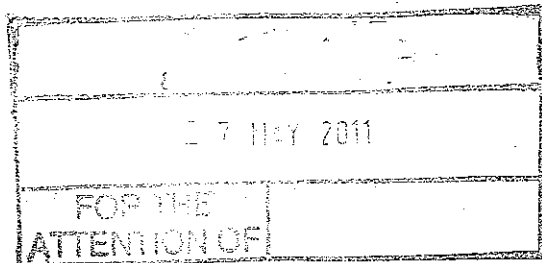




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No

320110417P

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: **MR** First name: **MATHEW**
Last name: **LEWIS**
Company (optional):
Unit: House number: House suffix:
House name: **CLERK LAITHE BARN**
Address 1: **NEWTON IN BOWLAND**
Address 2: **SLAIBURN**
Address 3:
Town: **CLITHEROE**
County:
Country:
Postcode: **BB7 3DY**

2. Agent Name and Address

Title: **MR** First name: **STEPHEN**
Last name: **BIALLECKI**
Company (optional):
Unit: House number: House suffix:
House name: **ROSEDALE**
Address 1: **BACK LANE**
Address 2: **GRINDLETON**
Address 3:
Town: **CLITHEROE**
County:
Country:
Postcode: **BB7 4RZ**

3. Description of the Proposal

Please describe the proposed development, including any change of use:

**ERECTION OF AN ANNEX BUILDING
PROVIDING 5 NO BED AND BREAKFAST
ROOMS WITH ANCILLARY SPACE**

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work

(date must be pre-application submission)

320110417P

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: **CLERK LAITHE BARN**Address 1: **HEXTON IN BOWLAND**Address 2: **SLAIDBURN**Address 3: Town: County: Postcode (optional): **BB7 3DY**Description of location or a grid reference.
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas 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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐Officer name: Reference: Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

REFER TO DWG NO 5006Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community ConsultationHave you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

320110417P

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE	STONE	☐	☐	
Roof	Blue Slate	Blue Slate	☐	☐	
Windows	HARDWOOD	HARDWOOD	☐	☐	
Doors	HARDWOOD	HARDWOOD	☐	☐	
Boundary treatments (e.g. fences, walls)	STONE WALLS & TIMBER FENCES	STONE WALLS	☐	☐	
Vehicle access and hard-standing	ROUGH GRAVEL	COMPACTED GRAVEL	☐	☐	
Lighting			☒	☐	
Others (please specify)			☒	☐	

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:

DESIGN & ACCESS STATEMENT
DRAWINGS NO. 5003-7.

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	7	5
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE	STONE	☐	☐	
Roof	Blue slate	Blue slate	☐	☐	
Windows	HARDWOOD	HARDWOOD	☐	☐	
Doors	HARDWOOD	HARDWOOD	☐	☐	
Boundary treatments (e.g. fences, walls)	STONE WALLS & TIMBER FENCES	STONE WALLS	☐	☐	
Vehicle access and hard-standing	ROUGH GRAVEL	COMPACTED GRAVEL	☐	☐	
Lighting			☒	☐	
Others (please specify)			☒	☐	

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:

DESIGN & ACCESS STATEMENT
DRAWINGS NO. 5003-7.

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	7	5
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
 ☐ Cess pit
☒ Septic tank
 ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

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

EXISTING SEPTIC TANK TO BE REPLACED WITH A TREATMENT PLANT

13. 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 a 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
 ☐ Existing watercourse
☒ Soakaway
 ☐ Pond/lake
☐ Main sewer

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

DWELLING WITH GARDEN

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?
DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'

17. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): **None**

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			
	Net tradable area:	☐			
A2	Financial and professional services	☐			
A3	Restaurants and cafes	☐			
A4	Drinking establishments	☐			
A5	Hot food takeaways	☐			
B1 (a)	Office (other than A2)	☐			
B1 (b)	Research and development	☐			
B1 (c)	Light industrial	☐			
B2	General industrial	☐			
B8	Storage or distribution	☐			
C1	Hotels and halls of residence	☐			
C2	Residential institutions	☐			
D1	Non-residential institutions	☐			
D2	Assembly and leisure	☐			
OTHER	Please specify	☐		163.00	163.00
	B & B	☐		163.00	163.00
	Total			163.00	

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	—			
Proposed employees	2	2		

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
				✓

22. Site Area

State the site area in hectares (ha)

0.117

23. 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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

 26/05/14
CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATED**

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

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

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AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

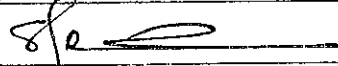
(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--


--

26/05/11

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | |
|--|---|
| 3 copies of a completed and dated application form: ☒ | The correct fee: ☒ |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☒ | 3 copies of a design and access statement: ☒ |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒ | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☒ |
| | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒ |

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--



26/05/11

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. Site VisitCan 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)

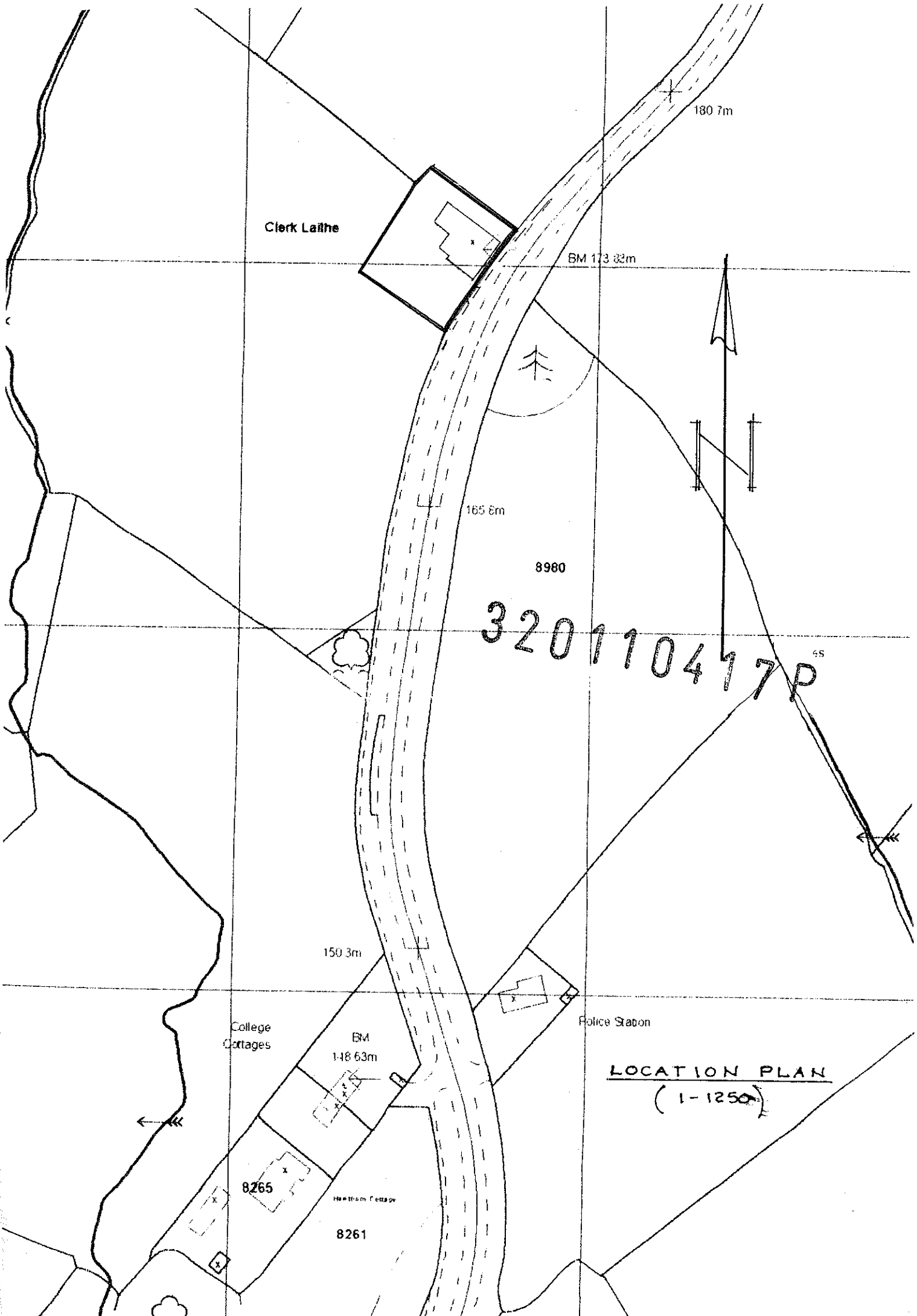
☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Clerk Laithie

BM 173 82m

180 7m

165 8m

8980

320110417P

65

150 3m

College Cottages

BM 1-18 63m

Police Station

LOCATION PLAN
(1-1250)

8265

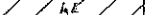
Heatham Cottage

8261



MAFF ENVIRONMENT
matters

Agreement No. 114500132
Holding Subject to Agreement

	Managing Grassland
	Managing Fens, Reedbeds and Carrs
	Managing Sand Dunes
	Managing Salt Marshes
	Re-creating Grassland on Cultivated Land
	Managing Lowland Heath
	Managing Upland Moorland
	Managing Historic Landscapes
	Managing Arable Field Margins
PS	Management Label
	Revenue Special Project
	Open Access

- AF - Permissive Footpaths
- AS - Access for Horseriding and Cycling
- AD - Paths for Disabled People

Boundaries Under Agreement

Boundaries to be Maintained *

Other Boundaries

* H=Hedge W=Wall D=Ditch B=Bank

SC: GF FSH Capital Items

8537 Parcel Number

Public Rights of Way

Historic Park Management Plan

Not all of the features shown above may be included in your Agreement

For descriptions of the above features relating to your Agreement see Schedule 2

Scale 1 : 5000

A horizontal number line with tick marks at 0, 100, 200, and 300. The word "metres" is written below the line.

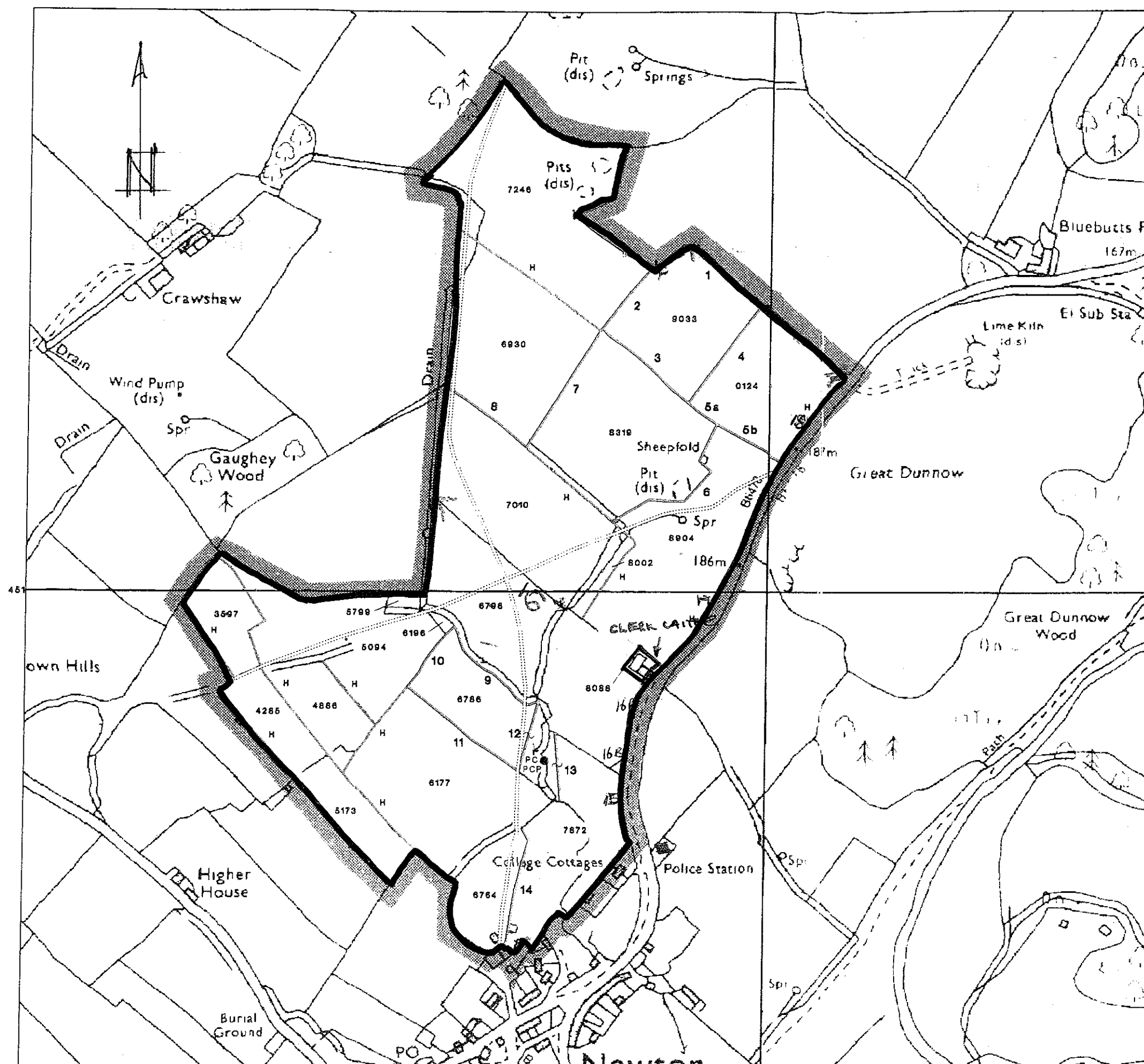
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MAFF Licence No. GD272361

Map produced by the Resource Planning Team, FRCA Wolverhampton

NOTE: Areas derived from scanned O.S. maps & are for Countryside Stewardship purposes only
Use of this information for any other purpose is at users risk

21476487

Map updated 26\09\97 (A)



SITE PLAN RELATIVE TO LAND OWNERSHIP (1500)

320110417P

DESIGN AND ACCESS STATEMENT

SITE

Clerk Laithe Barn,
Newton In Bowland.
Clitheroe.
BB7 3DY

PROPOSALS

Erection of an annex building providing bed and breakfast facilities with ancillary space.

FB 11/05/14

320110417P

PROPOSALS

Construction of a 2 storey building with annex to the existing dwelling providing 5 bed and breakfast rooms, ancillary space in the form of kitchen, utility rooms and open plan reception – dining room.

PLANNING HISTORY

The existing building was converted under application No 3/97/0058/P, decision date 9/12/1998 for the reuse and adaptation of redundant agricultural building to form one dwelling with ancillary work space.

A further application was submitted and approved for a detached garage application No 3/01/0729/P decision date 22/10/2001. The works were not implemented.

LOCATION

Clerk Laithe Barn was converted in 2000 and is situated on the west side of Slaidburn Road- approximately 300m outside the north end of the village boundary Policy G4 and the Conservation area Policy ENV16 and within policy area ENV1 and G5 as defined in the Ribble Valley District Wide Local Plan. The site lies within the Forest of Bowland an area of Outstanding Natural Beauty.

RELEVANT POLICIES

Policy G1	Development Control
Policy G5	Settlement Strategy
Policy ENV1	Area of Outstanding Natural Beauty
Policy H18	Extensions to converted buildings
Policy R. I 1	Tourism
Policy R. I. 2	Small hotels and guest houses.

JB 11/05/11

220110417P

ASSESSMENT

Clerk Laithe is a detached 2 storey dwelling set back from the highway approximately 1.50m , with garden area north, south and west of the property/

The dwelling is located within a domestic curtilage area approximately 40.0 x 30.m. The land slopes longitudinal with the highway gradient 3.70m north – south over its length.

There are mature stone walls along the east (highway) boundary, north and part of the west boundary. The southern boundary has a beech hedge. The remainder west boundary has a post and rail fence.

Vehicular access is from the south end of the property .

Garden areas are in bare strata condition and have yet to be landscaped.

The application site is within the west section of garden in line with the north west gable of the dwelling, also being the location of the detached garage not to be developed.

At this stage it is important to dwell on the visible impact of the application site which may well be a key issue in the decision making of the application.

When leaving Newton from the south approaching Clerk Laithe , the application site is disguised from the highway by the separating wall running in line with the highway

Likewise when approaching Clerk Laithe from the north the application site is disguised from the highway by the stone wall along the north boundary which is approximately 2.0m higher.

ENVIRONMENTAL A.N.O.B. HUMAN RIGHTS AND OTHER ISSUES

The application has been submitted for "Full Planning" with approval being sought for the scale of the development . The principle of the development of the site to be for tourism in the form of a bed and breakfast business. The visible impact of the development will be an important consideration and much appreciated. Given the distance and obscurity between the application site and the nearest neighbouring property some 250.0m south and lower ground level, we firmly believe to be no impact on their residential amenity .

SR

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DESIGN – LOCATION AND VISIBLE IMPACT

The proposal is for a building with a footprint measuring 13.0m x 5.0m. The building shall be at right angles to the existing dwelling with a separating distance of 4.00m at the shortest point. The building shall have 3.80m and 5.80m gutter and ridge heights respectively.

Proposed ground floor levels shall be 400m (2 steps) lower than those of existing.

Effectively the building shall be one and a half storeys designed to allow a first floor with sloping ceilings within the roof void.

The building shall house five letting bedrooms with en-suites, two at ground level and three at first floor level. The ground floor shall also accommodate a kitchen and utility room.

A single storey building shall link the proposed building and existing farmhouse providing a dining and reception area for guests.

Access to bedrooms 1-4 shall be via a lobby area from the dining room. Access to the kitchen and utility area shall be via a separate lobby area via the dining room also providing access to bedroom five to an external staircase,

The principle building follows design lines which are typical and common for this area in the form of a small barn. This shape of building is also accepted as new build for example Laneside Barn, Grindleton.

materials will follow traditional lines for buildings in the countryside using random sandstone elevations, dressed sandstone masonry openings surrounds, under a natural stone flag roof. Masonry openings are kept to a minimum typical for the area. The external sandstone staircase like wise is common and typical for the area.

Materials for the single storey link shall be similar as those for the principle building, in this case differing with hardwood glazed frames being the principle for front and rear elevations.

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Relating to visible impact, when approaching Clerk Laithe from the north the proposed extension is substantially disguised by the boundary wall and the significant difference in ground levels. Refer to attached photograph 1 showing the extension super imposed in the back ground

Likewise when leaving Newton from the south approaching Clerk Laithe the extension is substantially disguised from the highway by the separating wall running in line with the highway , further bolstered by the varying ground levels. Refer to photograph 2 showing imposed extension.

We emphasise the proposed extension is located in a pocket of land with minimum restriction of skyline due to the incline of the highway.

ACCESS AND PARKING

The existing access was approved under application No 3/97/0058/P and has good site lines to allow additional car movement in and out of the site.

Plan No 5006 shows a site layout providing 7 No car spaces. One for each bedroom and two relating to the existing dwelling.

Car spaces and turning apron shall have a compacted gravel stone surface.

PRINCIPLE OF DEVELOPMENT

The principle of the development is considered against the relevant Planning Policies as previously outlined.

Relating to D W.L.P. Policy G1 we have assured the development is sympathetic to proposed land use in terms of size, intensity and nature

The existing access is safe and suitable to accommodate the scale and type of traffic likely to be generated.

The materials to be used will be sympathetic to the character of the area

The development shall not result in the loss of important open spaces.

SR 11/01/11

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In interpreting the issues of environmental sustainability Policy G5 is relevant to this site goes on to say planning consent for sites lying outside village boundaries will only be granted for small scale development which are :-

Essential to the local economy or social wellbeing of the area

Small scale tourism development and small scale recreational development appropriate to a rural area and subject to D.W.L.P. Policy RT1 & RT2.

In essence development invites guests for bed and breakfast as part of their holiday and would be categorised as small scale tourism and recreational development with particular reference to Policy RT1 criteria which would allow appropriate development outside the main settlement boundaries .

The applicant and his partner would seek to manage the development full time in the spirit of not harming the basic character of the area they wish to protect.

In recent years the applicant is aware there has been a marked increase in leisure activities, with tourism becoming a major growth in the economy of the Ribble Valley.

The growth is predicted to be significantly increased because of the current economic climate in particular current exchange rates. Experts are predicting local tourism to significantly increase in lieu of package holidays for long term future.

This issue is further bolstered by our research and understanding from the Council Tourism Officer for the lack of 'Bed and Breakfasts ' accommodation for the Newton and Slaidburn area. The nearest letting establishments being The Parkers Arms at Newton and Hark to Bounty at Slaidburn. Refer to attached statement provided by the Council Tourism Officer

The applicant is aware of the opportunities this area of Outstanding Natural Beauty has to offer and with the combined skills, expertise and experience with his partner have to offer and wish to extend it to tourism who wish to visit the locality.

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Additional to accommodation the applicant will offer and promote.

- a) Fishing :- stocks reservoir , River Hodder , the provision of appropriate equipment and organisation of permits etc
- b) Mountain Biking :- The Forest of Bowland has specific tracks for this purpose within the immediate vicinity which is safe and very popular for all age groups. Bikes and safety helmets would be provided.
- c) Mapping :- mapping and hiking is very popular for all age groups with the forest and surrounding area providing many public footpaths for this purpose. Specific maps and routes would be provided to suit age groups accordingly.

PROMOTION

The applicants wish to provide "Sustainable Quality Credited Accommodation" to people who desire a holiday for a few days or passing tourist for one night only in the country side which would be hassle free.

The applicant will also promote the business through the internet , take advise and seek support through the Local Tourist Board, to assure Quality Credited Accommodation.

EVALUATION

In accordance with Policy RT1 the proposed building would be physically well related to an existing building. We appreciate the policy mentions existing group of buildings never the less we are not requesting a new building in an isolated case. It would be positioned in a pocket of land substantially disguised by trees capes, The existing house and boundary walls, which would not undermine the character and quality of the plan area.

The application site is within the domestic curtilage avoiding land use changes and is large enough to accommodate the necessary parking with landscaped areas.

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Considering the scheme is 'Low Key' the additional traffic movement generated is of a type and scale not to cause undue problems or disturbance

The site is approximately 250m from the centre of Newton and well related to the public transport network.

The site offers access and public transport to the Yorkshire Dales National Park and the Ribble Valley.

Policy ENV1 seeks to protect the character of the A.O.N.B. . The proposed building is typical of Agricultural Buildings for the area. Simple in form of proportionate size for its intended use not over dominant within the surrounding landscape using natural materials compatible with the area

The building will be screened by existing stone walls and future treescape planting as shown on drawing No 5006

The building has been designed to reflect the existing barn conversion and most of all the local vernacular without being over dominant ,

The proposed building preserve the character of the A.O.N.B. and conform to Policy E.N.V.1

Relating to Policy RI2 , we consider our proposals are a relatively small scale development and would not cause harm to the amenities of the area, and are acceptable on parking and highway grounds.

Additionally, our proposals would be an important contribution to the area providing another range of accommodation type that should be available if tourism is to continue to develop and grow in the borough. Under the circumstances there should normally be no reason to withhold consent

INCIDENTAL ISSUES

1 Relating to United Utilities the existing sewage system shall be upgraded by installing a treatment plant appropriate to existing and proposed accommodation . See attached details and drawing No 5006

Existing surface water drains shall be adjusted -- extended to suit new site layout and comply with Building Control Legislation.

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2 Relating to original conversion works of the barn, decision notice application No 3/97/0058/P in particular condition No 13 refers to the agreement under Section 106 Town and Country Planning Act 1990.

Having carried out the conversion work the area designated as a separate use under the 106 agreement was never implemented due to a change in circumstances by the applicant.

3 Relating to the application for a detached garage decision notice application No 3/01/0727/P like wise due to change in the applicants circumstances, those works were not implemented.

4 "Refuse", shall be disposed through a recognised disposal company implementing waste management methods, in accordance with the Council Public Health Policy.

LAND OWNERSHIP BY THE CLIENT

The agricultural land area is 90.00 acres 37.00 hectares.

During the applicants 50 year ownership the land use has diversified from dairy farming and beef production to sheep and lamb rearing and is currently moving towards organic and green farming with schemes now in operations.

The land has benefited with stewarding schemes including the rebuilding of stone walls and relaying of hedgerows to their original state. These works are on going under a management scheme.

Extensive tree planting has taken place over the last few years with assistance from Defra and the Forestry Commissions up to date over 7000 trees have been planted including Ash, Oak, Birch, Holly, Willow etc.,

During the land upgrading schemes, the land now benefits its own resident deer herd with many other wild animals now resident in particular, hares and birds of prey

Since the land has been upgraded as described, nesting birds have returned in particular curlews and lapwings.

The land has a 'No Shooting Policy' and is regarded as a wild animal sanctuary

Some parts of the land have wild flowers that are of specific interest and are protected.

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Having carried out the conversion work the area designated as a separate use under the 106 agreement was never implemented due to a change in circumstances by the applicant.

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4 "Refuse", shall be disposed through a recognised disposal company implementing waste management methods, in accordance with the Council Public Health Policy.

LAND OWNERSHIP BY THE CLIENT

The agricultural land area is 90.00 acres 37.00 hectares.

During the applicants 20 year ownership the land use has diversified from dairy farming and beef production to sheep and lamb rearing and is currently moving towards organic and green farming with schemes now in operations.

The land has benefited with stewarding schemes including the rebuilding of stone walls and relaying of hedgerows to their original state. These works are on going under a management scheme.

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FUTURE DEVELOPMENT

Subject to securing Planning Permission with this scheme in hand.

- 1 To have a rare breed small animals farm on a section of land to be determined for educational purposes.
- 2 Consideration for 'Hard Standing' , 6 touring caravans
- 3 Construct a wildlife pond educational
- 4 Planting of a further 3/4000 trees
- 5 To diversify approximately 2/3 acres of land for growing vegetables (not a garden centre)

The above schemes would be subject to research and advise from appropriate departments of the council.

SUMMARY

As previously mentioned , whilst relevant policies note that outside the settlement boundaries the impact of proposals on the country side will be an important consideration and in this case may well be the principle consideration in determining this application

It further mentions the development should be appropriately sited and landscaped. We do appreciate the important issue in assessing the visual impact the proposal on the A.O.N.B. will be a key consideration.

We consider the application is not intrinsic to the significance of A.O.N.B. because it is neither in a 'Conservation Area' or has an identified view which is considered important to the open country side , which may have add weight to its retention.

We are of the opinion there should not be a presumption in favour of the A.O.N.B. because there is no heritage asset to be lost . The proposal is an environmental economical and social gain

The justification provided in this application if the provision of a "Guest House" type of accommodation on the periphery of the "Settlement Area" to be right against the visual harm the scheme may have on the A.O.N.B. . In this case we feel the contents of this statement have demonstrated the substantial public benefit out weigh any harm or loss that may occur to the A.O.N.B.

RB "1/10/11"