into the countryside.

In terms of the building itself the conversion has retained the original character and appearance of the barn. The structural survey enclosed with the application confirms that the barn remains sound and is of substantial construction.

- 5.9 The approved scheme introduces a number of new openings at both ground and first floor. The revised scheme only differs slightly from the approved plans. It is proposed to include an additional first floor window on the east elevation. However, a previously approved new window on the west elevation will be removed and three new ventilators added instead. There are no new openings proposed for the north and south elevations. The conversion therefore generally retains all existing and approved openings to ensure the rural character of the barn is unharmed.
- 5.10 Internally the barn will be divided to create two units of different sizes. The accommodation has been arranged so that both units benefit from the large glazed barn doors on either side elevation. The unit to the north will be larger, providing four bedrooms, whilst the unit to the south will have three bedrooms. A satisfactory level of residential amenity in terms of the accommodation can be attained for each unit internally.
- 5.11 In terms of landscaping the site will generally remain as existing. The curtilage can easily be divided to form two garden and parking areas with a separate access for each dwelling.
- 5.12 In terms of impact upon the AONB and wider countryside the barn exists and forms part of the small settlement at Woodfields. The appearance and impact of the site within the AONB will be improved with the removal of the timber sheds and the lean-to extension. This is a small scale scheme that will not have any detrimental impact upon the surrounding landscape. The architectural character of the barn has been retained with minimal alteration. The curtilage exists and is defined by existing boundary treatment to minimise any visual impact. The conversion will result in an overall improvement to the site and the AONB and accords with Policy ENV1 of the Local Plan.
- 5.13 The conversion will restore this barn and retain its simple rural character. In visual terms the scheme will result in a building little changed from the existing with the design ensuring that the attractive built form and character are preserved and enhanced.

6.0 ACCESS

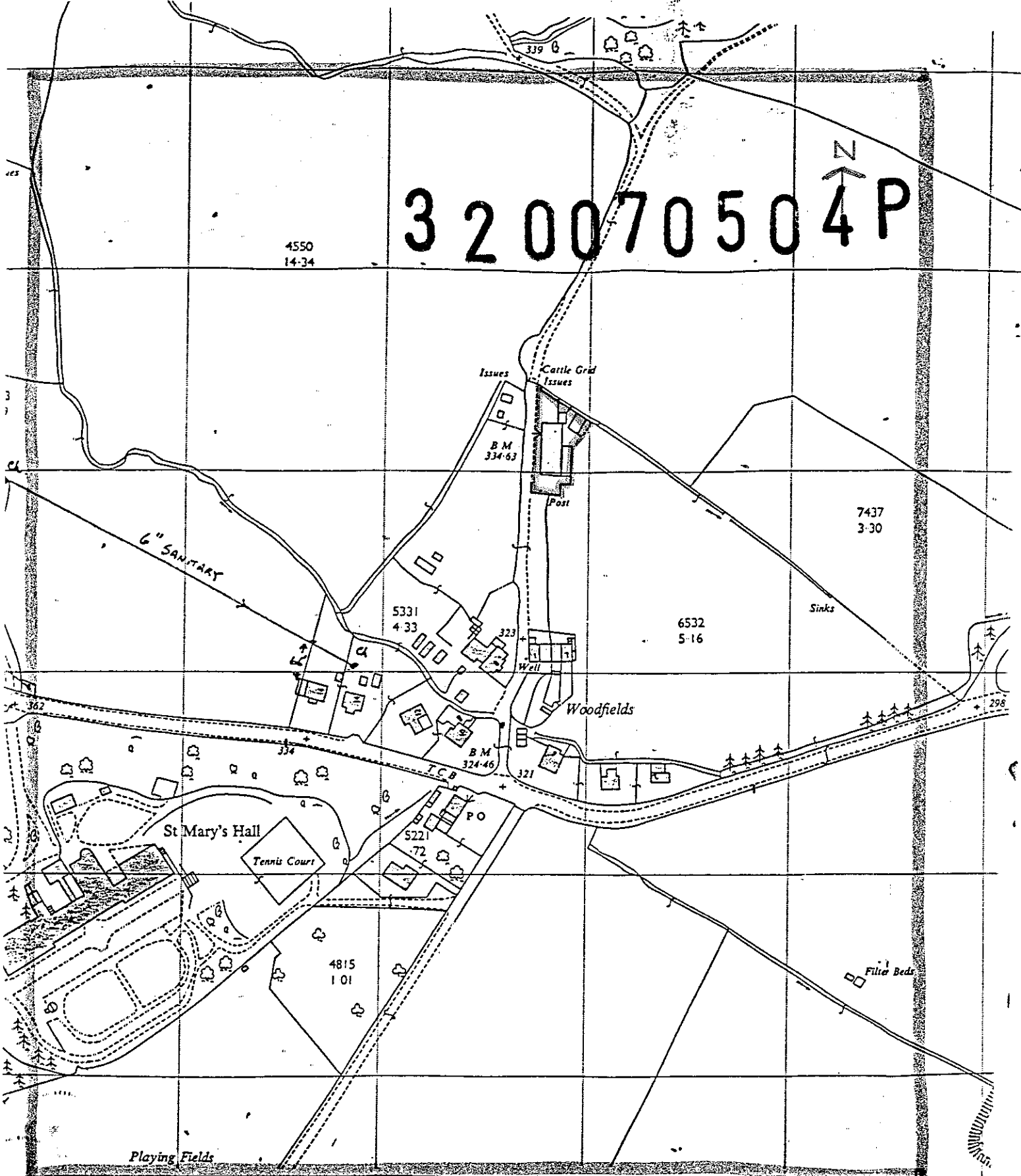
- 6.1 As part of the approved scheme improvements were agreed at the junction of the access to Woodfields Barn to the public highway at Knowles Brow. The approved plan is enclosed with the detailed plans. This proposes improvements to the sight lines at the junction to 2.4 x 120 metres in a westerly direction and 2.4 x 70 metres in an easterly direction. Within this visibility splay the existing hedgerow will be reduced to 1.0 metres in height and thereafter maintained at this level. The branches of any trees within the splay will be removed up to 2.1 metres in height. In addition, the road width at the junction will be increased to 5.0 metres overall to a depth of 10 metres back from the highway.
- 6.2 Sufficient parking and turning area for each unit can be provided within the curtilage of the building. Daily access and servicing requirements can readily be met.

The revised scheme retains these improvements and it is therefore considered that the Highway Department should remain satisfied with the proposal.

7.0 CONCLUSION

- 7.1 The building exists and forms part of its context and surroundings. The conversion scheme provides a compatible use for this building fitting in well with its context. The appearance and layout are largely unaltered and the setting and physical restraints respected.
- 7.2 The revised proposal results from the needs of the College to provide suitable staff accommodation and reuse existing resources to achieve this.
- 7.3 Should you require any further information in order to determine this application please do not hesitate to contact this Carter Jonas office.

CARTER JONAS LLP
May 2007

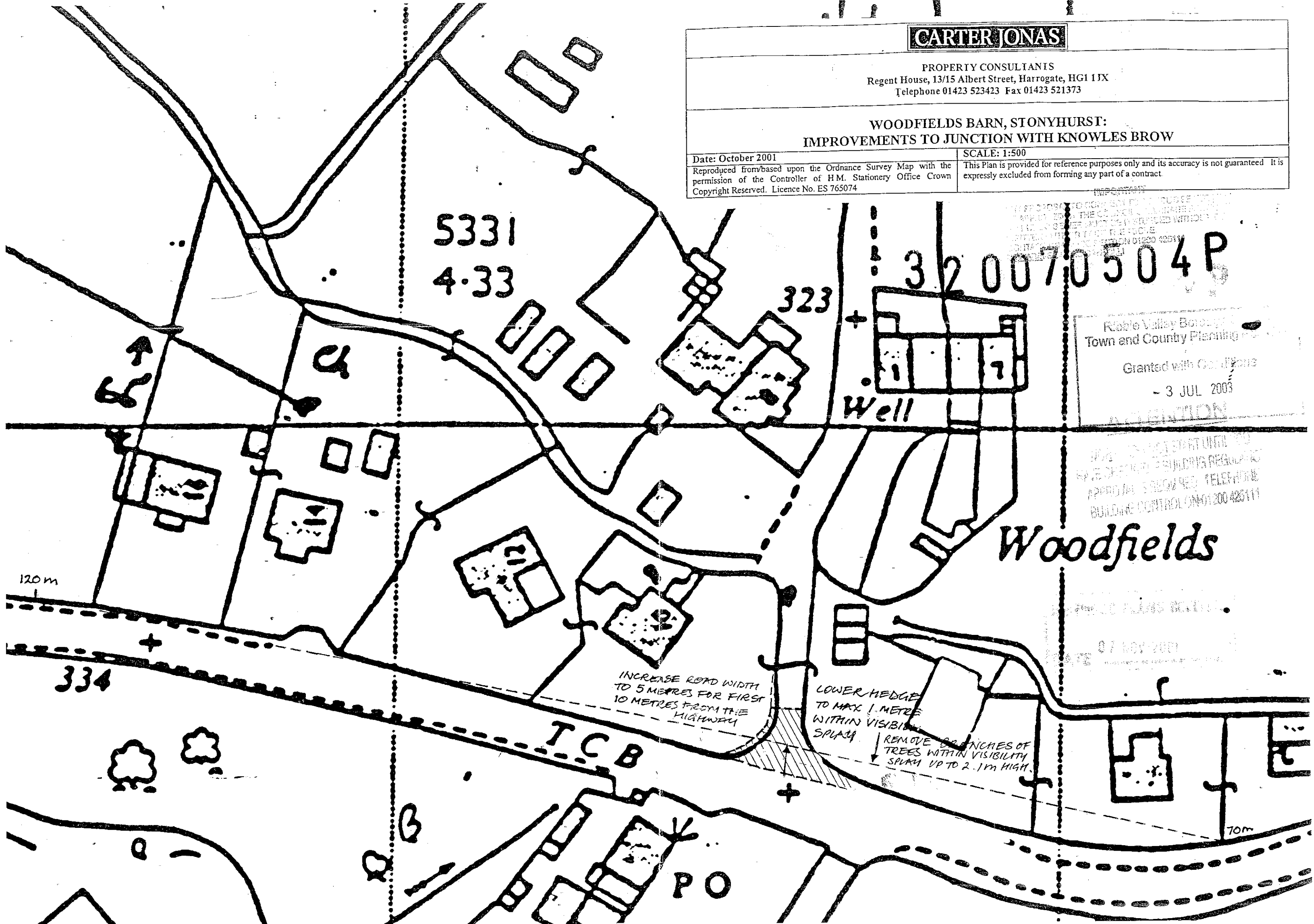


CARTER JONAS

PROPERTY CONSULTANTS
Regent House, 13/15 Albert Street, Harrogate, HG1 1JX
Telephone 01423 523423 Fax 01423 521373

APPLICATION SITE PLAN : WOODFIELDS BARN, STONYHURST

Date: July 2001	Scale: 1: 2500
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PROPERTY CONSULTANTS
Regent House, 13/15 Albert Street, Harrogate, HG1 1JX
Telephone 01423 523423 Fax 01423 521373

**WOODFIELDS BARN, STONYHURST:
IMPROVEMENTS TO JUNCTION WITH KNOWLES BROW**

Date: October 2001

SCALE: 1:500

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Ribble Valley Borough
Town and Country Planning

Granted with Conditions
- 3 JUL 2003

W/15/03/01 START UNTIL 10
H.A.E. OVERSEEN BUILDING REGULATIONS
APPROVAL 3 REQUIRED TELEPHONE
BUILDING CONTROL 01604 200423111

Woodfields

07 NOV 2001

INCREASE ROAD WIDTH
TO 5 METRES FOR FIRST
10 METRES FROM THE
HIGHWAY

LOWER HEDGE
TO MAX 1 METRE
WITHIN VISIBILITY
SPALL

REMOVE BRANCHES OF
TREES WITHIN VISIBILITY
SPALL UP TO 2.1m HIGH

T.C.B.

P.O.