

# 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.

Date received 20 07 05 05 P

Fee paid £

Receipt No:

## Question 1

Name and Address of Applicant

THE STONYHURST COLLEGE ESTATE  
STONYHURST COLLEGE, HURST GREEN  
LUTHEROE, LANCASTHIRE

Postcode BB7 9P3

Tel No:

## Question 1a

Name and Address of Agent

CARTER 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

NEW BARN

WHALLEY ROAD, STONYHURST

HURST GREEN, LANCASTHIRE

## Question 3

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

CONVERSION OF BARN TO FORM  
THREE 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

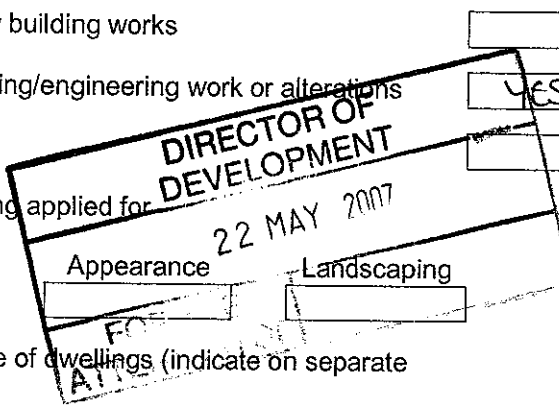
Landscaping

### 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 Access**Please state  
Yes or NoPlease state  
Yes or NoDoes the proposal involve a new vehicular access? ☐ NOan altered vehicular access? ☐ NOa new pedestrian access? ☐ NOan altered pedestrian access? ☐ NODoes there exist any public right of way within the application site? ☐ NO**Question 6 Trees**Please state  
Yes or NoDo 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.☒ YES**Question 7 Existing Uses**Describe the existing, or if vacant,  
the last uses of the site

AGRICULTURE

**Question 8 Additional Information**Please state  
Yes or Noa. Is the application for shopping, office, industrial, or other commercial use? If so, please  
complete a Planning Application (Part2), form P1A☐ NOb. 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 Materials**If 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 Plans**Please 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 12**Please 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 £ 795Signed Carrognas up (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 Carrognas up (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 Caroline W. P.\*On behalf of STONYHURST COLLEGE ESTATEDate 21.05.07

\*delete where inappropriate

**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

Date

\*delete where inappropriate

(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: New Barn, Whalley Road, Stonyhurst, Clitheroe, Lancashire**

**Planning Application: Conversion of Barn to Three Dwellings**

**1.0 INTRODUCTION**

- 1.1 This is a Planning, Design and Access Statement for the conversion of a traditional barn to three 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 New 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 New Barn to two dwellings (reference 3/2005/0542). This revised scheme proposes the conversion of New Barn to three smaller units.

**2.0 THE SITE**

- 2.1 New Barn is a substantial traditional stone barn located to the south east of the main College buildings. It is capable of conversion with little external alteration and there is a good curtilage established within the existing stone wall. Access to New Barn will be via the existing access through the school to the north east. This leads to a communal access and parking area to the front of the barns with private amenity areas to the rear. Domestic curtilages can easily be achieved without harm to the surrounding landscape.

**3.0 THE PROPOSAL**

- 3.1 Planning permission for the conversion of New Barn to two dwellings 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 three smaller units.
- 3.2 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. The building stock has been examined to maximise use of the existing space. Provision of more modest and small style of staff accommodation is desirable.

## 2.0 PLANNING POLICY CONSIDERATIONS

- 4.1 New 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 three 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 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 also 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 dwellings 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 New Barn. Three dwellings are now proposed to be used for staff accommodation. This revised scheme will provide more suitable staff accommodation and the mix of sizes of the units will enable the College to offer a range of options to suit all needs.
- 5.4 The barn is a substantial, two storey, traditional, stone and slate barn. The approved scheme proposed reuse of the barn with no extension and only minimal alteration. The revised scheme follows these principles and uses only the existing fabric of the building to create three well designed dwellings. The conversion will ensure that all the traditional features and character of the barn are retained and enhanced.
- 5.5 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 two units. 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 three smaller units, creating a mix of sizes with one four bed, one three bed and one two bed unit. These will provide more appropriate staff accommodation in terms of size and financial viability.
- 5.6 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 an existing stone wall and post and rail fence and this will contain the domestic curtilages for each dwelling. All garden, parking and turning areas can be provided within this with no extension into the surrounding countryside.
- 5.7 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.

- 5.8 The approved scheme introduces a number of new openings and amendments to existing openings on both the ground and first floors. The revised scheme has been designed to ensure there are minimal changes to the approved design. On the south east elevation a new window is proposed and an existing window is altered to form a door. On the north east elevation the original openings are retained and one new window is reduced to a ventilation slot. On the south west elevation the original and approved openings are retained and the large ground floor opening is reduced to form a door. The conversion therefore generally retains all existing and approved openings to ensure the rural character of the barn is unharmed.
- 5.9 Internally the barn will be divided to create three units. A four, three and two bedroom dwelling will be provided using the main body of the barn and the two 'legs'. A satisfactory level of residential amenity in terms of the accommodation can be attained for each unit internally.
- 5.10 In terms of impact upon the AONB and wider countryside the barn exists and is not isolated when seen in the context of the school grounds therefore the conversion does not represent unsustainable development. The proposal cannot be considered in the same way as individual isolated barns in the open countryside which have no relation to other buildings or groups of buildings. New Barn is located close to the main school site from which it will be accessed directly. It is proposed that the conversion will provide accommodation for employees of the school that might otherwise be commuting from further afield. All domestic paraphernalia will be contained within the walled courtyard and garden, which will ensure that it will not be visible from the surrounding countryside. 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.
- 5.11 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 During the determination of the approved application concerns were expressed by the Highways Authority over the use of the existing access, which leads to the B6243 Whalley Road to the east. In order to overcome these concerns it was proposed to provide a new access to New Barn using the existing access running northwards into the main school grounds, as shown on the enclosed plans. The track to the south will be retained for agricultural use only. Its gated and informal agricultural nature will prevent use by future occupants.
- 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.
- 6.3 The revised scheme retains these improvements and it is therefore considered that the Highway Department should remain satisfied with the proposal.

**7.0 CONCLUSION**

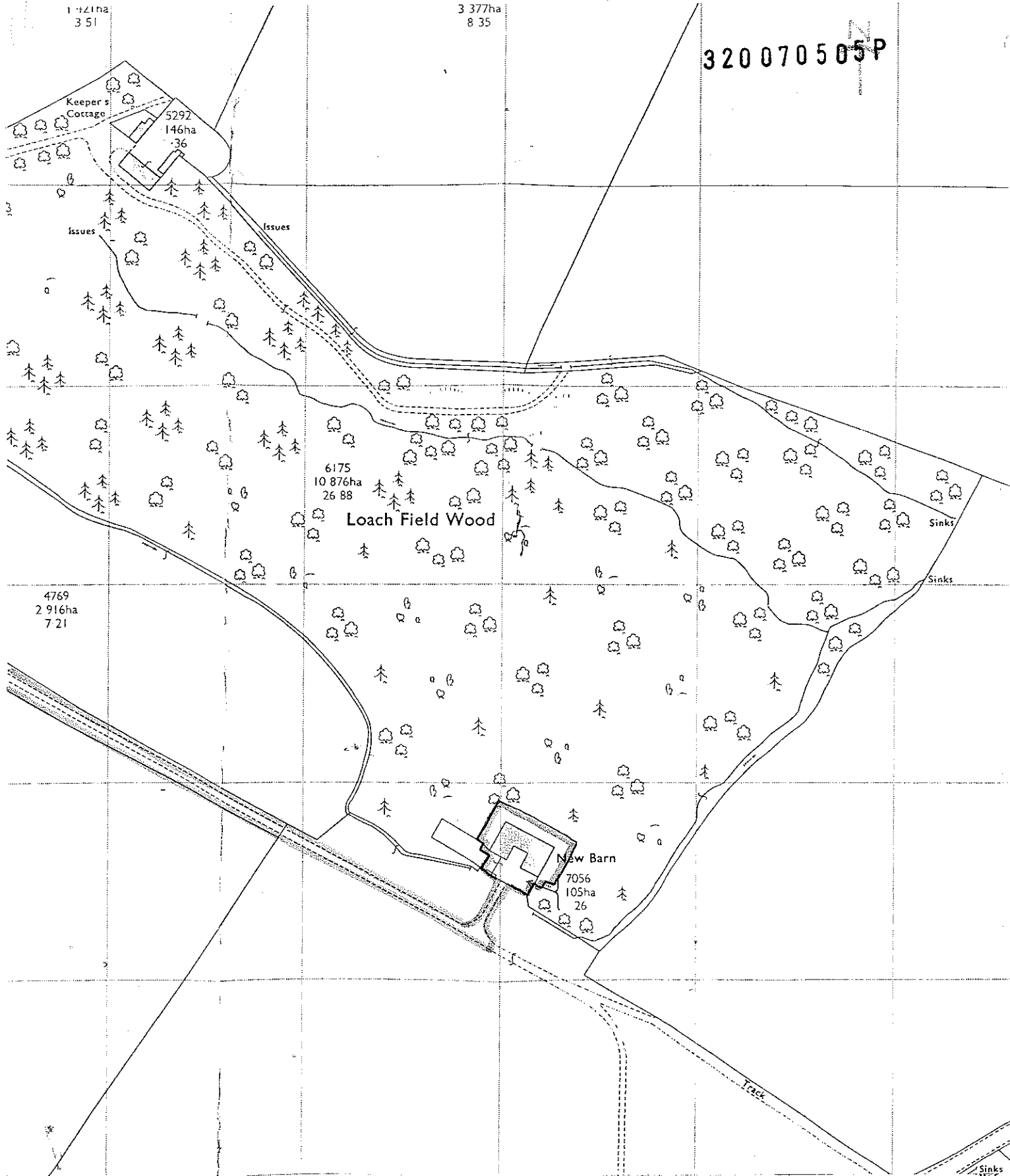
- 7.1 The building exists and forms part of its context and surroundings. The conversion scheme provides a compatible use for this building fitting in well with its context. The appearance and layout are largely unaltered and the setting and physical restraints respected.
- 7.2 The revised proposal results 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

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**CARTER ONAS**

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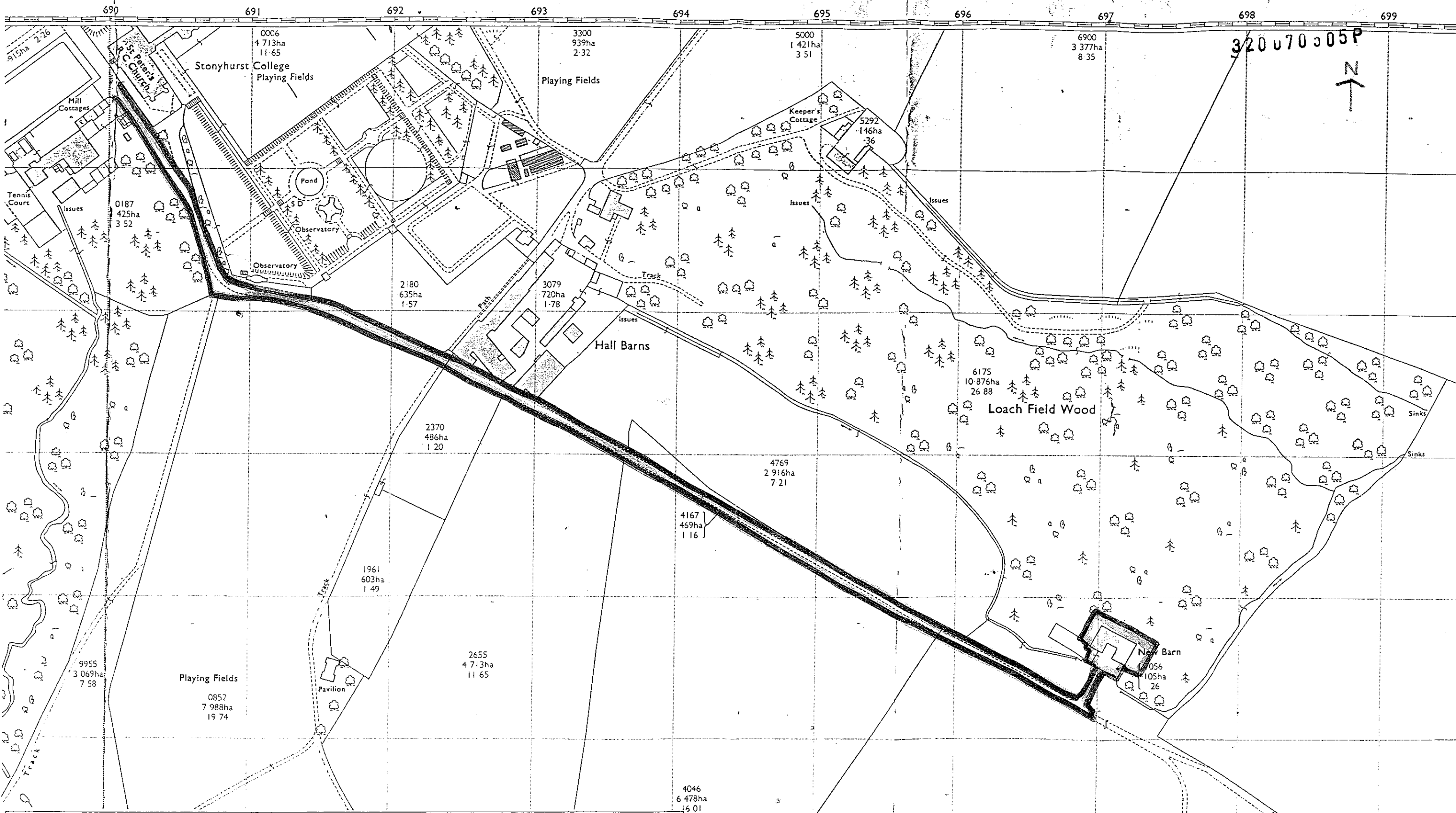
**APPLICATION SITE PLAN : NEW BARN, SIONYHURST**

Date: July 2001

Scale: 1: 2500

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**NEW BARN, STONYHURST:  
REVISED ACCESS THROUGH THE SCHOOL**

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