



RIBBLE VALLEY
BOROUGH COUNCIL

08 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110641

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+MRS** First name: **MARK + VICTORIA**

Last name: **HASTON**

Company
(optional):

Unit:

House
number:

House
suffix:

House
name:

CARR MEADOW BARN

Address 1: **CARR LANE**

Address 2: **BALDERSTONE**

Address 3: **BLACKBURN**

Town:

County:

LANCASHIRE

Country:

G.B

Postcode:

BB2 7LN

2. Agent Name and Address

Title:

First name:

Last name:

Company
(optional):

Unit:

House
number:

House
suffix:

House
name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

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

EQUINE STORAGE BUILDING (CART SHED STYLE).

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: **CARR MEADOW BARN**

Address 1: **CARR LANE**

Address 2: **BALDERSTONE**

Address 3:

Town: **BLACKBURN**

County: **LANCASHIRE**

Postcode (optional): **BB2 7LN**

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

Easting: **36353**

Northing: **43245**

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?

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:

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

☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

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		RANDOM SAND STONE	☒	☐	
Roof		BLUE SLATE	☐	☐	
Windows		N/A	☒	☐	
Doors		N/A	☒	☐	
Boundary treatments (e.g. fences, walls)		N/A	☒	☐	
Vehicle access and hard-standing		N/A	☒	☐	
Lighting		N/A	☒	☐	
Others (please specify)		N/A	☒	☐	

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:

SUPPORTING STATEMENT (AUGUST 2011)
DRAWING MH/11/01

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	—	—
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):

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:

RANDOM STONE
STORAGE

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?
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):**

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	☐				
	☐				
Total					

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	N/A			
Proposed employees				

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
	N/A			

22. Site Area

Please state the site area in hectares (ha)

0.75

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 [redacted] including engineering surcharge [redacted] making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum [redacted] annual throughput (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):

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):

8-8-2011

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 - CERTIFICATE D**

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):

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):

8-8-2011

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.

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):

8-8-2011

(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:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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:

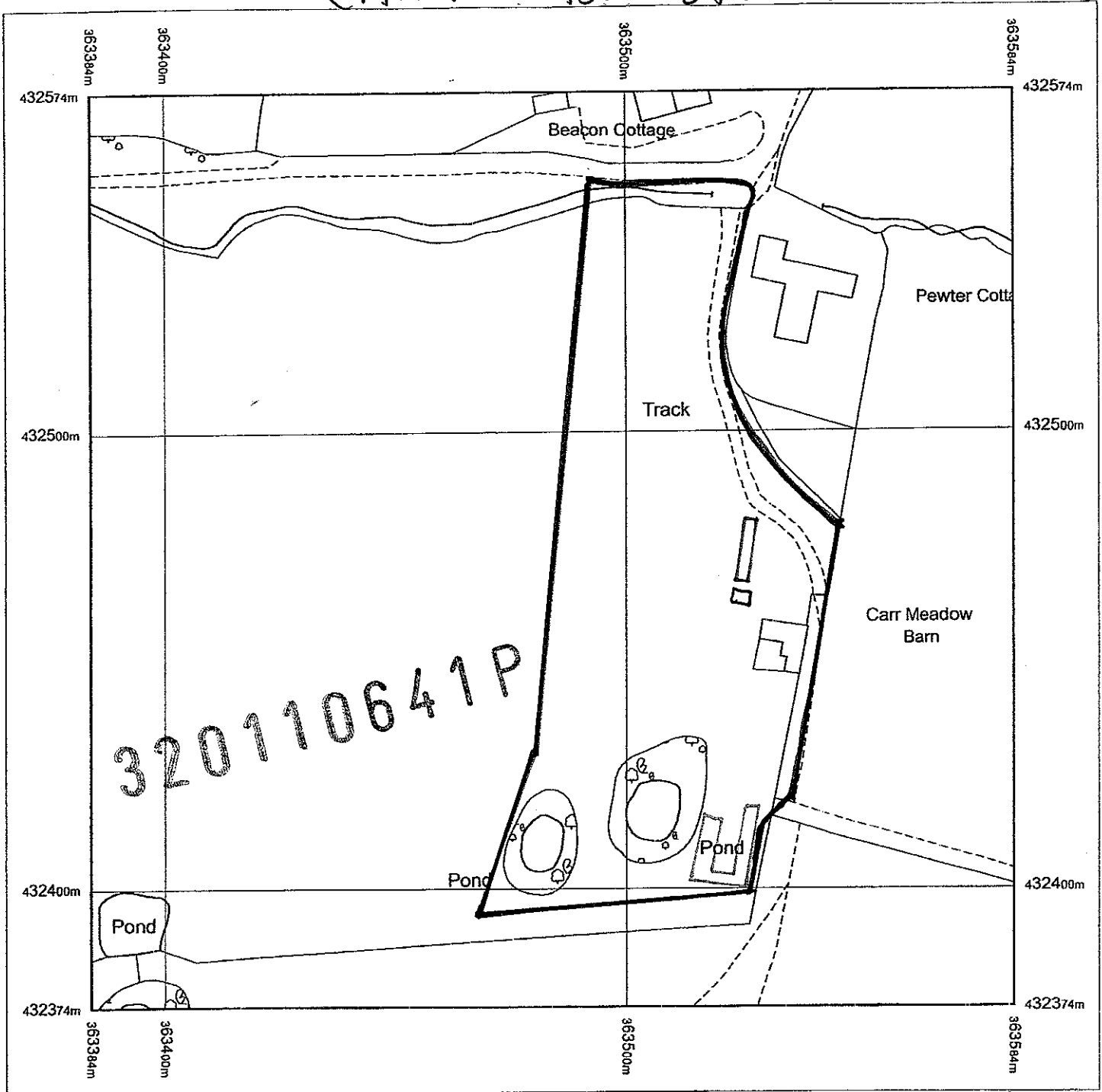


Ordnance
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OS Sitemap®

CARR MEADOW BARN LOCATION PLAN



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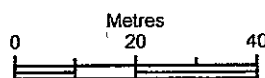
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

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— ownership boundary
— Application Site



Scale 1:1250

Supplied by: **Granthams**
Serial number: 00139900
Centre coordinates: 363484 432474.25

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:

SUPPORTING STATEMENT
FOR
EQUINE STORAGE CART SHED
AT
CARR MEADOW BARN
CARR LANE
BALDERSTONE
BLACKBURN

Statement prepared by:

Mark Haston
Carr Meadow Barn
Carr Lane
Balderstone
Blackburn
BB2 7LN

AUGUST 2011

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- 6. CONCLUSIONS**

1. INTRODUCTION

- 1.1 This Supporting Statement has been prepared in support of a planning application for the construction of an Equine Storage Building at Carr Meadow Barn.
- 1.2 Whilst there is no statutory requirement for a householder application such as this to be supported by a Design and Access Statement, it is considered that given the recent planning history of the site, the submission of a Supporting Statement would assist the Local Planning Authority in the assessment and determination of the planning application.
- 1.3 This Statement is intended to provide:
 - ❑ a brief description of the site;
 - ❑ a summary of the planning history relating to the present equine facilities;
 - ❑ an explanation of how the design of the proposed building is in keeping with the surrounding area and buildings.

2. SITE DESCRIPTION

- 2.1 Carr Meadow Barn is a dwelling converted from a redundant traditional agricultural building and is located off Carr Lane, Balderstone at approximate Ordnance Survey grid reference 36353 43245.
- 2.2 The site of the proposed Equine Storage Building and dwelling which it would serve are located within open countryside as defined on the Local Plan Proposals Map. Carr Meadow Barn is not however isolated, being one of a loose cluster of 9 dwellings and holiday dwellings converted from traditional agricultural buildings. These include Pewter Cottage approximately 70 metres to the north, Pewter Fold Farm and 4 holiday cottage lets, in addition to Smalley Fold Farm Farmstead approximately 150 metres to the east.
- 2.3 Carr Meadow Barn has been sensitively converted and retains many of the key characteristics of the original barn.
- 2.4 The residential curtilage of Carr Meadow Barn was, at the insistence of the LPA, relatively restricted in extent. The proposed Equine Storage Building would be built outside the curtilage area of Carr Meadow Barn, on an area which currently accommodates the random pile of building stone left over from the barn conversion works.
- 2.5 The recently built garage sits to the south of the proposed Equine Storage Building.

3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission for the conversion of Carr Meadow Barn from a redundant agricultural building to a single dwelling was granted by Ribble Valley District Council (RVDC) on 30 March 2006.
- 3.2 The planning permission has been implemented, the conversion was completed and signed off in February 2008 and is now my family's home.
- 3.3 Planning permission has also been granted for a small range of stables to the south of the dwelling and an outdoor manage immediately to the west of the dwelling which are used to accommodate and train horses owned by my wife and daughter who compete to a high level.
- 3.4 Planning applications for a porch in the style of a traditional lean-to and a double garage with garden paraphernalia store have in the past been submitted to and refused by RVDC.
- 3.5 Section 78 Appeal against the Council's decision to refuse planning permission for single garage proposal was made on 10 September 2009. The Appeal was dealt with by way of the written representations procedure and was dismissed by way of a Decision letter dated 5 March 2010.
- 3.6 Resubmission of application for a single garage was made on 21 May 2010 (3/2010/0420) incorporating planning inspectors recommendations.
- 3.7 Planning permission granted for single garage 14 July 2010
- 3.8 Construction of single garage completed, and off 10 May 2011.
- 3.9 Planning application for a porch submitted and refused May 2011.

4. DESIGN OF THE PROPOSED EQUESTRIAN STORAGE BUILDING

4.1 Scale

- 4.1.1 The proposed Equine Storage Building measures 6.2 metres x 11.0 metres equating to a floor area footprint of 68.2 metres².
- 4.1.2 The scale of the proposal is in keeping with the original barn and recently built garage so as not to look out of place.

4.2 Siting

- 4.2.1 The siting of the proposed Equine Storage Building is such that it will provide shelter

from the prevailing south westerly wind and rain, whilst still being open fronted

- 4.2.2 This siting is adjacent to the track into the property facilitating the easy unloading of forage and bedding from lorries and trailers.
- 4.2.3 This siting ensures that the tractor and implements do not have to travel across the front of the barn to get to and from the Equine Storage Building.

4.3 Roof Style and Pitch

- 4.3.1 The style of the roof reversely emulates that of the existing barn giving character to the building.
- 4.3.2 The raised roof height to the front openings allows machinery access and ease of forage and bedding storage.

4.4. Form and Appearance

- 4.4.1 The size of the proposed storage building emulates the design and form of a traditional open fronted cart shed building of the 1800s.
- 4.4.2 Buildings of this size and nature are commonly found adjacent to traditional barns within the Ribble Valley and as such, the proposal is compatible to the architectural form of the existing converted barn and newly built garage.
- 4.4.3 The materials to be used in the construction of the building would be the same as those used in the existing converted barn and newly built garage, i.e. natural sandstone walls, oak beam door heads, blue slate roof covering, metal gutters and down pipes.
- 4.4.4 The proposed building would not be visible from Commons Lane due to the screening from natural trees and hedgerows, and only partially visible from Carr Lane. The proposal would not be visible from Smalley Fold Farmhouse, but would be visible from Pewter Cottage.

5. JUSTIFICATION FOR AN EQUINE STORAGE BUILDING

- 5.1 In determining this application for an equine storage building it is incumbent upon the LPA to have due regard for the equine activities carried out at Carr Meadow Barn.
- 5.2 Four horses are stabled at Carr Meadow Barn, owned and ridden by Victoria and Georgina Haston, with the likely hood of an another horse soon to be purchased. The horses are ridden / exercised daily and competed to a high standard at National level.
- 5.3 The keeping of four horses to a high standard requires the purchase of bulky forage and bedding, along with bags of concentrate feeds. Access to the stable block feed room is impossible across the front of the barn and a new storage building would accommodate

a full load of straw and hay with ease.

- 5.4 The building would also be used for the storage of fence jumps and posts when not in use, electric fencing equipment, and storage of equine machinery, pasture topper, fertilizer spreader, ménage grader and tractor. At present all these essential items cause a cluttering eye saw. They would be much better stored away.

6. CONCLUSIONS

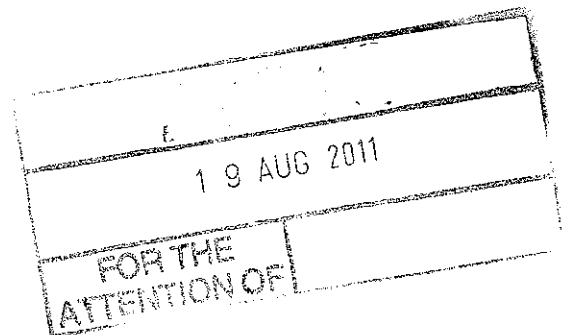
- 6.1 It is considered that the proposed cart shed style building would not detract from the appearance of the existing barn conversion or garage due to its subservient size and good design, nor have any unacceptable adverse impact on the surrounding landscape. Accordingly, the proposed development would not conflict with the adopted Development Plan.
- 6.2 Policy RI16 (HORSES) states that “ *Planning permission will be granted for development involving the keeping or riding of horses unless it would materially worsen the impact on nearby housing or the landscape in terms of noise, smell or appearance, or traffic generation*”. The proposed cart shed style equestrian storage building is directly related to the keeping and riding of horses. Its good design and low profile does not materially worsen the impact of near by housing or the landscape. There will be no generation of noise or smell, and traffic movements will be reduced.
- 6.3 The materials used to construct the proposed building are in keeping with the existing barn conversion, using random sandstone walls, blue slate roof and oak beam timbers. These are the type of materials that would have been used, had the cart shed been constructed two hundred years ago when the original barn was constructed. For this reason it is considered that the proposal is in keeping with other rural buildings in the area.
- 6.4 This proposal increases and improves the equine storage facilities at Carr Meadow Barn. Increased quantities of forage and bedding can be stored at any one time, reducing traffic movements. The safe storage of equine related machinery and paraphernalia reduces the urban clutter associated with horsiculture within this area of open countryside, keeping the area tidier.
- 6.5 The LPA may have concerns with the issue of precedent should this application be granted. Referring to a previous S78 APPEAL DECISION RELATING TO A SINGLE GARAGE FOR DOMESTIC USE (APP/T2350/D/10/2120244) dated 5 March 2010, The Inspector states; “*To my mind, my conclusions on this case would not prevent any future applications on this site or anywhere else, from being dealt with on their own merits*”.
- 6.6 However, if the LPA’s officers have any concerns about the proposal as currently designed then I trust that they “*...will endeavour to discuss changes that may resolve any problems with the application*” as stated in their standard validation letter.

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DESIGN AND ACCESS STATEMENT

FOR AN EQUINE STORAGE BUILDING AT

**CARR MEADOW BARN, CARR LANE
BALDERSTONE**



LOCATION

Carr Meadow Barn is situated at the end of Carr Lane, off Commons Lane, Balderstone, grid ref 36353 east, 43245 north. It is approximately 70 metres due South of Pewter Cottage, and 280 metres due West of Smalley Fold Farmhouse. The barn is set in open countryside and is sited in the East part of a field known as Carr Meadow.

RELEVANT PLANNING HISTORY STATUS

Carr Meadow Barn was converted from a redundant agricultural building into a dwelling, granted under application No 3/2005/0898 on 30 March 2006. The barn has been occupied since March 2007. Planning permission was granted for 4 stables with outdoor arena application No 3/2007/0680 on 30 August 2007 and these have been constructed. Planning permission was granted for a single garage application No 3/2010/0420 on 14 July 2010 and the garage has now been constructed.

RELEVANT CONDITIONS

The conditions relating to the granting of planning permission for the original barn conversion restrict any future external alterations within the designated curtilage area of the dwelling, without the formal consent of the Local Planning Authority. This is to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan. The application for the Equine Storage Building falls outside the curtilage area of Carr Meadow Barn, and is on agricultural land within open countryside.

PROPOSAL

This application proposes to build an equine storage building from random sandstone construction, with blue slate roof covering, identical in material appearance to the existing barn conversion, new single garage and surrounding buildings in the area.

USE OF THE BUILDING

The building would be used for the storage of hay, straw and wood shavings bedding, parking of equine machinery, ie tractor, ménage grader, roller, fertilizer spreader, electric fence equipment and horse jumps when not in use. During lambing time part of the building could be temporally gated off and be used for lambing sheep which are having difficulties.

JUSTIFICATION OF THE BUILDING

The quantities of forage and bedding required to keep four horses at Carr Meadow Barn and the associated equine machinery and paraphernalia, justifies a purpose built storage building. This building would have the capacity to store a lorry load of hay and straw and several pallet loads of shavings with ease. At present it is not possible to store such quantities with the limited storage available at the stable block. The building would also reduce the amount of equine machinery clutter parked around Carr Meadow Barn, resulting in less of a negative visual impact of the surrounding area.

At lambing time sheep are lambled outside in the surrounding fields, but on some occasions it is necessary to bring sheep inside which are having difficulties with lambing. Part of this building could be used for the two month lambing period to lamb these sheep.

DESIGN AND SCALE

The size of the proposed building has been designed to meet the needs for the equine storage requirements at Carr Meadow Barn, without looking too large or proportionally out of place. A large portal framed building would be more effective but would not be visually pleasing in the current surroundings.

The scale and proportions of buildings that are accepted as visually pleasing are defined by buildings commonly encountered in the vicinity, which together provide comparatives and a point of reference. There are several stone constructed cart shed style buildings within the area, a four bay open fronted cart shed building at Sunderland Hall Farm, Balderstone, and a four bay open fronted cart shed building at Waterside Farm, Jackson's Bank Road, Balderstone.

The footprint of the building measures 11.0m x 6.2m, with a maximum height of 4.2m to the ridge. Height and width of the building have been designed to be in keeping with the original barn and newly built garage. The three bay openings to the front are bridged with oak lintels matching the lintel over the garage door way and remain open fronted. The reduced rear wall height of the building produces a cat slide roof in an opposite direction to that of the existing barn. This design has the effect of reducing the overall ridge height of the building, and gives additional characteral appearance to the building.

The appearance of the proposed equine storage building would not be harmful to the visual amenity as a consequence of its size or profile.

VISUAL IMPACT

The proposed equine storage building would not be visible from Commons Lane due to the screening from mature trees and hedgerows. The north gable of the building would be partially visible from the first floor windows of Pewter Cottage, and not visible from Smalley Fold Farmhouse because of the farm buildings and hedges.

The proposed building has been designed in a rectangular shape to allow its position to sit up against the fence to a small grazing paddock. The back wall of the building runs in a parallel line with the eastern gable end of the adjacent garage, thus reducing any visual impact to the surrounding area.

The equine storage building would be constructed from local random sandstone left over from the original barn conversion and new build garage, with blue slate roof and oak lintels to match the existing buildings on the site. The addition of this building would create a cluster of buildings replicating a traditional farm yard appearance to the site, typical to small farms from the 1800 s.

It is felt that the equine storage building by way of its sympathetic design and build, would have no detrimental visual impact to the landscape or surrounding area, and by way of its position would not detract from the original main barn.

APPEARANCE

The proposed equine storage building would be sited to the North of Carr Meadow Barn. It would be accessed from Carr Lane via the original road to the barn. It would be positioned between the existing garage and the bend in the drive way to Carr Meadow Barn, one meter to the north of the garage.

The random sand stone wall construction, blue slate roof and oak doorway lintels, would perfectly match the existing barn and garage and other neighbouring properties. The construction of this building would create a cluster of stone built buildings on this site which is typical of small holdings in this area.

ACCESS

Access to the building will be from the existing drive way that leads from Carr Lane up to Carr Meadow Barn. The building is positioned adjacent to this drive way so no additional road or access needs to be constructed.

Mark Haston
Carr Meadow Barn
Carr Lane
Balderstone
BLACKBURN
BB2 7LN