



RIBBLE VALLEY
BOROUGH COUNCIL

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

14 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No 320110567 P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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:	D
Last name:	Ashton		
Company (optional):			
Unit:		House number:	
House name:	C/O Agent		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	Mr	First name:	A
Last name:	KINDER		
Company (optional):	Reedley Town Planning		
Unit:		House number:	2
House name:	Reedley Business Centre		
Address 1:	Redman Road		
Address 2:	Reedley		
Address 3:			
Town:	Burnley		
County:	Lancashire		
Country:			
Postcode:	BB10 2TY		

3. Description of the Proposal

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

Proposed erection of a holiday cottage
(see submission)

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 or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: *Pinfold Cottage*

Address 1: *Tossie*

Address 2:

Address 3:

Town: *Skipton*

County:

Postcode (optional): *BD23 4SQ*

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

Easting: Northing:

Description:

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)

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?

*PLEASE SEE ATTACHED
DAS*

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

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 Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

within curtilage

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

*in line with local
authority's collection
policy*

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

If Yes, please provide details of the name, relationship and role

9. 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
Walls		face with random stone & quoin detailing	☐	☐
Roof		blue slate	☐	☐
Windows		upvc	☐	☐
Doors		upvc	☐	☐
Boundary treatments (e.g. fences, walls)			☐	☒
Vehicle access and hard-standing			☐	☒
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:

DAS	ASHTO/01	DWG 01
B&F survey	"	DWG 02A
Heritage statement	"	DWG 03

10. 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		1	+1-
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. 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):

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 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

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:

Is the site currently vacant?

☒ Yes ☐ No

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

former post office

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

unknown

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

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

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**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):

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

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	☐	30m ²	30m ²		
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 holiday let	☐			67m ²	67m ²
Please Specify	☐				
Total		30m ²	30m ²	67m ²	67m ²

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		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

n/a

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

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

n/a

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.03165 ha

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:

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.

23. 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):

Amount (tonnes):

24. Ownership 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 (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

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):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

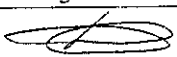
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

13/07/2011

(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):

--

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.

The original and 3 copies of a completed and dated application form:

☒ The correct fee: NA - RESUD ☒

The original and 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:

☒ The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

☒ The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒
☒ The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☒

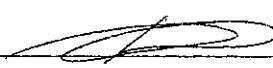
27. Declaration

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):



13/07/2011

(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:

01282 834834

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

01282 451666

Email address (optional):

planning@recrey.co.uk

30. 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)

☒ Agent

☐ Applicant

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

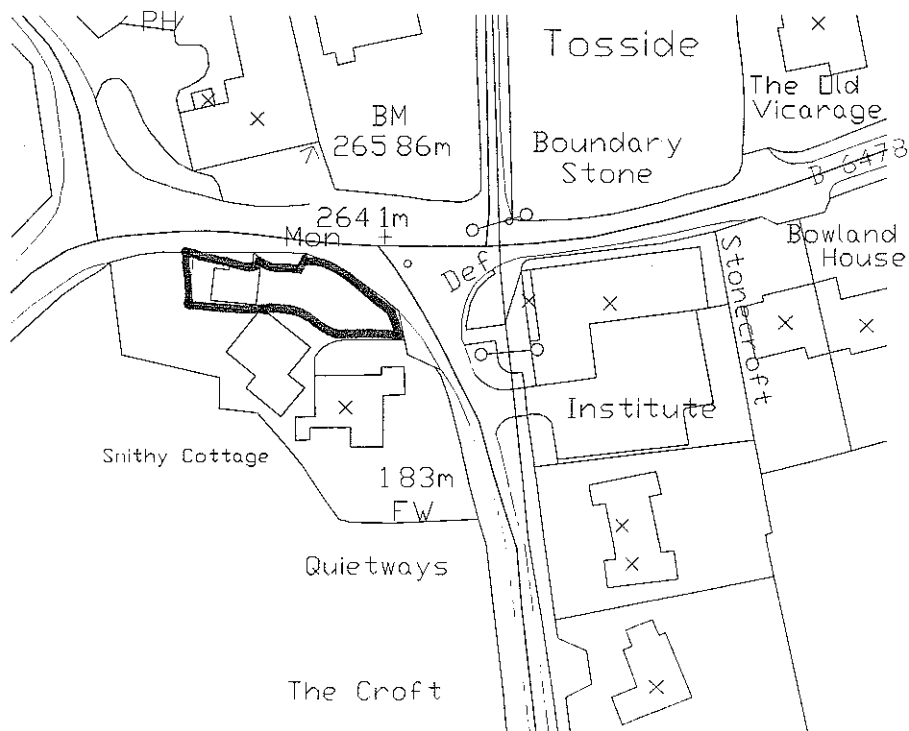
If Other has been selected, please provide:

Contact name:

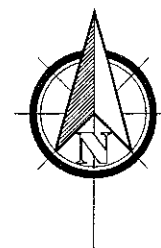
Telephone number:

Email address:

320110567P



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Reedley

Chartered Town Planning & Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley, Burnley, Lancashire, BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Proposed Development
Pinfold Cottage
Tosside

Client: Mr D. Ashton

SITE LOCATION PLAN

Project No: ASHTO/01 Dwg 03

Scale: 1:1250

Date: 01.11

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REEDLEY CHARTERED TOWN PLANNING & ARCHITECTURAL CONSULTANCY

DESIGN AND ACCESS STATEMENT

SITE: PINFOLD COTTAGE, TOSSIDE

PROPOSAL: PROPOSED ERECTION OF A HOLIDAY COTTAGE (RESUBMISSION)

1 ASSESSMENT

- 1.1 Pinfold cottage forms part of a cluster of 3 units fronting on to the south west corner of the road junction in the middle of Tosside, opposite the public house. The application site comprises a detached outbuilding until recently occupied by the Post Office, which is constructed of stone with a blue slate roof.
- 1.2 The application site is predominantly within the defined settlement boundary and therefore within the village, which is washed over by the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Within the village there are a number of areas designated as Essential Open Space (EOS), one of which lies to the west of the application site. The eastern boundary of this EOS appears to include the small extension on the west side of the outbuilding.
- 1.3 Planning policies are informed by government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The development plan includes the Local Development Framework, which in turn includes policies saved from the Ribble Valley Districtwide Local Plan. Those of particular relevance in this instance are G1 which identifies a number of development control criteria, G4 which sets out development that is considered appropriate for

Director - Alan Kinder, Dip.T.P (Leeds), MRTPI.

Company Secretary - Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY
Phone - 01282 834834 Fax - 01282 451666 Web - www.reedley.co.uk email - planning@reedley.co.uk

Reedley Chartered Town Planning And Architectural Consultancy Is The Trading Name Of Reedley Town Planning & Design Ltd
Company no 7105324 Registered in England and Wales

The villages including Tosside, G6 which relates to the EOS, ENV1 which seeks to protect the AONB, RT1 which is in principle supportive of proposals that extend the range of tourism accommodation in the Borough

2 INVOLVEMENT

- 2.1 Further to the refusal of the earlier application under reference 3/2011/0089 email correspondence has been undertaken with Claire Booth who has suggested that the scheme in its amended form may not be acceptable in planning terms.

3 EVALUATION

- 3.1 The site has a significant planning history with the existing building on site benefiting from an extant consent for the conversion to form a one bedroomed holiday cottage. More recently market research has been undertaken which suggests that whilst there is significant demand for self catering holiday accommodation particularly amongst walkers and cyclists with the recent investment in Gisburn Forest. Whilst there is certain demand from families there is equally strong demand from couples and there is the opportunity within the design to accommodate 2 couples who would share the accommodation. The more recent application submitted under 3/2011/0089 was refused being contrary to G1 ENV1 and RT1 of the Ribble Valley district wide local plan by reason of its scale, design massing and setting. It would result in a cramped and visually incongruous development which would have a detrimental impact on the visual amenity of the street scene, the locality and the area of outstanding natural beauty

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- 3.2 Policy ENV1 does not preclude new development within the AONB provided that it is in keeping with the character of the area, and policy G4 supports development within the village boundary for which there is a particular justification. That is undoubtedly the case here. We note that the village hall has recently been rebuilt, and although not within the Borough the same principle of responding positively to local need is in evidence. There is also specific policy support for development which increases the range of tourist accommodation. With regard to the EOS which appears to partly overlap the site, the new building will not project any further into the EOS designation given that the footprint is identical to the existing building with the exception of the addition of a front entrance porch which is outside the EOS.

4 DESIGN

- 4.1 Whilst the present building on site benefits from planning consent for conversion to form a single bedroomed unit it is neither economically viable nor does it now sit comfortably with the combination of the new build house under construction nor the recently renovated cottage. The design of the replacement cottage whilst higher than the building it will replace nonetheless it is lower at both the ridge and eaves height than the present building under construction. The street scene elevation serves to show this more ably.
- 4.2 The footprint of the replacement cottage will be identical to the present building on site with the exception of the introduction of a traditional porch on the front elevation. The detailed design of the cottage takes design cues from the house currently under construction. In order to address the perceived shortcomings of the previously refused scheme the roof has been turned through 90° to be gable

Director - Alan Kinder, Dip.T.P (Leeds). MRTPI.

Company Secretary - Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY
Phone - 01282 834634 Fax - 01282 451666 Web - www.reedley.co.uk email - planning@reedley.co.uk

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fronted in a similar manner to the existing building on site. By adapting the roof design in this way it has 2 significant benefits. The first is to reduce the overall ridge height from 6.795m down to 6.42m, a reduction of 0.375m. Additionally this also has the effect of visually broadening the gap between the application building and the new build house on the adjacent plot currently under construction. Additionally it would also fit more harmoniously into the street scene.

- 4.3 The cottage is broadly rectangular in plan measuring 7.68m in depth and a max width of 6.05m with a height to ridge of 6.42m and an eaves height of 4.7m. The elevations will be faced with random stone with quoin detailing under a blue slate roof.

5 ACCESS

- 5.1 Level access can be gained into the building. Furthermore any concerns regarding the remoteness of the village and the consequent dependence on travel by car are off-set by the need to provide additional tourist accommodation in an area noted for its outdoor activities and to which considerable numbers of visitors are already attracted.

Reedley Chartered Town Planning and Architectural Consultancy
2 Reedley Business Centre,
Redman Road, Burnley,
Lancashire BB10 2TY
01282 - 834834

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Outbuilding at Pinfold Cottage
Tosside, Lancashire:
Heritage Statement

May 2011

STEPHEN HAIGH

B u i l d i n g s A r c h a e o l o g i s t

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN

Tel/Fax: 01535 658925 Mobile: 07986 612548

www.stephenhaigh.co.uk enquiries@stephenhaigh.co.uk

OUTBUILDING AT PINFOLD COTTAGE, TOSSIDE, LANCASHIRE:

HERITAGE STATEMENT

1 Introduction

- 1.1 This heritage statement has been produced in support of a planning application to Ribble Valley Borough Council for the demolition of an outbuilding and its replacement by a holiday cottage, at Pinfold Cottage, Tosside (application no 3/2011/0089). The author is a buildings archaeologist with over 15 years professional experience of investigating historic buildings in the region
- 1.2 The building proposed for demolition stands on the south side of the B6478 road, at the west end of Tosside (NGR: SD 76895604). It is not listed as having special architectural or historic interest, does not lie within the curtilage of a listed building, nor within a conservation area, so is not designated as a heritage asset. The Lancashire Historic Environment Record, maintained by the Lancashire County Archaeology Service, holds no information on the site¹ and on present information, the Archaeology Service have made no response to the planning application.

2 Published information on the building

- 2.1 There is little published information about the history of the site or indeed of Tosside, which is a very small rural settlement now located on the boundary between Lancashire and North Yorkshire, and which grew up around the chapel-of-ease known as Houghton Chapel, which was standing by the 1650s
- 2.2 The first edition Ordnance Survey 1:10,560 map, published in 1853, shows the present outbuilding at the west end of a yard, formed within the junction of the crossroads which still exists today (figure 1). The site as a whole is marked "smithy", so it seems that this building formed part of the premises of the village blacksmith at that time (the adjacent property is still known as Smithy Cottage).
- 2.3 The larger scale 1:2500 map published in 1894 shows the site in more detail, and clearly marks the building to the south-east, rather than the outbuilding, as the smithy (figure 2). The outbuilding itself is not named but is shown adjacent to a "Pound", the small enclosure which would have been used for corralling animals, and which no doubt gives rise to the name of Pinfold Cottage (the newly built house on the site)². By 1909 the *Pound* was no longer shown, although the

¹ Enquiry made to Lancashire HER on 9 May 2011

² This pound is likely to have been used for holding livestock en route to market, rather than for strays, given that the village does not seem to have been a nucleated settlement with a long history

building to the south-east was still shown as a smithy. By the 1970s the site had become a garage, a function it served until c.2002



Figure 1: Ordnance Survey map, 1853 (enlarged)³

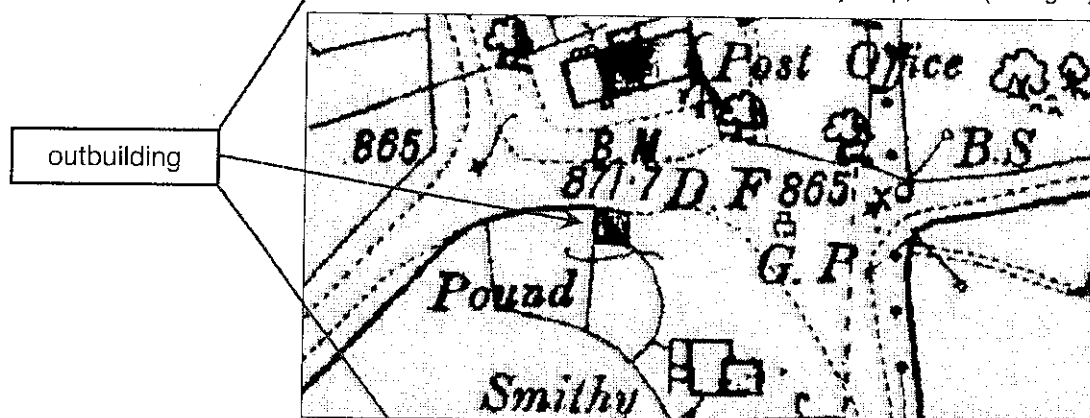


Figure 2: Ordnance Survey map, 1894⁴

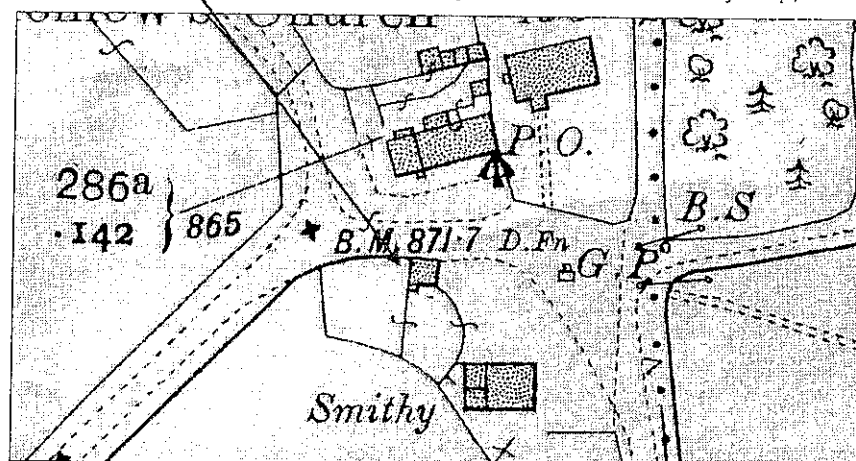


Figure 3: Ordnance Survey map, 1909⁵

3 Site Inspection

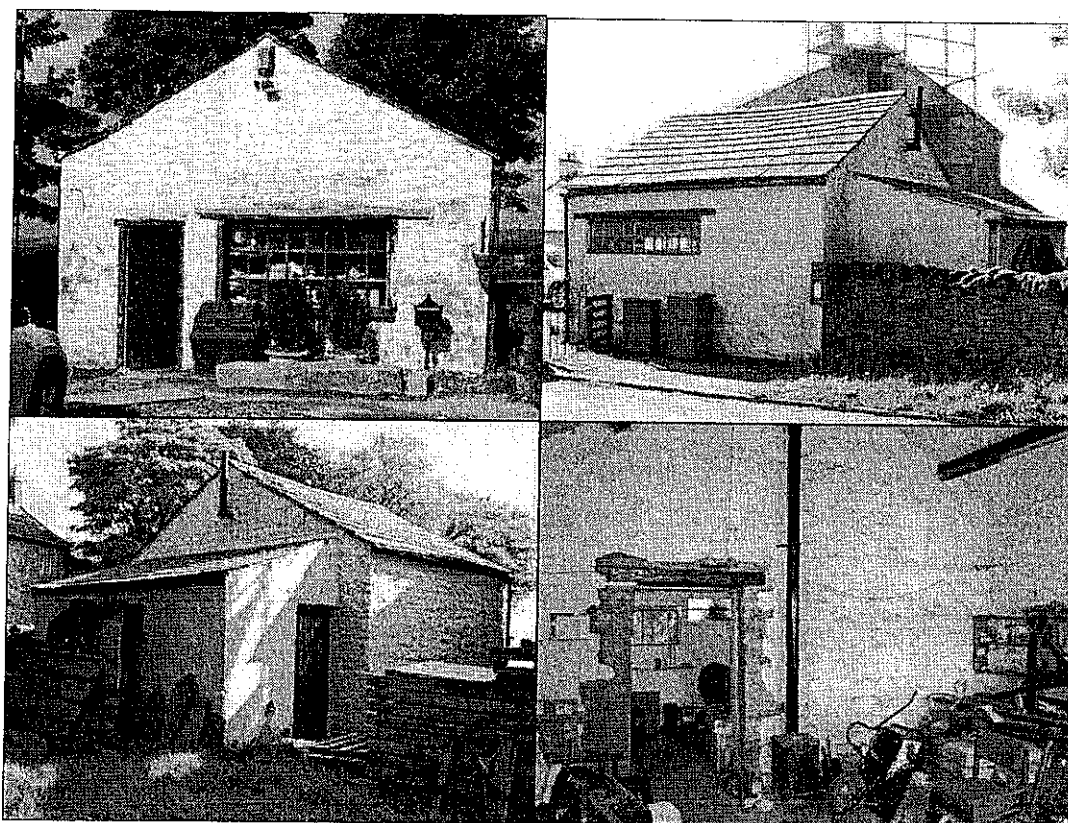
- 3.1 An inspection of the site made on 9 May 2011 shows that the outbuilding is a very simple structure, built in a vernacular style typical of the late 18th or early 19th century. It has walls of painted, coursed rubble (local sandstone), with squared quoins, and the roof is of stone slate with sandstone ridge, although this

³ Yorkshire, sheet 148

⁴ Yorkshire, sheet 148 12

⁵ Yorkshire, sheet 148 12

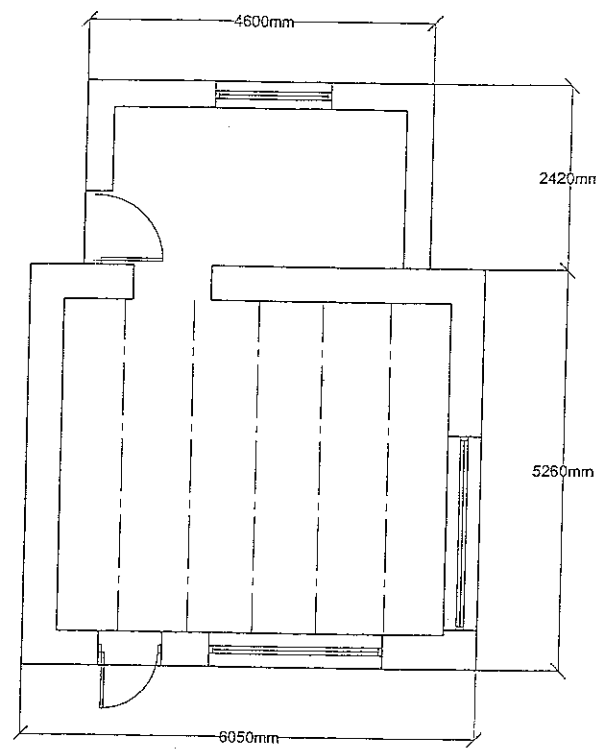
has probably been re-laid. A rendered lean-to of brick or breeze block and blue slate roof against the west gable is no doubt late 20th century. The present entrance and window in the east gable are clearly modern (they have irregular jambs and poor quality, softwood lintels), and in the north side, the modern window occupies the top part of a former cart-width doorway, the only original opening which can be discerned. The interior has a concrete floor, an inserted doorway to the rear lean-to, and is open to the roof, which is carried on softwood purlins with modern plasterboard between; there is nothing to indicate that it ever housed a forge.



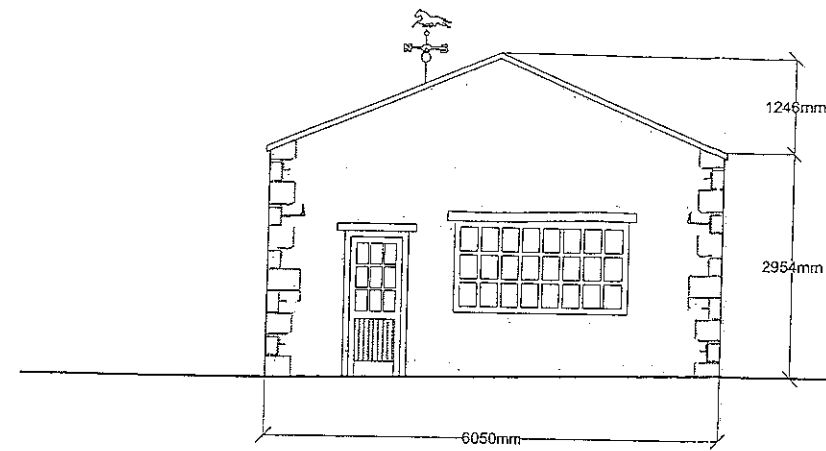
4 Conclusion

- 4.1 The available historical information and the form and character of the outbuilding suggest that it was constructed in the late 18th or early 19th century as part of a blacksmith's premises, perhaps as a small cart-shed, and although it may have been used for other purposes historically, these have left no physical evidence in the building. It was adapted to a shop for use in conjunction with the garage business in the second half of the 20th century, a change which resulted in significant alterations to three of its elevations, to the extent that its original character has been all but lost. Although it has slight local historical value, it is a plain building with no distinguishing features and is not of architectural interest.

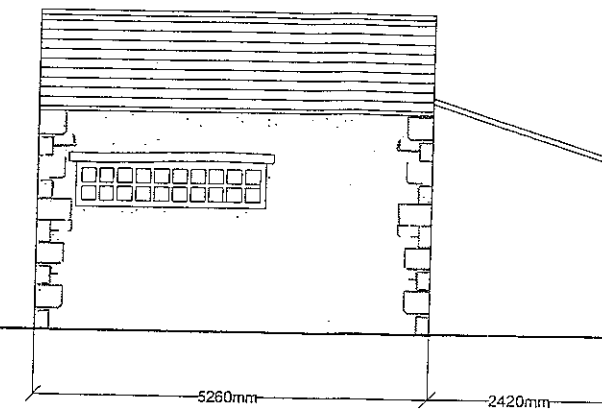
Stephen Haigh, 10 May 2011



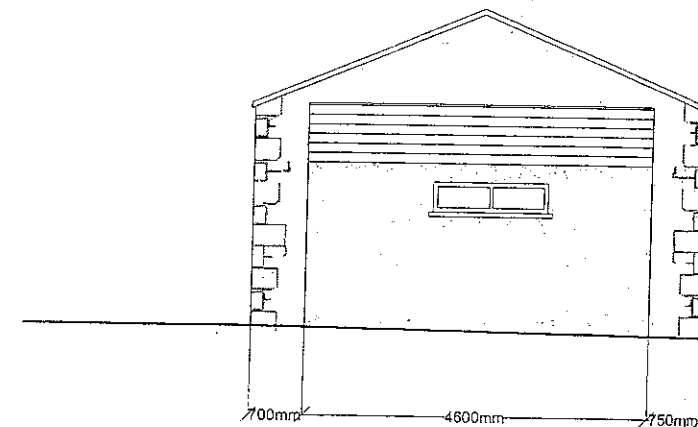
Ground Floor Plan



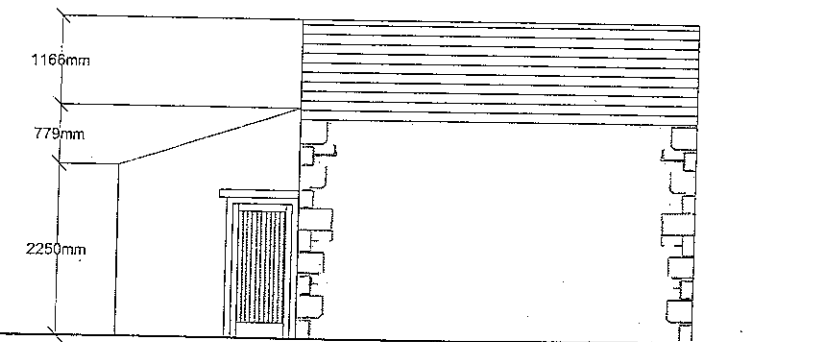
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Existing building to be demolished

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All work and materials to be approved by the District Authority Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.

Do not scale off the drawings if in doubt ask

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Reedley

Chartered Town Planning & Architectural Consultancy

2 Reedley Business Centre Redman Road
Reedley Burnley Lancashire BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Proposed Development
Pinfold Cottage
Tosside

PROPOSED ERECTION OF HOLIDAY COTTAGE
EXISTING PLANS AND ELEVATIONS

Project No: ASHTO/01 Dwg 01 Drawn: DP

Client: Mr D Ashton

Date: 31.01.11 Scale: 1:100

Amendments: