



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
DEVELOPMENT

19 MAY 2010

FOR THE
ATTENTION OF

For office use only

Application No. 320100404P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission
Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website

If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	david	Surname:	higgs		
Company name:							
Street address:	woodland corner			Country Code	National Number	Extension Number	
	chestnut close			Telephone number:			
	fernhill heath			Mobile number:			
Town/City:	worchester			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	wr3 7sz						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	neil	Surname:	andrews		
Company name:	stanton andrews						
Street address:	44			Country Code	National Number	Extension Number	
	York Street			Telephone number:	01200	444490	
				Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:							
Postcode:	BB7 2DL			neil@stantonandrews.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

resubmission of approved scheme ref 3/2009/0753
change of use of barn to dwelling, erection of garage

Has the building work or change of use already started?

☒ Yes ☐ No

If Yes, please state the date when
the building work or use started:

01/01/1983

Has the building work or change of use been completed?

☐ Yes ☒ No

4 Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	moor barn		
Street address:	clitheroe road		
Town/City:	knowle green		
County:	Lancashire		
Postcode:	pr3 2ys		
Description of location or a grid reference (must be completed if postcode is not known):			
Eastings:	364627		
Northing:	437918		

5 Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6 Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

stone

Description of *proposed* materials and finishes:

stone to existing building to match existing
timber boarding to garage

Roof - description:

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

slate, to match existing

Windows - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

timber

9 (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

timber

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

drg no 1009/20a and 21a
planning statement

10 Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11 Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12 Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13 Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes on the development site ☐ Yes on land adjacent to or near the proposed development ☒ No

b) Designated sites important habitats or other biodiversity features

☐ Yes on the development site ☐ Yes on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes on the development site ☐ Yes on land adjacent to or near the proposed development ☒ No

14 Existing Use

Please describe the current use of the site:

vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

agricultural

When did this use end (if known) (DD/MM/YYYY)?

01/01/1975

Does the proposal involve any of the following?

If yes you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15 Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain in accordance with the current 'BS5837: Trees in relation to construction - Recommendations

16 Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17 Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18 All Types of Development: Non-residential Floorspace

Does your proposal involve the loss gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19 Employment

If known please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21 Site Area

What is the site area?

00.20

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes

☒ No

23 Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes

☒ No

24 Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

25 Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: Mr

First name:

neil

Surname:

andrews

Person role:

Agent

Declaration date:

19/05/2010



Declaration made

25 Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name:

neil

Surname:

andrews

Person role:

Agent

Declaration date:

19/05/2010



Declaration Made

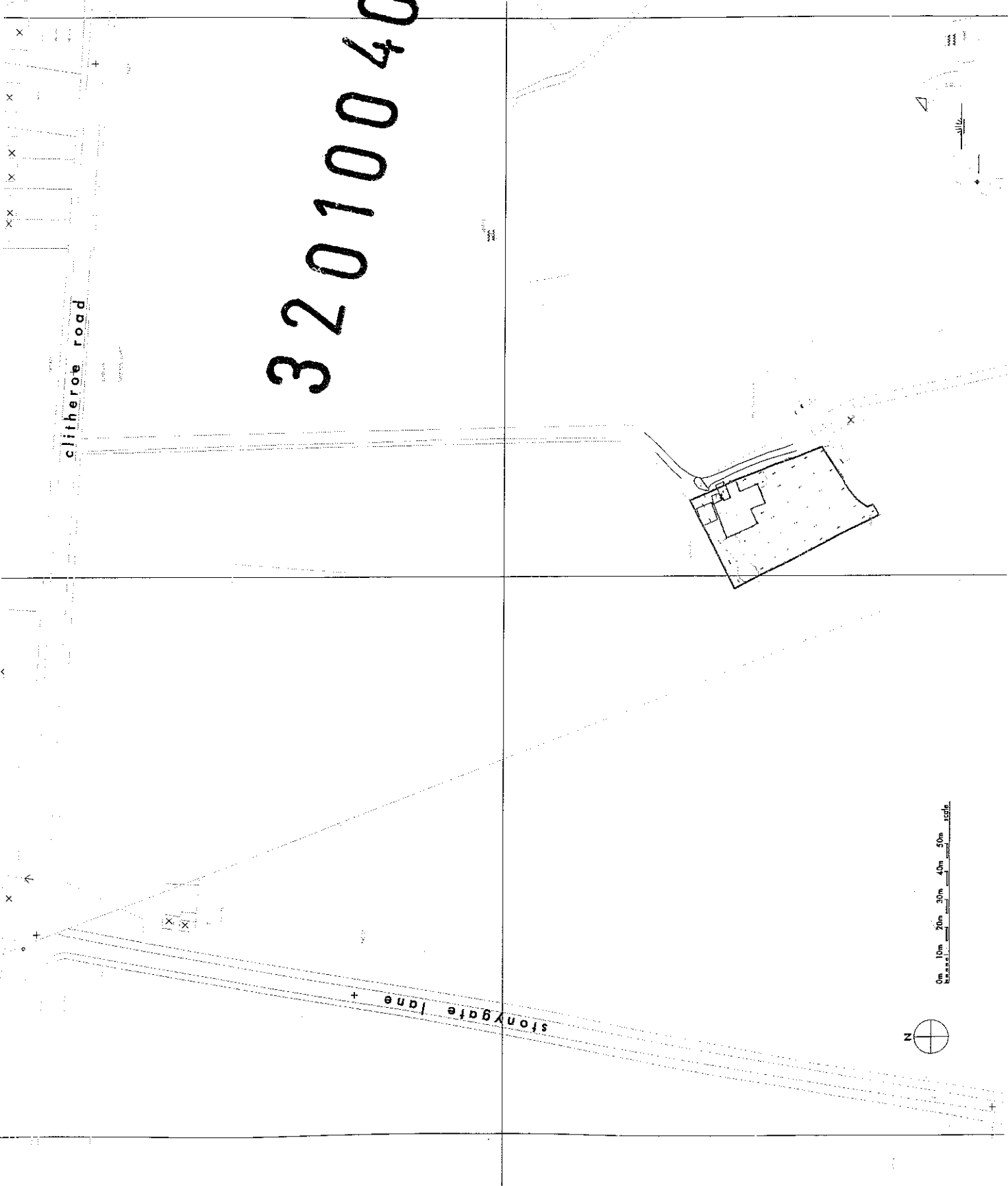
26 Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

19/05/2010



as existing drawings based on information provided by client - no measured survey of the property has been undertaken by the architect.
this drawing is to be read in conjunction with all relevant documents and specifications drawings.
the client is to be notified of any discrepancies before proceeding from this drawing.
all dimensions are to be checked on site.
this drawing is subject to copyright.

revision A 19th May 2010
planning application

stanton andrews
architects

44 york street
clitheroe
BB7 2DL

t 01200 444490
f 01200 444491
e mail@stantonandrews.co.uk
w stantonandrews.co.uk

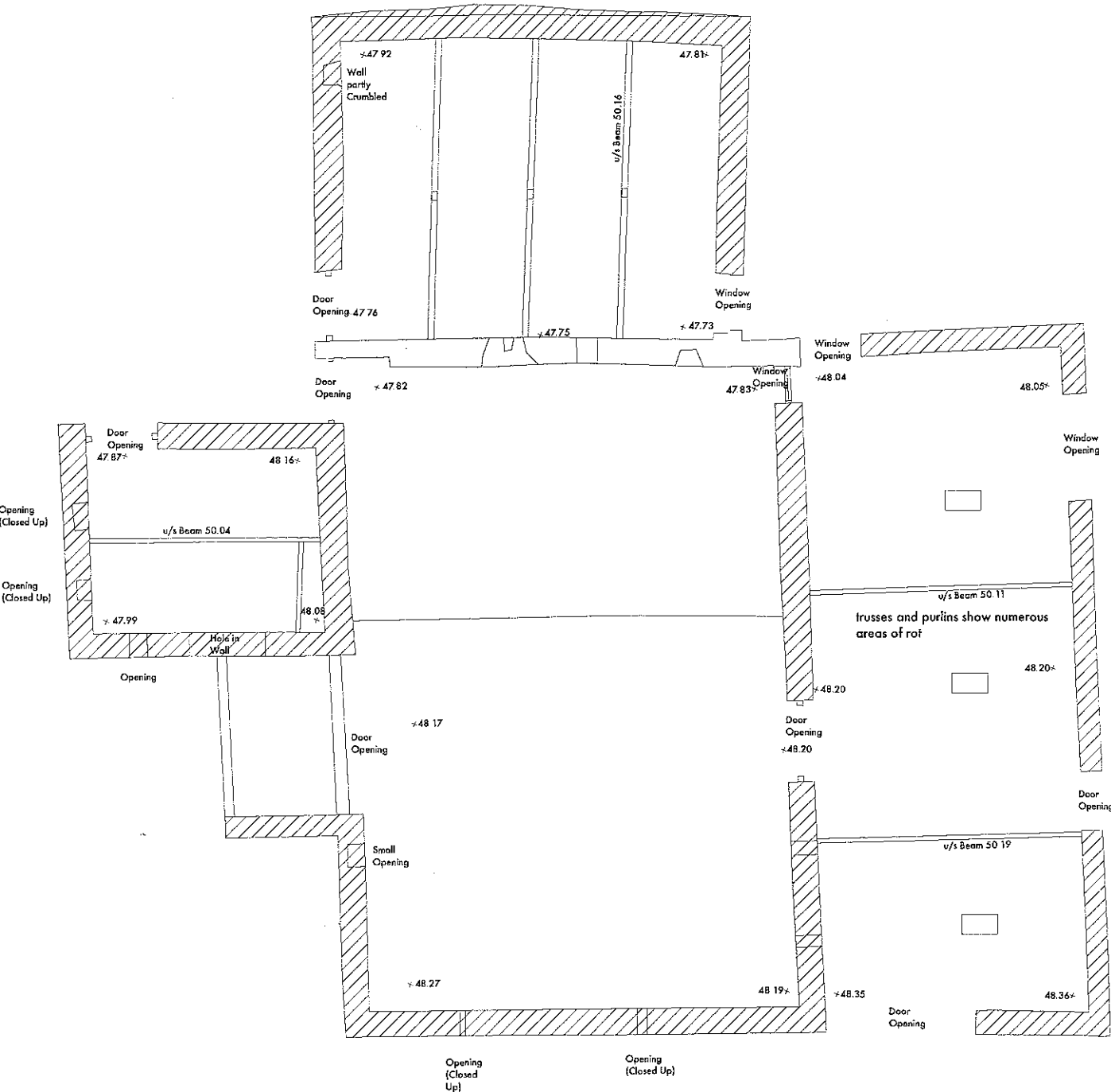
mr and mrs higgs
moor barn dutton

location plan

drawn by	10.09 / 01	rev	A
no	10	date	1 to 1250 8A3

to be read in conjunction with structural conservation assessment and method statement as prepared by messrs. Romala Design Ltd.
notes illustrated to drawing have been provided as a resume of information found within report - these notes should not be considered an exhaustive

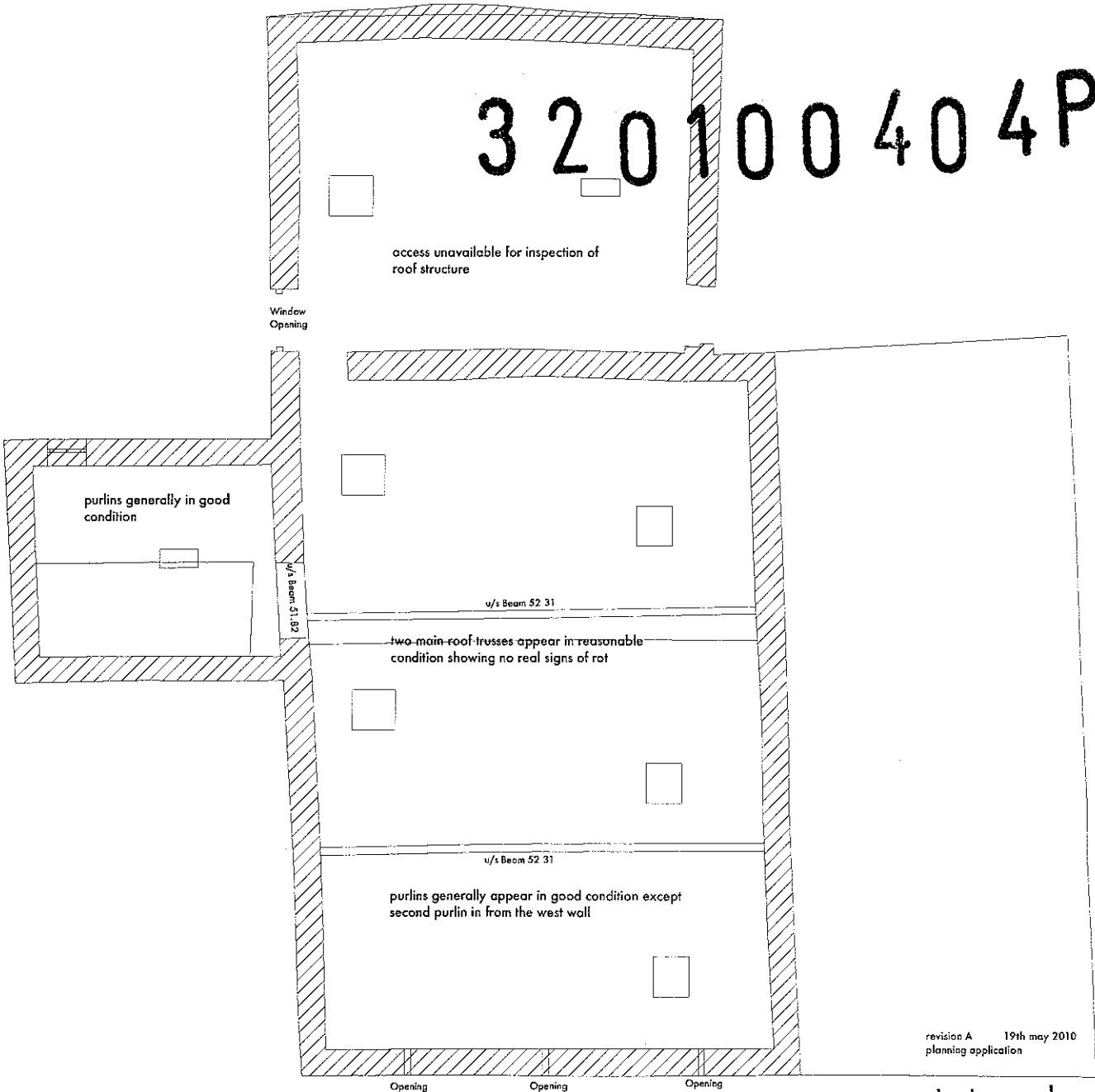
barn wall shows excessive bulging at mid height, with numerous cracking.
recommended to be totally rebuilt off new foundation



ground floor



barn wall shows excessive bulging at mid height, with numerous cracking.
recommended to be totally rebuilt off new foundation



first floor

as existing drawings based on information provided by client. no measured survey of the property has been undertaken by the architect

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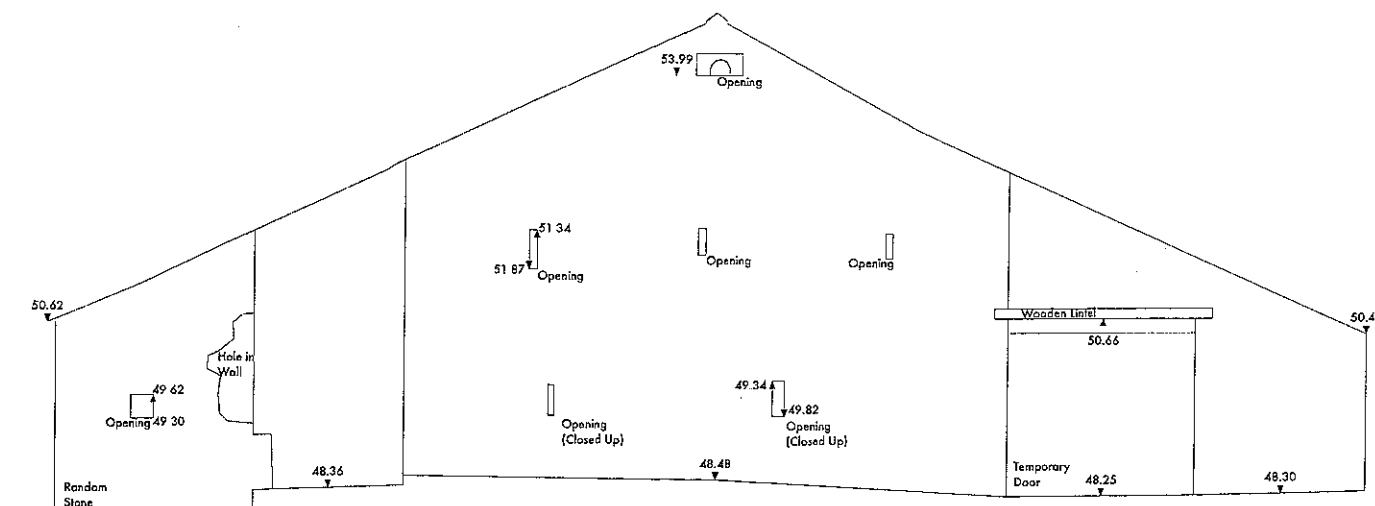
mr and mrs higgs
moor barn dutton

plans
as existing

10.09 /03 A
drawn na march 10 scale 1 to 50 @A1
1 to 100 @A3

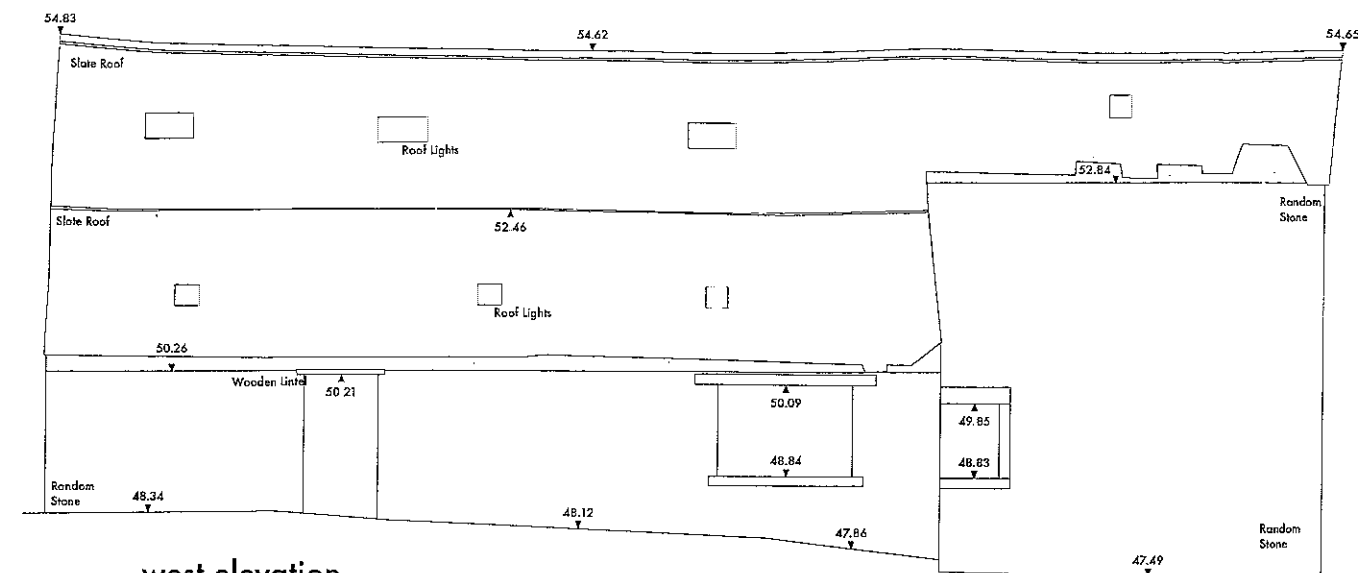
no existing drawings noted on info not provided by the client
no measured or any other property has been undertaken by the architect
this drawing is to be read in conjunction with all other drawings
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this drawing is not to be copyright

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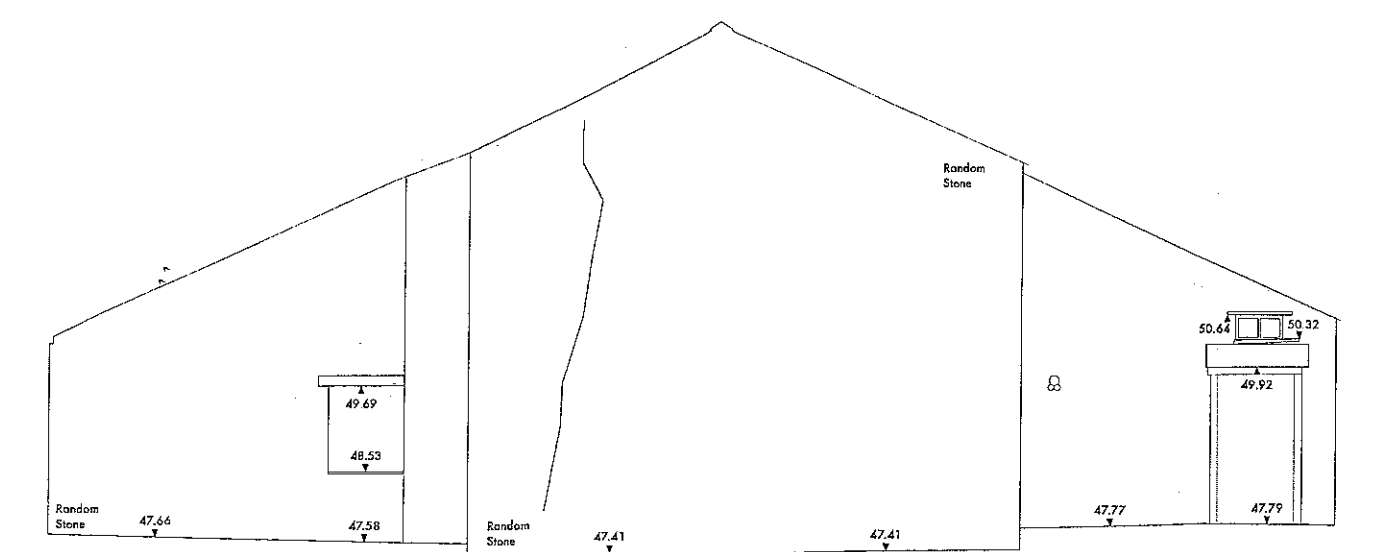
north elevation

47.00m above Datum



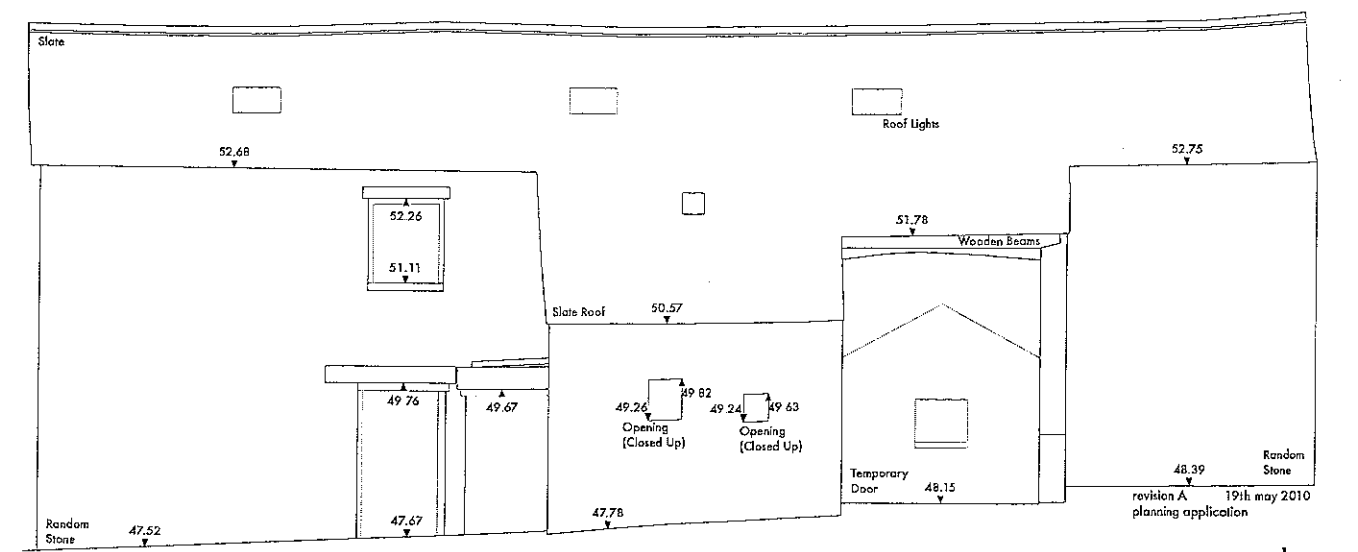
west elevation

47.00m above Datum



south elevation

47.00m above Datum



east elevation

47.00m above Datum

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t 01200 444490
f 01200 444491
e mail@stantonandrews.co.uk
w stantonandrews.co.uk

mr and mrs higgs
moor barn dutton

elevations
as existing

10.09 / 04 rev. A
no date march 10 scale 1 to 50 @A1
drawn date scale 1 to 100 @A3



as existing' drawings based on information
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320100404P

moor
barn

moor house
farm



0m 10m 20m scale

revision A 19th may 2010
planning application

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architects

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clitheroe
BB7 2DL

t 01200 444490
f 01200 444491
e mail@stantonandrews.co.uk
w stantonandrews.co.uk

mr and mrs higgs
moor barn dutton

site plan
as existing

dra. no.	10.09 /02	rev.	A
na	drawn	scale	1 to 200 @A1
date	march 10	scale	1 to 400 @A3

as existing drawings based on information provided by client. no measured survey of the property has been undertaken by the architect.

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320100404P

access maintained between proposed garage and boundary

Yorkstone paving/stone sets to approach to entrance and garage

existing wagon door used as main entrance

existing openings retained

conservation rooflights (as planning condition for previous approved scheme)

existing access drive through to neighbouring property to remain unaffected by proposed works

frameless glazing fitted to existing breather vent slots

existing trusses to be retained and incorporated (underside of truss level 52.31) proposed landing set to provide 1.8m clear headroom to underside

proposed openings formed in existing wall (as previous approved scheme)

ground floor

unstable existing gable rebuild - see notes to proposed elevation drawing

broken line indicates coils to ground source heat pump (exact area to be determined in consultation with supplier) disturbance to ground to be made good after coils installed

first floor

revision A 19th may 2010
planning application

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architects

44 York Street
Clitheroe
BB7 2DL

t 01200 444490
f 01200 444491
e mail@stantonandrews.co.uk
w stantonandrews.co.uk

mr and mrs higgs
moor barn dutton

ground floor plan
as proposed

drg no. 10.09/20 rev. A
no. 1 to 100 @ A1
date, may 10 scale, 1 to 200 @ A3



0m 10m scale

materials schedule

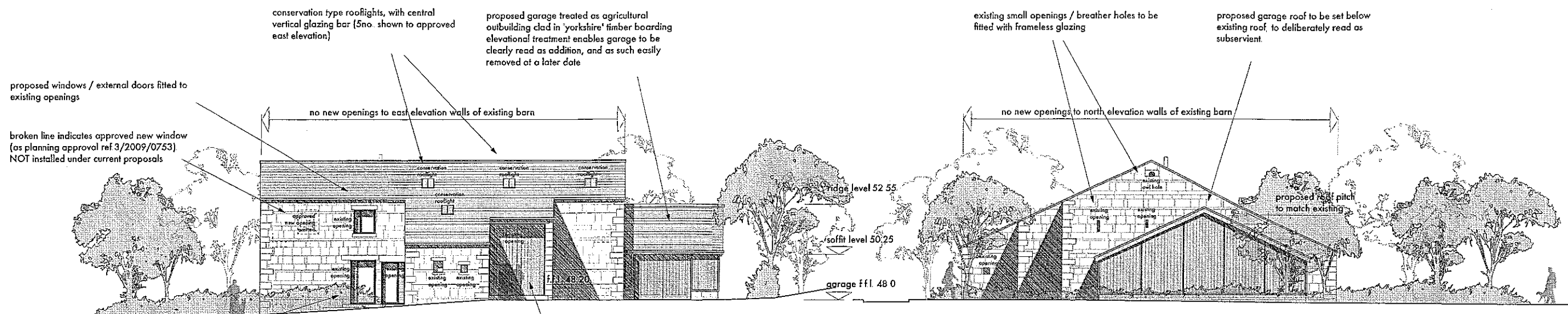
materials used in construction of external envelope of barn to match existing unless otherwise stated

roof -	slate, type to match existing
barn walls -	conservation type rooflights
garage walls -	random stone, type to match existing
windows/doors -	natural stone heads and sill to proposed openings
rainwater goods -	timber 'yorkshire' boarding to garage
	timber frames
	cast iron or aluminium with 'drive in' gutter brackets

as existing drawings based on information provided by client no measured survey of the property has been undertaken by the architect

this drawing is to be read in conjunction with all relevant consultants and specialists drawings. The architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions are to be checked on site. This drawing is subject to copyright.

320100404P

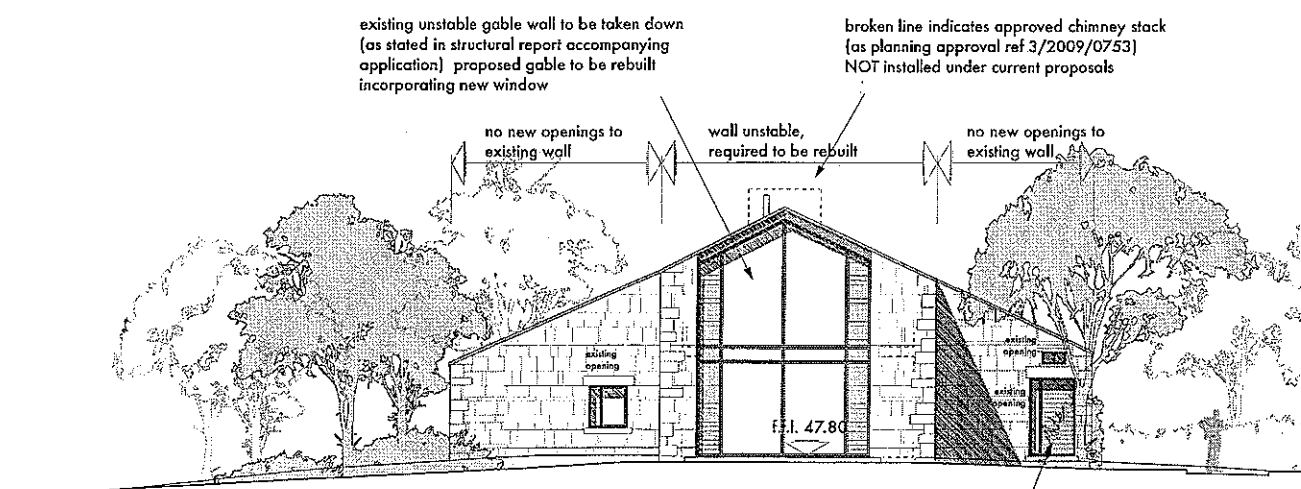


existing door openings retained NOT removed/reduced as approved scheme (planning approval ref 3/2009/0753)

elevation no. 1 - east
no new openings to barn elevation

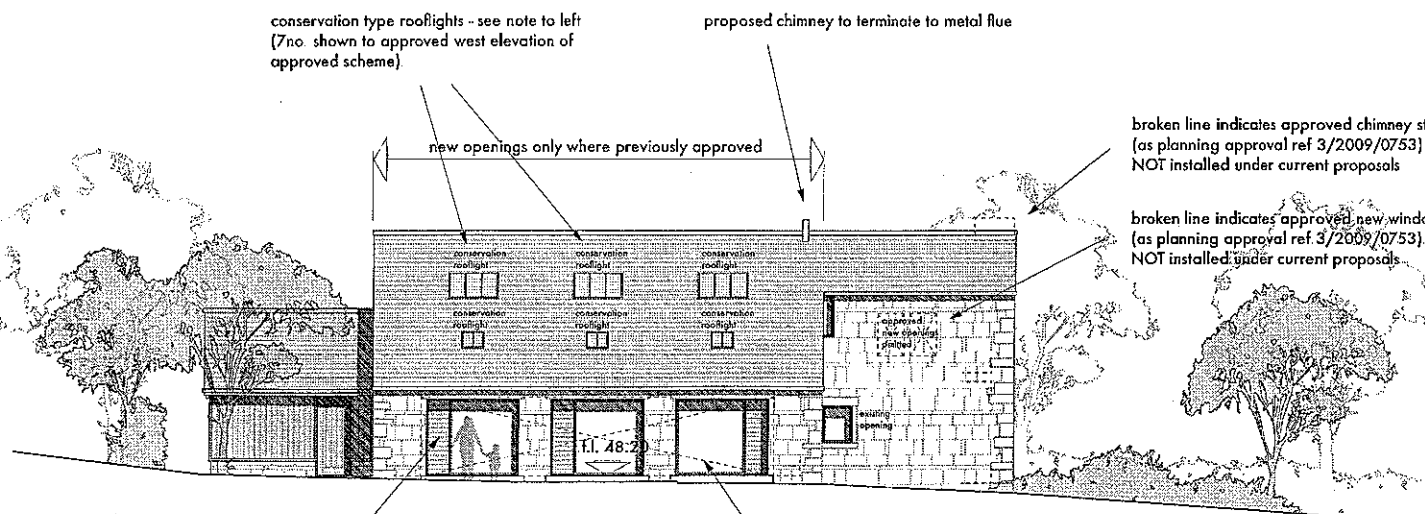
existing wagon entrance to form main entrance to property, fitted with full height barn doors in timber. existing oak lintel to wagon doorway retained. NOT subdivided opening as approved scheme (planning approval ref 3/2009/0753)

elevation no. 2 - north
no new openings to barn elevation



elevation no. 3 - south
new window opening to 'new' wall only

existing door openings retained. NOT removed as approved scheme (planning approval ref 3/2009/0753)



elevation no. 4 - west

proposed screen windows/external doors linking from family room to garden. stone heads and cills to proposed openings.

broken line indicates profile of window/doors as approved scheme ref. 3/2009/0753

broken line indicates approved chimney stack (as planning approval ref 3/2009/0753) NOT installed under current proposals

broken line indicates approved new windows (as planning approval ref 3/2009/0753) NOT installed under current proposals

revision A 19th may 2010
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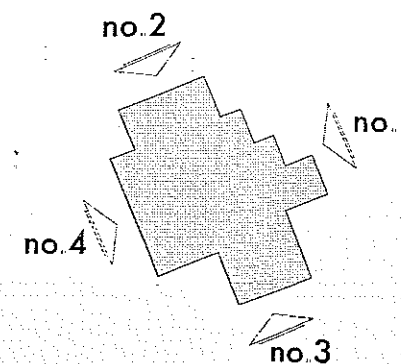
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mr and mrs higgs
moor barn dutton

proposed elevations

dra. no.	10.09 /21	rev.	A
no.	may 10	scale.	1 to 100 @ A1 1 to 200 @ A3

0m 10m scale



M o o r B a r n

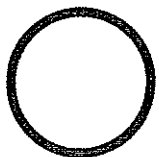
p l a n n i n g s t a t e m e n t
m a y 2 0 1 0

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M o o r B a r n

Introduction

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted. The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.



Location

Moor Barn is situated down a private road, approximately 170m to the south of the B6243 Clitheroe Road, between Knowle Green and Dutton (NGR : SD 3646243791). Moor Barn forms part of a loose grouping of buildings including Moor House (to the south east).

Site layout

Appearance

Building layout

Garage

Access

Environmental

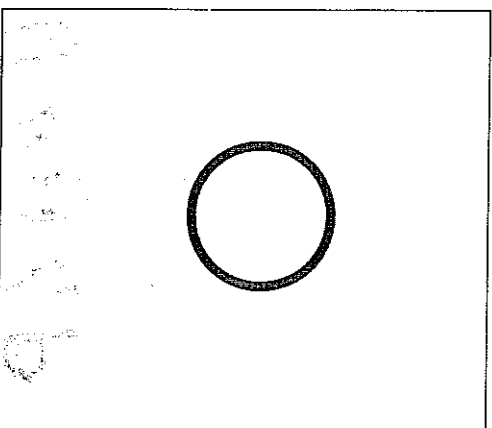
Conclusion

aerial view

Planning policy
Ribbles Valley Borough Council's local plan confirms the site of Moor Barn to be covered by policies ENV3 and G5.

Application

This planning application includes for the change of use of a redundant barn to a four bed dwelling house plus the erection of a garage. The works are as illustrated on drawing numbers 1009/01a, 02a, 03a, 04a, 20a and 21a inclusive. The footprint and profile of the barn remain unaltered. The proposals are a resubmission of an approved scheme - planning application reference 3/2009/0753.



extract from local plan

M o o r B a r n

Introduction

Location

Planning policy

Application

Planning history

Reconsideration

Involvement

Existing

Site layout

Appearance

Building layout

Garage

Access

Environmental

Conclusion

Planning history

On the 21st October 2009 planning permission was granted, with conditions, for the conversion of Moor Barn into a dwelling house (planning application reference 3/2009/0753). A brief resume of the conditions are as follows :-

1. the development must be begun within two years.
2. the external works to be completed within three years.
3. clarification of garage/parking provision.
4. permitted development rights removed.
5. landscaping permitted development rights removed.
6. structural survey to be undertaken.
7. all windows and doors shall be timber.
8. all new heads and cills to windows/doors to be natural stone
9. gutters to be cast iron or aluminium with 'drive in' brackets.
10. conservation type rooflights.
11. agreed programme of building record and analysis.

Previously, outline planning permission had been granted for the conversion of the barn in July 1974 (ref.3/772/0294/00/P), with full planning permission granted in February 1979 (ref.3/778/0710/P).

Work subsequently commence and this approval was considered to be extant.

Reconsideration

Following receipt of the planning approval in 2009, the scheme has been reviewed and it was felt that it did not make the most of the opportunities offered by the building or its site - this application is as a result of this reconsideration.

The previous approved scheme resulted in the loss of many original features, including a number of windows, door openings, and trusses.

Additionally, a number of new window openings were punched through existing sound walls, significantly impacting on the appearance of the approach elevations in particular.

The approved first floor layout resulted in the loss of the trusses and perceived volume of the barn.

previous approved drawings

Involvement

This application is a reconsideration of an approved scheme, where the usage and 'red line' boundary are unaffected.

As such, the nature of this application has not necessitated obtaining pre-application advice from the Council.

Moor Barn

Introduction

Location

Planning policy

Application

Planning history

Reconsideration

Involvement

Existing

Site layout

Appearance

Building layout

Course

Access

Environmental

Conclusion

Existing

The footprint area of Moor Barn is 216 sqm, the site area (red boundary) is 0.178 hectares. The barn is a typical 'Lancashire' three-bay combination barn plus two extensions, one to form a stable (to the south) plus a twentieth century outshot (to the west).

Walls to the existing barn are a mixture of random sandstone and roughly coursed stone, with roughly squared edge laid stone quoins. Openings have dressed stone heads and cills. The roof is finished in Welsh slate with rooflights.

The following reports have been prepared on the existing building and accompany this application :-

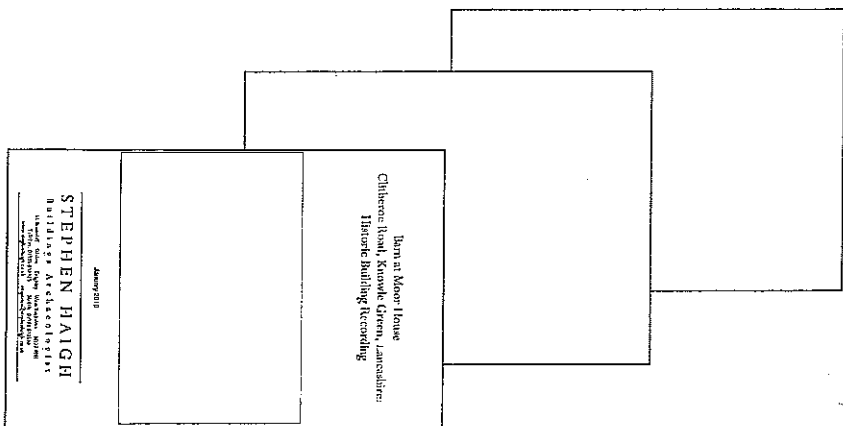
1. Structural conversion assessment and method statement, as prepared by messrs Romala Design Ltd.
2. Historic Building Record, undertaken by Stephen Haigh buildings archaeologist.
3. Wildlife survey for bats and owls, undertaken by Denis Lambert.

Site layout

The proposed site layout maintains the character of the barn's setting, in particular when approached from the north east.

The forecourt is to be laid with cobbles/setts with complementary stone paving. Proposed door openings (usually existing openings) generally provide a level threshold through to the outside, enabling garden interventions to be minimal.

Parking is limited to the north of the barn, minimising its visual impact on the barn and neighbouring Moor House.



M o o r b a r n

Introduction	
Location	
Planning policy	
Application	
Planning history	
Reconsideration	
Involvement	
Existing	
Site layout	
Appearance	
Building layout	
Garage	
Access	
Environmental	
Conclusion	

Appearance

The proposals aim to retain the character and appearance of the barn.

The approach elevation (east elevation) will read as an unaltered but repaired elevation, with windows and doors fitted into existing openings.

The existing wagon entrance will form the main entrance.

Large harr-hung barn doors will be fitted to the original opening.

Existing breather vents and owl holes are to be fitted with frameless glass recessed into the openings.

Planning conditions required under the current approval will be incorporated. Including conservation rooflights, timber doors and windows, natural stone heads and cills, plus cast iron /aluminium gutters with 'drive-in' brackets.

The current proposals allow for less rooflights than the approved scheme.

The large expanse of uninterrupted glazing shown to the west elevation of the previously approved scheme was felt to be poorly handled.

This expanse has been broken down into three more appropriately sized openings.

The existing south elevation gable wall is unstable and needs rebuilding (see structural assessment report) as such its replacement must be considered as new.

This rebuilding offered the opportunity to reconsider the elevation, providing a single large opening appropriate for the building type, maximising views to the south across the valley.

This approach has been used on award winning conversion schemes, where original features are retained, but new elements clearly read as such.

M o o r B a r n

Introduction
Location
Planning policy
Application
Planning history
Reconsideration
Involvement
Existing
Site layout
Appearance
Building layout
Garage
Access
Environmental
Conclusion

Building layout

The proposal aims to retain the character of the barn, with large open volumes and double height spaces.

New internal 'enclosures' are treated as an interventions, stood clear of the original fabric. Wherever possible, existing features are retained.

The proposed first floor accommodation has been configured to retain the trusses with a mid level landing passing below the truss ties.

Internal planning places the service rooms to the north and east of the plan, ensuring that no new openings were required to the approach elevations.

The existing internal walls forming the original chambers of the barn are retained and can clearly be 'read'.

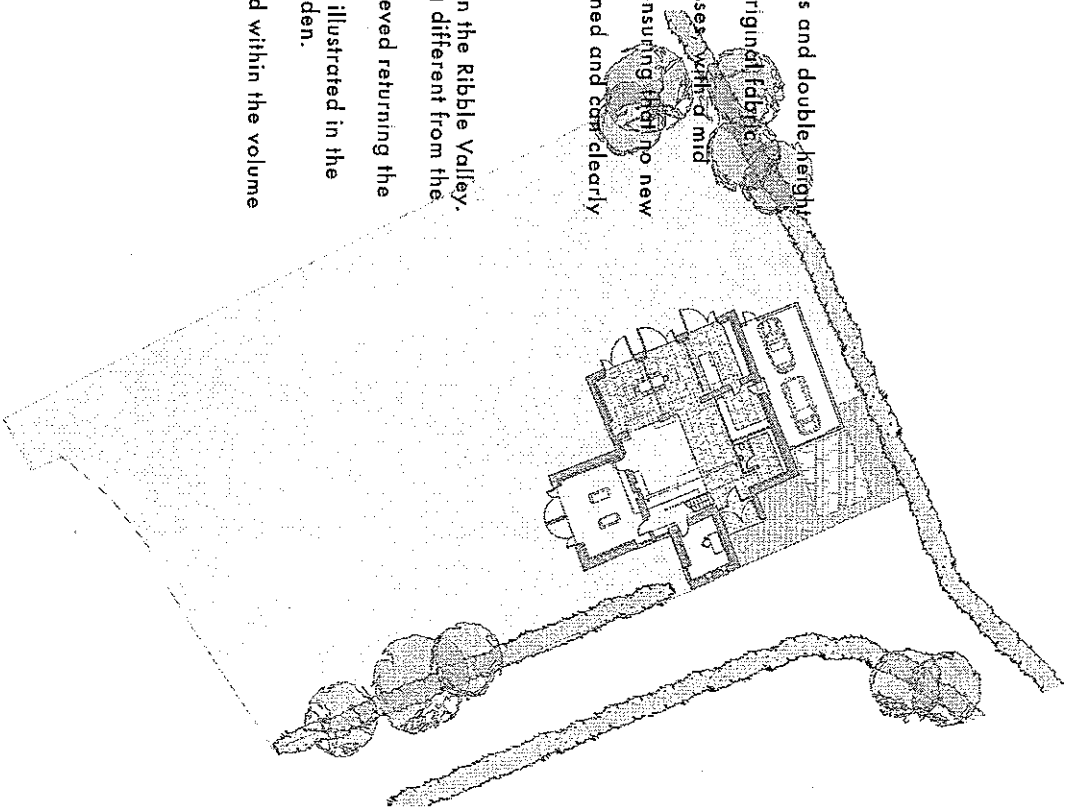
Garage

The proposed garage mimics the timber clad 'modern' barns often found within the Ribble Valley. The lightweight treatment allows it to be clearly read and understood as being different from the barn, thereby not detracting from the original building.

Being of a lightweight timber construction, future removal could be easily achieved returning the barn to its original profile.

The garage plan profile respects the principle of the historic footpath position illustrated in the Historic Building Record, whilst allowing pedestrian access through to the garden.

It should be noted that the extant scheme allows for an integral garage formed within the volume of the original barn building.



M o o r B a r n

Introduction	
Location	
Planning policy	
Application	
Planning history	
Reconsideration	
Involvement	
Existing	
Site layout	
Appearance	
Building layout	
Garage	
Access	
Environmental	
Conclusion	

Access

Access to Moor Barn is via a track road linking through to the B6243 Clitheroe Road. It is our understanding that this track serves only Moor Barn and Moor House. The proposed arrangement is unchanged from the layout approved in the previous application, as such it is taken that there are no new issues.

The proposals will comply with the following regulations :-

1. 2000 and 2004 revisions of Part M of the Building Regulations
2. Disability Discrimination Act 1995 BS8300:2001 Design of Buildings and their approaches to meet the needs of disabled people.
3. Code of Practice: Planning and access for disabled people a good practice guide 2003.

The main entrance door will have a level threshold, leading through to the main ground floor accommodation.

At this level, a wc/shower room has been provided.

Although there are changes in level across the ground floor, all ground floor accommodation rooms (lounges/ kitchen/dining, family room, etc...) will have external doors with level thresholds, thereby ensuring all of the ground floor can be fully accessed.

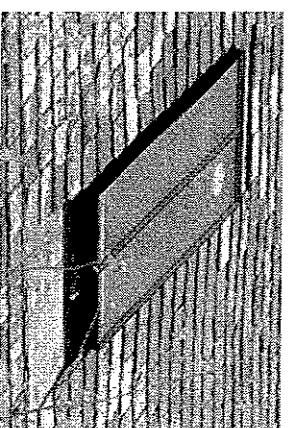
Environmental

The proposed house aims to create a net zero-carbon building with reduced energy consumption. The proposed building will be super insulated to minimise heat loss. A ground source heating system will provide background heating to the house. The heat exchange coils are to be buried in the garden, with the existing ground levels reinstated after installation.

The foul water will discharge to a biotec sewage treatment plant, where the final discharge can be to water course or appropriate ground soakaway.

Conclusion

The principle of a converting the barn has been established under previous approvals. The proposals incorporate many of the approved scheme's planning conditions. The proposals are less invasive on the fabric of the barn than the approved scheme, with new windows only introduced where walls are rebuilt. Highways considerations are unaltered from the approved scheme. The proposed garage clearly reads as an addition, and is treated in the language of contemporary barns found within the Ribble Valley.



conservation rooflight

sewage treatment plant

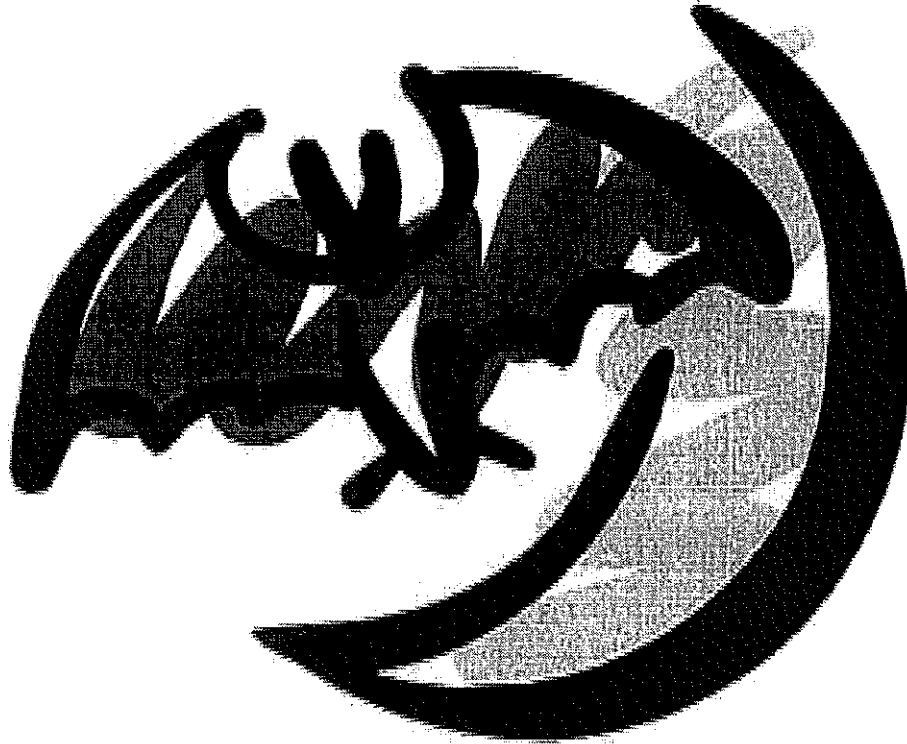
installation of heat exchange coils to
ground source heating system

320100404P

WILDLIFE SURVEY FOR BATS AND OWLS

AT

Moorhouse Barn
Longridge Road
Knowle Green



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BF
Tel: 01772 783322 Mob: 07813 140582
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Buildings whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted

BAT SURVEY & REPORT

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

Internal Survey Results

Is the property lived in? NO

Construction

Stone
Brick
Other/plaster
Bat Access Places

YES	NO
☒	☐
☐	☒
☐	☒
☒	☐

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof
Bat Access Places

☒	☐
☐	☒
☐	☒
☒	☐

Comments: With missing slates, no underfelt and doors and windows missing, the buildings are very draughty.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

Comments:

Internal Conclusions:

No signs of bats could be identified but a more comprehensive survey at emergence time may provide better information

Risk Assessment: Low

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, "Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn".

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers

1. Bats may use buildings at any time of the year for feeding or refuge
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November
3. Care must be taken when removing existing roof beams and associated stonework
4. During completion of roof works, bat access points may be built into the new structure
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chromium Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested

Should bats be found, work must cease immediately in that area and then please contact Denis Lambert on 01772 783322 or 07813 140682 for advice.

BARN OWL SURVEY & REPORT

Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings and record any findings indicating the presence or absence of barn owls.

To make recommendations when the presence of owls is found.

Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following:

- White streaks down roof timbers and walls
- Barn owl pellets, new and old
- Barn owl feathers
- Signs of nest
- Access for barn owls

SURVEYING EQUIPMENT

- Re-chargeable torches, one at 1 million, the other at 1/2 million candlepower,
- 8 x 32 Opticron binoculars,
- Petzl headlamp torches
- A variety of folding aluminium ladders

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required.