



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
DEVELOPMENT

08 DEC 2010

FOR THE OFFICE OF
ATTENTION OF

For office use only

Application No.

320101002P

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:	Alistair	Surname:	Weare		
Company name:							
Street address:	Huckle Ing Farmhouse				Country Code	National Number	Extension Number
	Gisburn Road				Telephone number:		
	Gisburn				Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	BB7 4LH						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	John	Surname:	Metcalfe		
Company name:	Rural Futures						
Street address:	Rural Futures 1 The Creamery Estate Kenlis Road				Country Code	National Number	Extension Number
	Barnacre				Telephone number:	0044	01995 600724
					Mobile number:	0044	07791 488410
Town/City:	Preston				Fax number:	0044	01995 605948
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	PR3 1GD				johnm@ruralfutures.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of redundant agricultural barn for holiday let

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

Redundant agricultural barn

House: Suffix:
House name: Huckle Ing Barn
Street address: Gisburn Road
 Gisburn
Town/City: Clitheroe
County: Lancashire
Postcode: BB7 4LH

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 379771
Northing: 447698

5 Pre-application Advice

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

☒ Yes ☐ No

If Yes please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Sarah Surname: Westwood

Reference: SW/CMS/RV/2010/ENQ/00362

Date (DD/MM/YYYY): 24/09/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Written communication regarding local plan policies and design & materials.

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

If Yes, please provide details:

Domestic recycling collection

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

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Fibre cement

Description of *proposed* materials and finishes:

Slate

Windows - description:

Description of *existing* materials and finishes:

Wood

Description of *proposed* materials and finishes:

Wood - natural stain

Doors - description:

Description of *existing* materials and finishes:

Wood

Description of *proposed* materials and finishes:

Wood-natural stain

Boundary treatments - description:

Description of *existing* materials and finishes:

Walls

Description of *proposed* materials and finishes:

Walls and post & rail fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Hard standing

Description of *proposed* materials and finishes:

Hard standing

Lighting - add description

Description of *existing* materials and finishes:

Conventional Internal lighting

Description of *proposed* materials and finishes:

Low energy internal & one external

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:

HIB/DA, A1323/PL01, A1323/PL02, HIB/BS, HIB/SS

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	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	4	4
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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

A1323/PL01

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:

Redundant agricultural barn

Is the site currently vacant? ☐ Yes ☒ No

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

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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

18 All Types of Development: Non-residential Floorspace (continued)

A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	140.0	140.0	140.0	0.0
	Total	140.0	140.0	140.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	0	2
Proposed employees	2	2	3

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	
Other							☒

21. Site Area

What is the site area?

625

sq.metres

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:

Holiday let

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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: First name: Surname: ☐ Declaration made

Person role:

Declaration date:

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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

Notice recipient		Date notice served
Name:	N/A Owner Occupier	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		

Title: First Name: Surname: ☐ Declaration Made

Person role:

Declaration date:

26 Declaration

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

Date

REF: HIB/DA

Design & Access/Planning Statement

Conversion of an Agricultural Barn to a Holiday Let

A Weare
Huckle Ing Farm
Gisburn Road
Gisburn
BB7 4LH

John Metcalfe
Rural Futures
1 The Creamery Estate
Kenlis Road
Preston
PR3 1GD
01995 600724
07791 488410
johnm@ruralfutures.co.uk



This statement has been structured with reference to CABI best practice guidance; Design & Access Statements - how to write read and use them. CABI 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

2.0 Context of Site

- Assessment
- Involvement
- Evaluation
- Design

3.0 Design Principles and Concepts:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

4.0 Access:

- An Accessible Environment
- Vehicular and Transport Links
- Access and Movement Patterns
- Emergency Services Access

5.0 Planning Context

- Planning History
- Planning Policy Framework
- Planning Appraisal

6.0 Conclusion

Plans & Drawings

SECTION 1 BACKGROUND

- 1.1 Huckle Ing Farm forms part of a 300 acre family farming enterprise between Sawley and Gisburn. Alistair Weare lives at Huckle Ing Farmhouse with his wife and children. A redundant barn is located adjacent to his dwelling and this application involves the conversion of the barn for holiday accommodation as part of a farm diversification project.
- 1.2 Pressures on farm returns have meant that if the farm business is to remain viable and support the current family members, additional income must be generated. Utilising the redundant farm building as a farm diversification project will generate income and secure the farm business. The project will be carried out to a high standard and will add to the stock of quality tourism accommodation in the area, thereby making a valuable contribution to the local economy.
- 1.3 The Government supports farm diversification, in particular rural tourism which is reflected in planning policy. Funding support is provided through the Rural Development Programme England and an application will be made for grant funding, subject to planning approval.
- 1.4 This statement should be read in conjunction with the attached planning application forms and accompanying survey reports.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1 Huckle Ing Farm lies in open countryside between Sawley and Gisburn, within the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB). The property is accessed via a 1km long tarmac track to the north of the A59. The surrounding area is open farm land and is managed by the applicant and his family.
- 2.2 Huckle Ing Barn adjoins Huckle Ing Farm House and has not been used for agriculture for some time. Huggan Ing Cottage is also located within the site and is occupied by Mr Weare's sister. There are no other farm buildings at this site as the main farmstead is located at Gisbun Cotes Farm 400 yards south east of the site.
- 2.3 A public footpath runs through the site.

Involvement

- 2.4 Pre application consultation has taken place with Sarah Westwood, Ribble Valley Planning Officer, regarding the general principle of the development and the proposed design and materials. Regard has been taken to the advice given, particularly in respect of limiting the number and size of the openings.
- 2.5 A structural survey has been carried out to assess the condition of the building and the suitability for conversion. A bat and barn owl survey has also be undertaken.

Evaluation

- 2.6 The barn is a traditional structure which runs west of the main dwelling. Three random limestone walls form the main barn area and a single storey lean to is attached to the North Elevation. The barn has an asbestos roof and the lean to has no roof. The main entrance is via a full height door on the South Elevation. With the exception of the large main door all other door and window openings are small.
- 2.7 A structural survey has been undertaken by PSA Design to assess the condition of the building. Although some minor remedial works are required, the building is a stable structure and capable of refurbishment.
- 2.8 The bat and barn owl survey carried out by Wildlife Surveys Ltd, show that there is no evidence of bats or owls present in the building.
- 2.9 The conversion of the building will create a large open plan living/ kitchen area with adjoining dining and entrance area on the ground floor with a single en suite bedroom. The first floor will accommodate 3 en suite bedrooms with a gallery landing.

-
- 2.10 The conversion is restricted to the existing footprint and occupies no greater mass than the current structure. The lean to on the North Elevation will be removed.
 - 2.11 The site is isolated from neighbouring properties and will have no impact in terms of noise and nuisance.
 - 2.12 The site has a generous parking area.
 - 2.13 The development will not interfere with the public right of way.

Design

- 2.14 The conversion design will retain the vernacular features of the present building and include natural materials wherever possible. Roof materials will be slate and all window and door openings will be high quality wooden fittings.
- 2.15 On the ground floor, windows and doors have been restricted to the existing openings. On the first floor, new openings have been limited to the minimum practical for the building to function and kept small in scale. On the West Elevation a first floor window has been added in the round "forking hole" style, common in local stone barns throughout the area.
- 2.16 To enable the conversion to minimise the number new openings a number of roof lights have been included and these will be conservation grade fittings.
- 2.17 The general design principles have been to create a building in sympathy with the vernacular style. The barn has no meaningful function as an agricultural building and would eventually fall into complete disrepair and lost if not put to an alternative use.

SECTION 3

DESIGN PRINCIPLES & CONCEPTS

Use

- 3.1 The conversion will create a high specification holiday let which will accommodate approximately 8 people. The demand for larger properties is understood to be high and it is likely the facility will be let to two families or one large family.
- 3.2 The accommodation will be used for tourism purposes only.

Amount

- 3.3 The total ground floor area of the proposed building is 140m² including the porch area. The height to the ridge is 7.00m and to the eaves is 4.6m.

Layout

- 3.4 The layout of the building is unaltered with the exception of removing the unroofed lean to.

Scale

- 3.5 The proposal represents a modest scale of development within the existing curtilage and site boundary.

Landscaping

- 3.6 Landscaping will be restricted to the creation of a small garden on the northern side of the building. A traditional post and rail fence will be erected and the majority of the garden will be lawn.

Appearance

- 3.7 The external appearance of the building will maintain the random stone appearance of the existing barn. The proposed slate roof will replace the asbestos material, reverting to the original building material.
- 3.8 The openness of the countryside and character of the area will not be compromised. There will be no greater visual impact on the area.

SECTION 4 ACCESS

An Accessible Environment

- 4.1 The proposed development maintains an accessible environment.
- 4.2 There is adequate parking for 3 vehicles and access to the building is level. Door widths will meet full accessibility standards. Pathways will allow access around the western side of the building to the garden area.

Vehicular and Transport Links

- 4.3 The access track to the property provides excellent access to the highway network. The track is directly off the A59 trunk road which provides linkages with the M6. The M65 is easily accessed at Nelson and Colne. Access to the A59 is excellent with a double width entrance which allows safe access and egress. Sight lines are excellent in both directions.
- 4.4 The bus route between Skipton and Clitheroe runs along the A59 and the service will stop on request. Nearby train stations include Clitheroe, Hellifield and Skipton.

Access and Movement Patterns

- 4.5 Vehicles will be restricted to a designated parking area on the South of the building. There is adequate turning space.

Emergency Services Access

- 4.6 Access for emergency services is good and will not be affected by the development.

Commitment to Design & Access Process

- 4.7 The Design and Access Statement will be seen as a working document and will be maintained through the planning and development stages.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

- 5.1 There is no planning history associated with the barn.

Planning Policy Framework

- 5.2 Relevant planning policy and guidance in the determination of this application can be identified as being contained within Planning Policy Guidance Notes & Statements (PPGs & PPS's), Government circulars, North West of England Plan - Regional Spatial Strategy to 2021, (RSS) and the West Lancashire District Replacement Local Plan 2006.

Planning Policy Statement 1 (PPS1)

- 5.3 This deals with general policy and principles that apply to the planning system and states that applications should be determined having regard to the provisions of the development plan. Applications that accord with the provisions of the development plan carry with them a presumption in their favour. Conversely those that do not accord with the development plan must be determined accordingly. The key principle is that of sustainable development.

Planning Policy Statement 7 (PPS7)

- 5.4 Many of the policies set out within PPS 7 have been replaced by PPS 4 but not all. The remaining guidance by PPS 7 relevant to the proposal are highlighted below.

Objectives:

The Government's objectives for rural areas that are relevant to this Planning Policy Statement (PPS) are:

iv) To promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants.

Key Principles:

1. Sustainable development is the core principle underpinning land use planning. The following key principles should be applied in combination with all the policies set out in this PPS:

(i) Decisions on development proposals should be based on sustainable development principles, ensuring an integrated approach to the consideration of:

- social inclusion, recognising the needs of everyone;*
- effective protection and enhancement of the environment;*
- prudent use of natural resources; and*
- maintaining high and stable levels of economic growth and employment.*

(vi) All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

The proposed development will secure employment for members of the farming partnership.

Nationally designated areas

21. Nationally designated areas comprising National Parks, the Broads, the New Forest Heritage Area and Areas of Outstanding Natural Beauty (AONB), have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. The conservation of wildlife and the cultural heritage are important considerations in all these areas. As well as reflecting these priorities, planning policies in LDDs and where appropriate, RSS, should also support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs.

The proposal is located on the eastern boundary of the AONB where landscape and wildlife are given a higher priority. The policy also requires consideration for 'suitably located and designed development' that supports the local economy and communities. The proposed development has been designed to have the minimum impact on the landscape and character of the area. The development will bring economic benefits to the area through tourism.

Agricultural development

27. The Government recognises the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes. Planning policies in RSS and LDDs should recognise these roles and support development proposals that will enable farming and farmers to:

- (i) become more competitive, sustainable and environmentally friendly;
- (ii) adapt to new and changing markets;
- (iii) comply with changing legislation and associated guidance;
- (iv) diversify into new agricultural opportunities; or
- (v) broaden their operations to 'add value' to their primary produce.

The proposal represents a farm diversification which will secure the farm business and bring wider economic benefits.

31. A supportive approach to farm diversification should not result in excessive expansion and encroachment of building development into the countryside. Planning authorities should:

- (i) encourage the re-use or replacement of existing buildings where feasible, having regard to paragraphs 17-21; and

(ii) have regard to the amenity of any nearby residents or other rural businesses that may be adversely affected by new types of on-farm development.

The proposed development involves the re-use of an existing building. No other residents or businesses will be affected by the development. The site is isolated and the only neighbouring properties are the applicants family. Traffic movements will be minimal.

Planning Policy Statement 4 (PPS4)

5.5 **POLICY EC6: Planning for economic development in rural areas**

EC6.1 Local planning authorities should ensure that the countryside is protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.

Policy EC7: Planning for tourism in rural areas

To help deliver the Government's tourism strategy, local planning authorities should support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, rather than harm, the character of the countryside, its towns, villages, buildings and other features. Local planning authorities should, through their local development frameworks:

a) support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres, carefully weighing the objective of providing adequate facilities or enhancing visitors' enjoyment or improving the financial viability of the facility with the need to protect landscapes and environmentally sensitive sites.

The proposed development will provide quality accommodation which will attract visitors to the area. In turn the visitors will support the local economy ; restaurants, local food shops, visitor attractions etc. Visitors will also be able to enjoy the public access network and enjoy the environmental and cultural benefits of the area.

North West of England Plan – Regional Spatial Strategy to 2021

5.6 **Policy RDF 2 which deals with the general development issues recognises the need for diversification of the rural economy.**

Policy RU2 – Diversification of the Rural Economy recognises the continuing need for diversification and further development of the rural economy that:

- 'maintains viable and sustainable local communities'
- 'respects particular environmental sensitivity and distinctiveness'

Policy W6 states:

- "tourism is an important factor in diversifying and strengthening the rural economy"

Ribble Valley Districtwide Local Plan.

5.7 General policies.

Policy G1– All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

In determining planning applications the following criteria will be applied:

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*
- (c) Developments should make adequate arrangements for car parking (see Policy T7).*
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*
- (f) Developments should provide adequate arrangements for servicing and public utilities.*
- (g) Developments should provide adequate daylighting and privacy.*
- (h) Materials used should be sympathetic to the character of the area.*
- (i) Developments should not result in the loss of important open space including public and private playing fields.*
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*

This proposal will incorporate a high standard of build and will not have a detrimental impacts on the surrounding area in terms of visual impact, character of the area and environmental impact. The proposal is small scale development. Access is good and car parking is accommodated without additional areas needing to be created.

5.8 *POLICY G5 Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:*

- i) essential to the local economy or the social well being of the area; or*
- ii) needed for the purposes of agriculture or forestry; or*
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*

- iv) *small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
- v) *other small-scale uses appropriate to a rural area which conform to the policies of this plan.*

The policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley resident's livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.

This proposal is a small scale tourism and recreational development which is appropriate to this rural setting and will provide economic benefits to the applicant and his family.

ENVIRONMENT

- 5.9 *Policy ENV1 The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.*

The proposed development is within the AONB and regard has been had for the policies (see below).

- 5.10 *Policy ENV2 The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see policy G1). The protection, conservation and compatibility with policies to enhance the natural beauty of the adjacent Forest of Bowland AONB will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well being of the area.*

The proposal is a small scale tourism development which will have minimal visual impact. Economic benefits will be created.

- 5.11 *Policy ENV3 In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local and vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted,*

providing regard has been given for the characteristic landscape features of the area.

The design and materials reflect the vernacular style and local tradition.

Proposals for Farm Diversification

- 5.12 *Policy EMP12 Proposals for agricultural diversifications will be approved, subject to other policies within the Local Plan and provided they are appropriate in both scale and character to the rural areas of Ribble Valley and do not compromise its natural beauty.*

This project is of an appropriate scale and design to ensure it does not have a negative impact on the Ribble Valley. The proposed project is compatible with the farming operations and will support the farm business.

Recreation and Tourism

- 5.13 *Policy RT1 The Borough Council will approve development proposals which extend the range of tourism and visitor facilities in the Borough.*

This is subject to the following criteria being met:

- i) the proposal must not conflict with other policies of this plan;*
- ii) the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings;*
- iii) the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- iv) the proposal should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- v) the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.*

This tourism development will sit comfortably within the area in which it is located. It should be of benefit to the local economy and not create traffic or environmental problems for residents or other visitors.

Policy RT3

- 5.14 Planning permission will be granted for tourism related uses in rural buildings provided all of the following criteria are met:

- i) the proposed use will not cause unacceptable disturbance to neighbours in any way;*

- ii) the impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;
- iii) the access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;
- iv) the design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;
- v) if the building is isolated from others then it should:
 - a) have a genuine history of use for agriculture or another rural enterprise;
 - b) be structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building.

The proposed use will not cause disturbance to neighbours in any way. The applicant lives immediately adjacent to the property and his sister lives in the only other property at the site. The visitors to the property will be visiting for quiet recreation and enjoyment of the area without interference in any other persons enjoyment of the same.

The appearance and function of the area will not be affected

The access is good

The design and materials have incorporated local tradition. Original openings have been maintained and new openings have been kept to a minimum.

The building is not isolated but it has a genuine history of agricultural use and a structural survey has confirmed the building is capable of conversion.

Policy H17

5.15 Planning permission for the conversion of buildings will be granted providing:

- a) the design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;
- b) the impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities of other additions, will not harm the appearance or function of the area in which it is situated

- c) the access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area.

The design and materials incorporated into the design of the proposed conversion have been carefully chosen. An original concept drawing included a larger opening on the North Elevation. Following pre-application consultation with the RVBC planning officer, the design was altered to include only original openings on the ground floor. Additional openings on the first floor have been kept to a minimum and are small in scale. The aim has been to create a building which retains as many of the barn features as possible, in sympathy with local features and tradition.

The small area of garden will be maintained as a simple lawn area with a limited number of shrub species. Car parking can be accommodated without any additional alterations or hard surfacing

The access to the property is via a well maintained track with adequate passing places and access to the A59 is excellent with good site lines and double width access.

SECTION 6 CONCLUSION

- 6.1 The proposed development represents a small scale farm diversification project through the creation of a farm holiday let. The project will secure the future of the farm business and bring benefits to the wider community and businesses. The project will utilise a redundant building which will fall into disrepair if not used. The scale, design and materials are appropriate to the location and wider area. No negative impacts will be created.
- 6.2 The proposals have been fully assessed in regard of all relevant planning policies and issues. The development conforms to these policies and will be an asset to the District in achieving its social and economic goals. In light of these factors we consider that there should be no obstacles to the granting of planning permission for the development applied for.

John Metcalfe
December 2010

PSA
DESIGN

engineering your environment
CIVIL STRUCTURAL GEOTECHNICAL TRANSPORT

320101002P

Mr Alistair Weare

HUCKLE ING BARN, GISBURN RD., GISBURN BB7 4LH

STRUCTURAL APPRAISAL REPORT

A1323 rev0

June 2010

A1323 Huckle Ing Barn, Gisburn

Document Control Sheet

**Structural appraisal report concerning the stability and integrity of the
existing structure and the suitability for renovation**

Job

A1323

Date of Issue Copy

June 2010 0

Originator... RKW

Checker

Approver

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PSA Design Limited

The Old Bank House

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Longridge

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A1323 Huckle Ing Barn, Gisburn

Contents

- 1.0 Survey
 - 2.0 Summary and suggested refurbishment
 - Photographs (attached)
-

1.0 Survey

- 1.0.1 The scope of this Structural Appraisal is to offer a Structural opinion as to the Integrity of the barn structure as existing and also as a suitable refurbishment into a two-storey dwelling. The barn consists of three walls of random limestone, average 570 mm thick, with a lean-to attached to part of the North Elevation, and also a traditional hay barn full height entrance with wing walls to the South Elevation. The roof consists of 4 oak trusses in 5 bays with purlins and spars and carrying a temporary roof covering of cement paste corrugated sheets (partly) and also tiles (partly). The inside floor level (earth) is in two parts, with the West half 600 mm lower than the East half, approximately following Ground Level around the perimeter of the walls.
- 1.0.2 Reference is made in the report to a numbered set of annotated photographs as an attachment to this Structural appraisal.
- 1.0.3 External survey : North Elevation. Photographs One through Four show that the main flank wall of the North Elevation is noted as being vertical, free from bulging with only a limited number of cracks expected in a limestone random rubble wall of a reasonable age. However, it must be noted that the same cannot be said for the limestone random rubble lean-to structure which has parted from the main flank wall. Photographs One and Three show that both gable walls of the structure have parted from the flank wall and that the roof has collapsed. The structure will require a re-build on new foundations of strip concrete (*refer to Section 2.0*). The roof cheek covering must be considered as being

A1323 Huckle Ing Barn, Gisburn

temporary and that for fit for purpose reasons and for Planning reasons the covering will be completely renewed as tile on new battens on felt on new spars on the existing trusses (which require structural checking - *refer Section 2.0*) The roof drainage is currently none existent and will have to be renewed (*refer to Section 2.0*)

- 1.0.4 External survey : West Gable Photographs Five and Six note that a spirit level survey showed that the elevation, again of random rubble limestone is vertical and free from any serious bulging. Unusually for barns of this height and nature, there was little evidence of any serious strain cracking to the wall. However, in consideration to the height of the wall and to the fact that the roof loading will be back to a heavier weight of tiles etc., then tying-in to a new First Floor structure and a new inside skin is recommended (*refer to Section 2.0*) It must be noted that there is a working septic tank (*refer to Section 2.0*) in field opposite to the gable, immediately inside the field enclosure. The field is also the property of the client
- 1.0.5 External survey : South Elevation The South Elevation flank walls and also entrance wing walls are shown on Photograph Seven. The notes on the Photograph show that the walls (including the wing walls), of random rubble limestone, are generally vertical and free from any serious bulging or strain cracking. Photograph Eight, however, shows that the two timber beams supporting the roof covering over the entrance are not fit for purpose and require replacement (*refer to Section 2.0*).
- 1.0.6 Internal Survey The earth and concrete Ground Floor of the barn interior is currently not fit for purpose and will require replacement. The replacement with a concrete slab must include the usual perimeter slab thickening to support a new wall inner skin (*refer to Section 2.0*) Photograph Eleven shows that the portion of timber floor existing is in a reasonable condition structurally and may be used in the refurbishment if head height permits and if it can be incorporated in a proposed inner skin (*refer to Section 2.0*) The other section of flooring and dividing wall to the West of the main doorway is not fit for purpose, is not aiding the stability of the structure and may be demolished. Photograph Twelve calls attention to the fact that there is a return on the North Elevation to the party wall between the barn and a farmhouse (renovated) structure.

A1323 Huckie Ing Barn, Gisburn

- 1 0 7 Internal survey : roof structure. The roof structure comprises of 5 bays of purlins on 4 oak trusses. Two of the trusses (in the West section) have missing members which require replacing as shown on Photographs Eight and Nine (*refer to Section 2.0*) However the internal diagonals of all the trusses need checking for fit for purpose and also the condition of the North end of the Western-most truss requires examination by a timber specialist for insect and fungal attack (*refer to Section 2.0*)

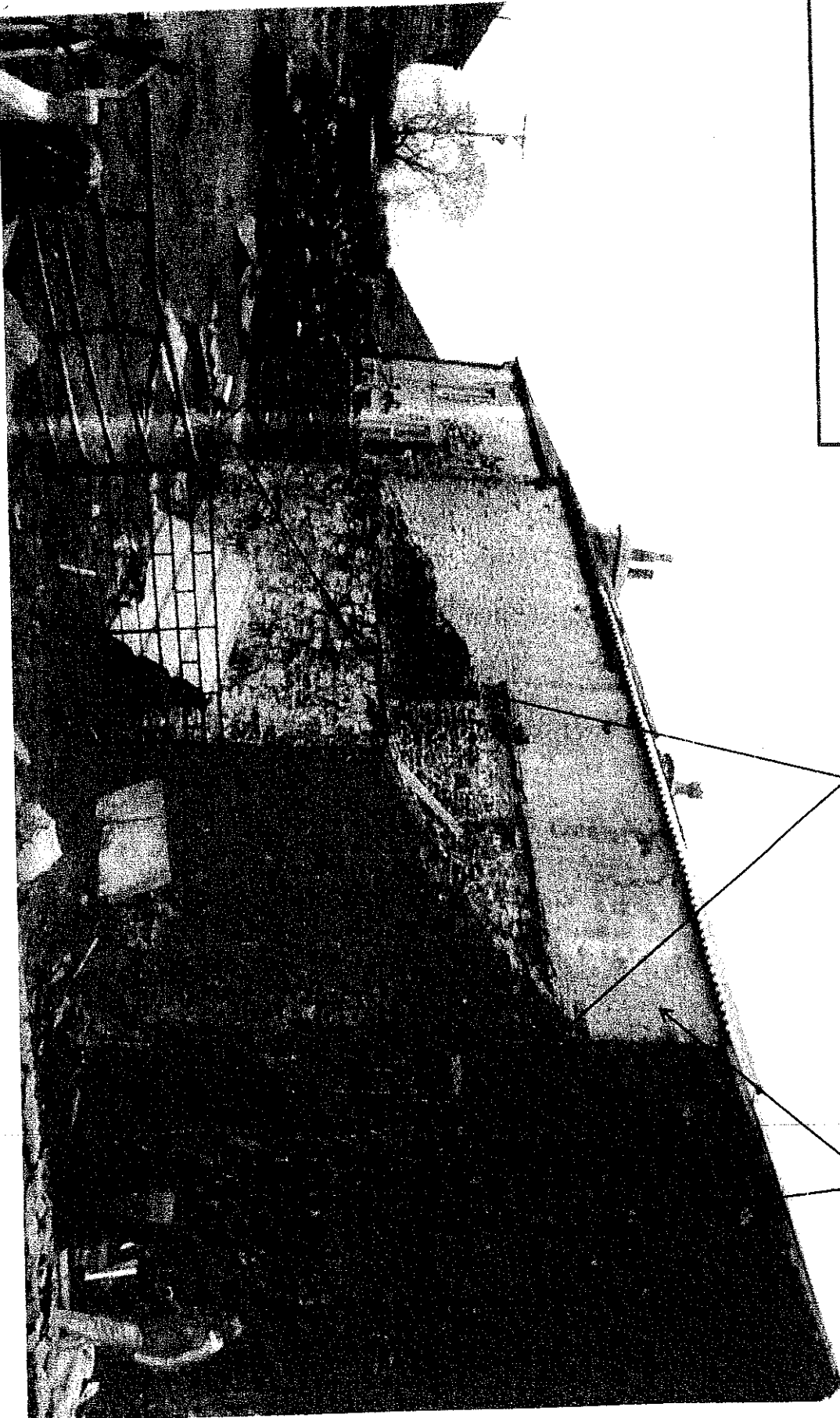
2.0 Summary and further refurbishment work

- 2 0 1 In summary, the barn structure is in reasonable condition for refurbishment, is a stable structure at the present time, and can have an extended design life of 60 years if the following issues are addressed in the refurbishment of the property
- 2 0 4 The shell of the structure to be improved by designing and including a concrete floor slab with a slab thickening to support an inside skin of concrete block-work. The block-work is to be tied to the flank and gable walls with retro-ties. The timber or concrete proposed first floor is to be strapped to the inner skin thus ensuring a mid-height restraint to the existing walls. The rear lean-to to be demolished and if required, a new structure on concrete strip foundations to be built in its place and a new roof with new timber spars attached to an anchored timber wall-plate to support tiles on battens on felt
- 2 0 3 The existing roof covering to be removed and the existing trusses checked for strength, insect attack and also suitable diagonal pieces re-inserted. The roof covering to be renewed with tiles on new battens on felt on new spars blocked up as required to ensure a straight roof ridge and straight roof cheeks. The timbers over the North main entrance are to be replaced by similar new timbers or by stonework if the front entrance is to be built-up to eaves level. New roof drainage in keeping with the attached re-furbished farmhouse to be incorporated and the drains and septic tank checked for fitness of purpose

Photograph One showing the North flank wall and roofless lean-to as seen from the North - West

Both gable walls of the lean-to have parted from the main North elevation

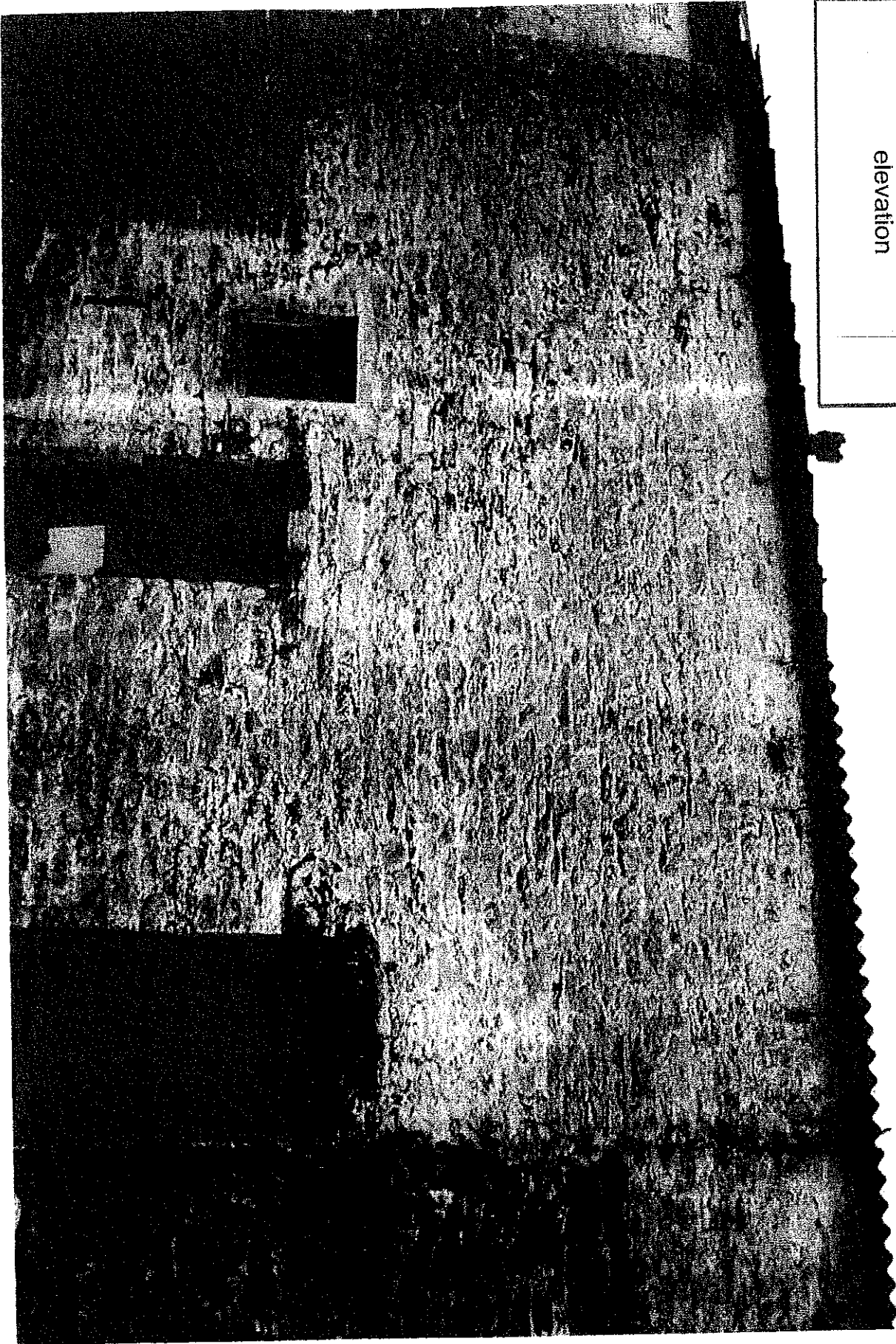
Both walls shown are vertical and free from bulging or splitting



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320101002P

Photograph Two showing North
elevation

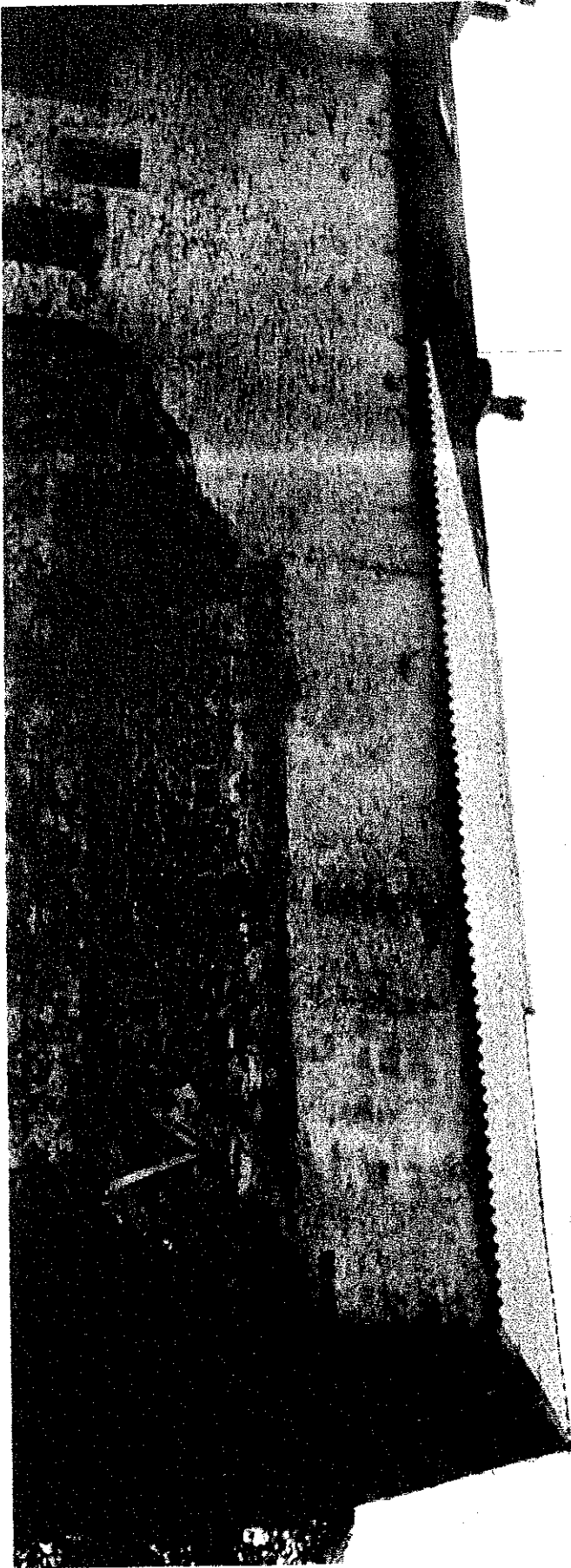


Photograph Three showing the rear roof cheek
mostly covered with cement paste corrugated
boarding

Lean-to walls with latent
defects with a suggestion
in the report that
demolition is preferred



Photograph Four showing North roof cheek
covered in cement paste corrugated boards
and partly slate : all to be replaced by tiles on
felt on battens on new spars. Roof drainage
non-existent



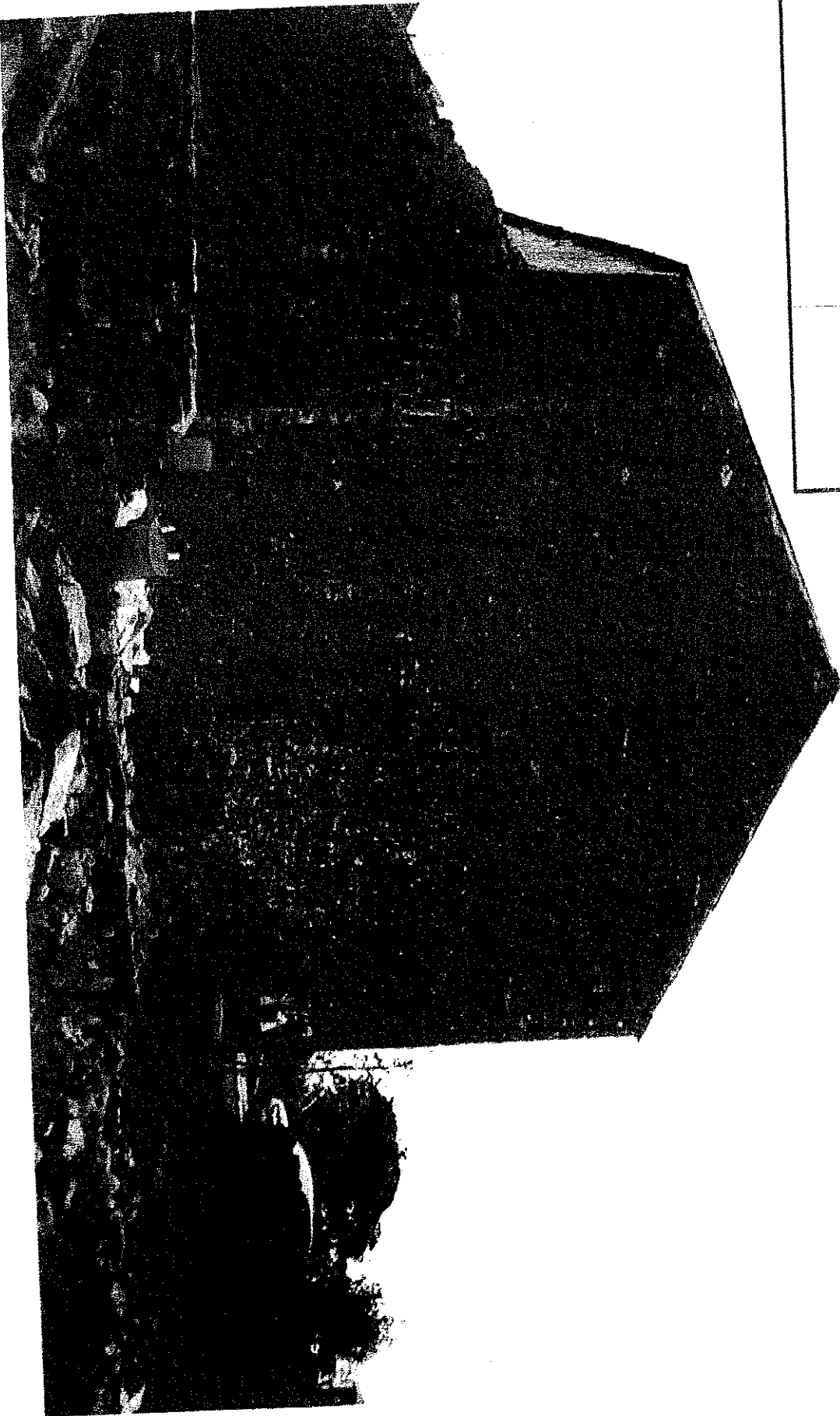
320101002P

Photograph Five showing West
gable wall



320101002P

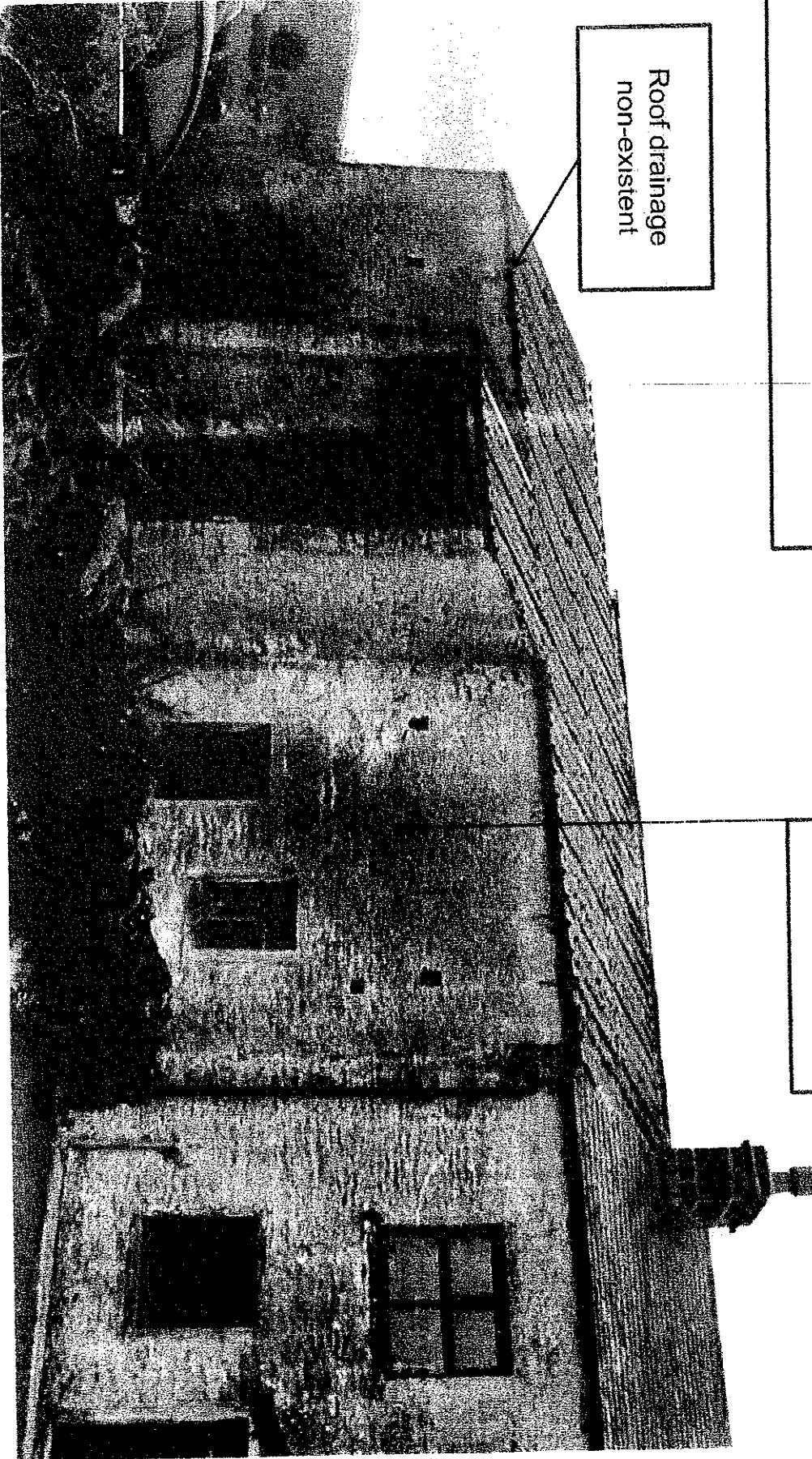
Photograph Six showing West gable wall : all external walls have an average thickness of 570 mm and appear to be in reasonable condition



Photograph Seven showing South
Elevation including traditional full-height
barn doorway : roof completely covered in
cement paste corrugated sheets to be
completely re-covered - see report and
also Photograph Four

Roof drainage
non-existent

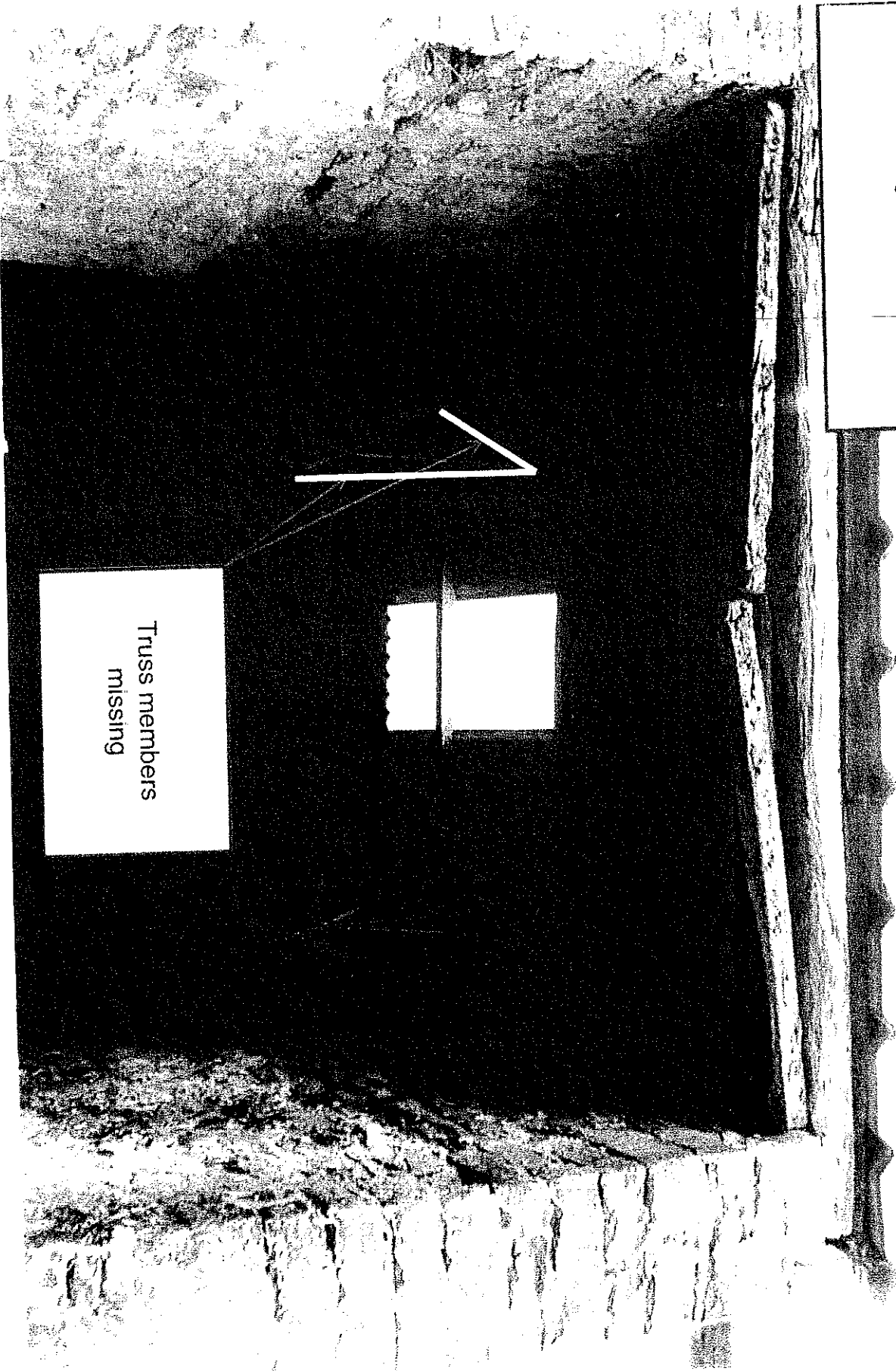
Walls of South
Elevation vertical
and straight with
little evidence of
strain cracking or
bulging



320101002P

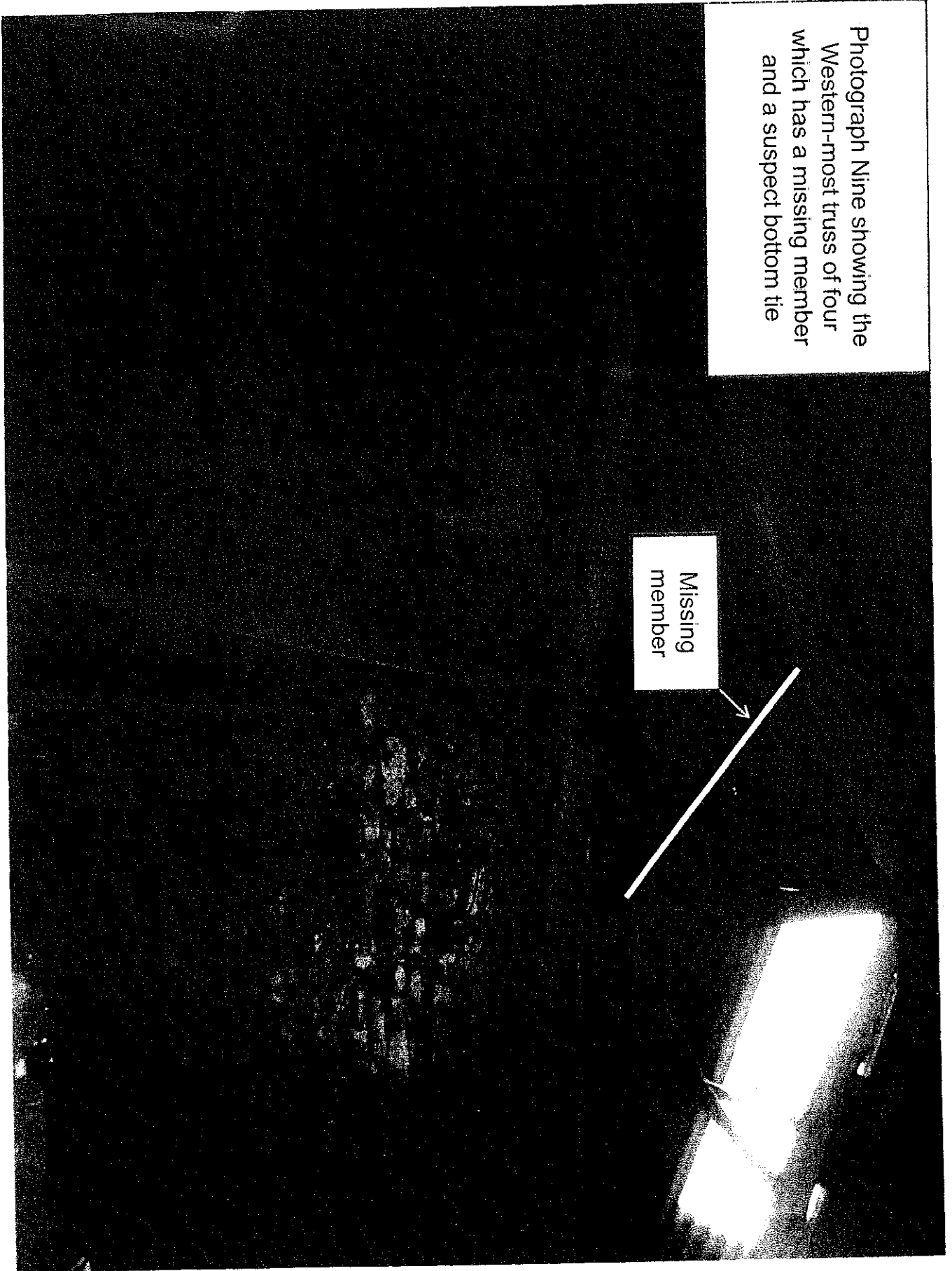
Photograph Eight

Truss members
missing

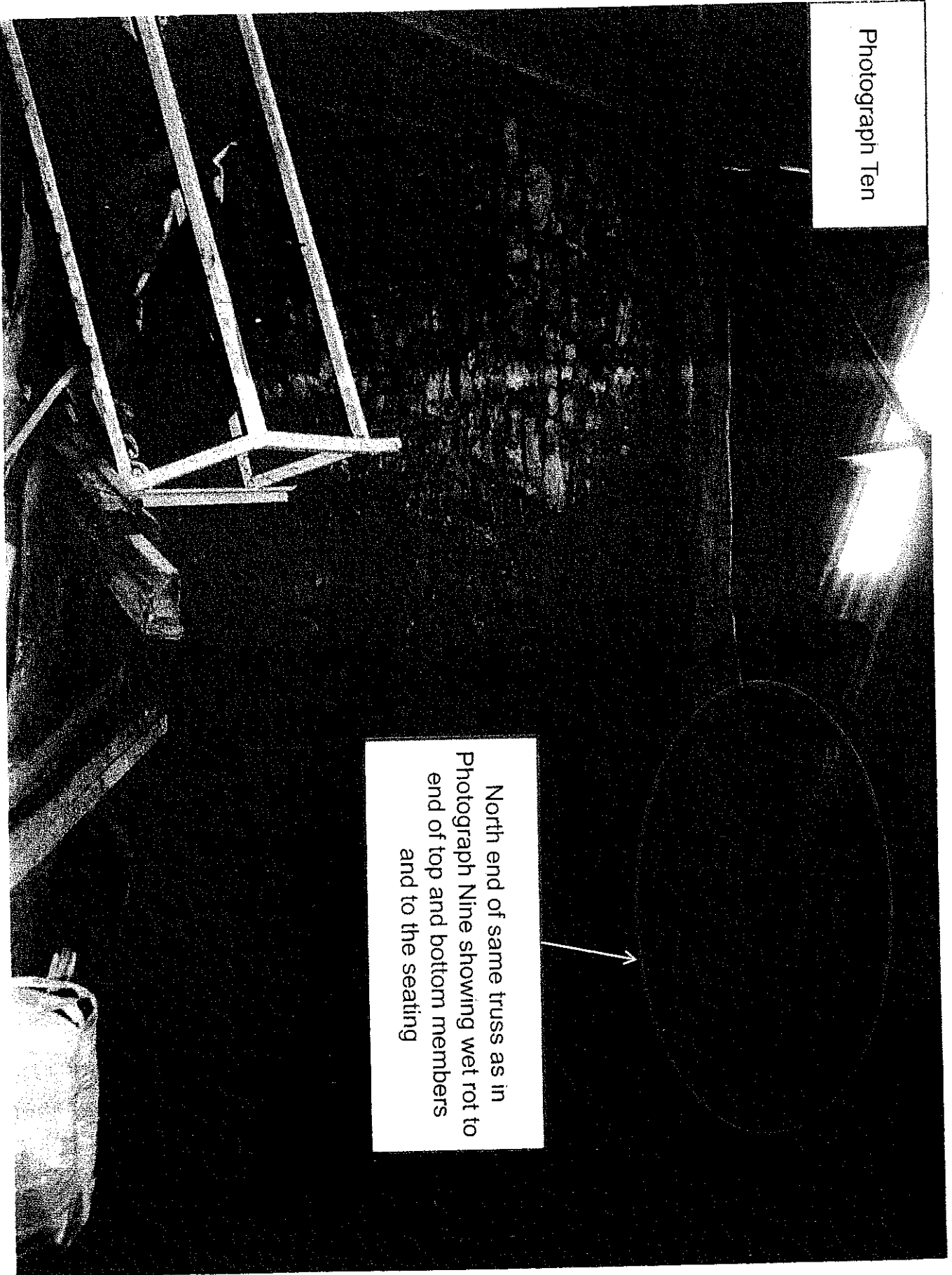


Photograph Nine showing the Western-most truss of four which has a missing member and a suspect bottom tie

Missing
member



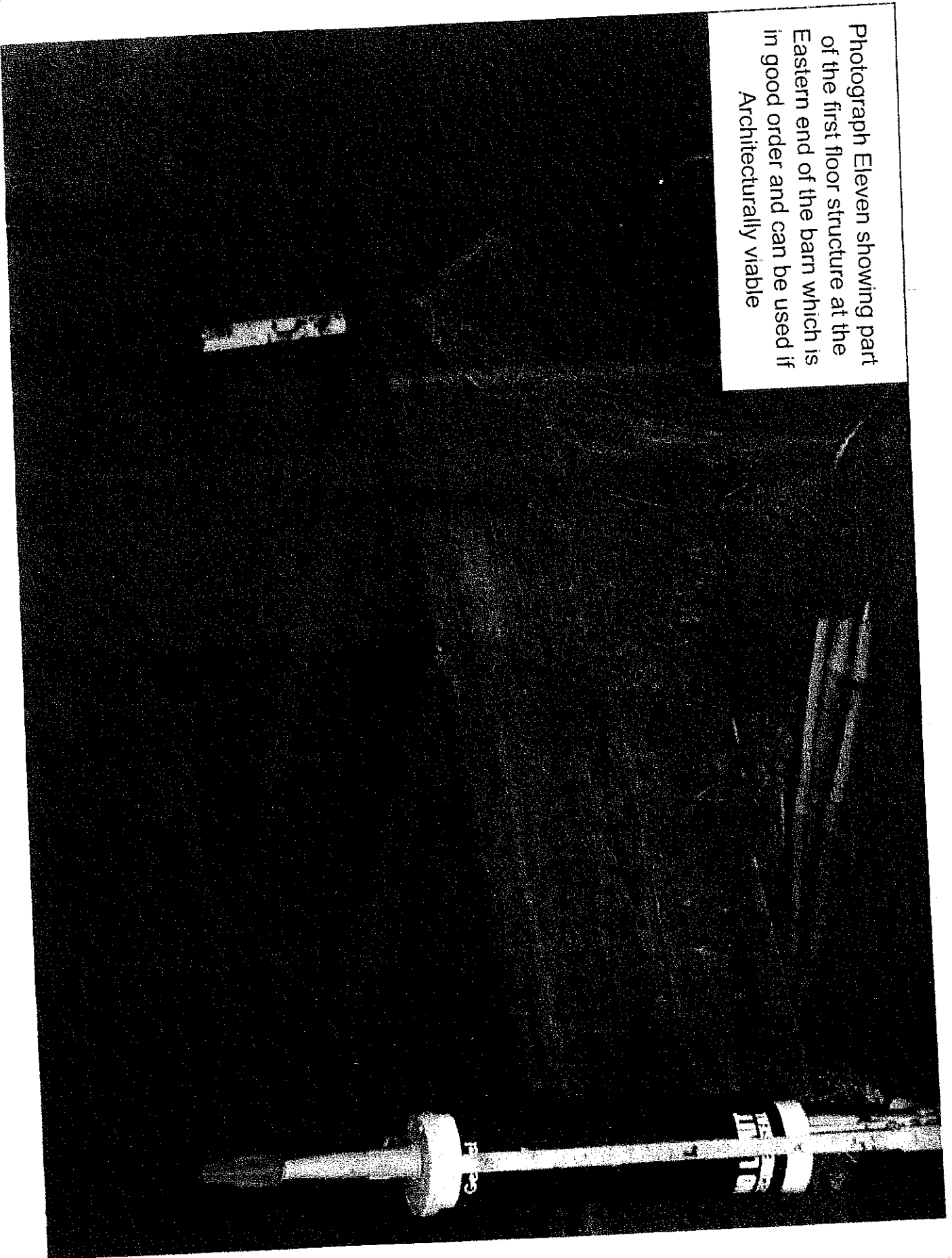
Photograph Ten



North end of same truss as in
Photograph Nine showing wet rot to
end of top and bottom members
and to the seating

320101002P

Photograph Eleven showing part
of the first floor structure at the
Eastern end of the barn which is
in good order and can be used if
Architecturally viable



320101002P

Photograph Twelve
showing the North
East corner of the
barn and of the First
Floor Construction



Approximate
position of wall
return

Party Wall with
farmhouse

H1B/BS

WILDLIFE SURVEY FOR BATS AND OWLS

320101002P
AT

Barn attached to
Huckle-ing Farmhouse
Gisburn Road, Sawley



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk



Achilles

HAS



BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr A Weare

Address:

Huckle-Ing Farm
Gisburn Road
Sawley
Clitheroe, BB7 4LH

Tel No:

07796 266573
01200 445467

Instruction Method:

Verbal

Bat Survey Address:

Barn attached to Huckle-Ing Farmhouse
Gisburn Road
Sawley
Clitheroe, BB7 4LH

Visit Date/Time:

20 July 2010 @ 20.00hrs

Weather Conditions:

Overcast and raining with no wind - temperature of 14°C

Document Reference:

1309



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. 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
- 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

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be

Evidence of use will include the following;

1. Presence of live or dead bats.
2. Bat droppings
3. Moth and insect wings and remains
4. Faint scratch marks on roof timbers
5. Grease staining marks on roof timbers
6. Odour of bats

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet' bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small

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 buildings 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

Property

External Survey Results

Property type

Barn:
Extension:
Other:

YES	NO
-----	----

☒	☐
☒	☐
☐	☒

Comments: There is a small single storey lean-to at the rear of the building.

Construction

Stone
Brick
Other:
Bat Access Places

☒	☐
☐	☒
☐	☒
☐	☒

Comments:

Roof

Slate
Tile:
Other: Box profile sheets
Bat Access Places

☐	☒
☐	☒
☒	☐
☐	☒

Comments: The barn has an apex roof type whilst the extension has no roof

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: The building is rendered and pointed with only a few bat access places

External Conclusions:

No signs of bats could be found

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived in? The building is used for storage

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: There are no doors on the building so bats have free access to fly in and out at all times.

Bat signs

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

	✓
✓	
	✓
	✓
	✓
	✓
	✓

Comments: Two bat droppings were found on the barn floor by the entrance. No other signs of bat occupation could be found.

Internal Conclusions:

The droppings found on the floor were deposited by bats feeding inside the open doorway

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, Chrome 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.

BAT SURVEY & REPORT

Evening Survey

Date: 20 July 2010

Start Time: 21 00 hours

End Time: 22 20 hours

Weather: Overcast and wet with temperature at 14°C.

Survey Details:

A bat detector was used throughout the evening set at 45Khz. Though a damp evening, flying insects and moths were seen both outside and inside the building. The inside and outside of the building was continually monitored throughout.

Survey Findings:

The survey found no evidence of bats at any time during the evening.

Evaluation of the Survey Results:

The results concluded that bats do not use the building for roosting

Risk Assessment:

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to convert the building to a self catered holiday let

Site Description

The building is one of the barns of a farm complex. It is surrounded by agricultural land as its location is on top of a hill and quite exposed.

Importance of the Site

The site is exposed and the building is rather open to the elements. Adjacent residential and more sheltered bat habitat can be found within the immediate locality.

Evaluation of Survey Results

The survey found that bats have used the building for feeding and two bat droppings were found. The building is not used for roosting.

Conclusions

Bats do not use the building for roosting purposes.

Mitigation and Enhancement

No special mitigation or wildlife enhancement is required.

Timing of works

Work may be undertaken at any time.

Author: Denis Lambert

Signed: 

Dated: 22 July 2010

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.

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 ½ million candlepower,
- 8 x 32 Opticron binoculars,
- Petzi 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

BARN OWL SURVEY & REPORT

Site description:

The barn is an open fronted large two storey building with exposed timber trusses It is surrounded by agricultural pasture and grazing land.

Importance of the site

The site is suitable for barn owls but it is probably too exposed on top of the hill, with insufficient good feeding habitat in the immediate area

Survey results

External:

White streaks down roof timbers + walls

Owl pellets

Internal:

White streaks down walls

Owl pellets new

Owl pellets old

Owl feathers

Signs of nest

Access for owls

YES	NO
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	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments:

No evidence of barn owls could be found.

Conclusion:

Barn owls do not use the building

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed:



Dated: 22 July 2010.