



RIBBLE VALLEY
BOROUGH COUNCIL

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

FOR THE
ATTENTION OF

19 AUG 2011

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110673 P

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Stuart	Surname:	Redman
Company name:					
Street address:	Howgill Farm				
	Howgill Lane				
	Rimington				
Town/City:	Clitheroe				
County:					
Country:					
Postcode:	BB7 4EF				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					

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

2. Agent Name, Address and Contact Details

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

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of a redundant agricultural barn to create a canine hydrotherapy and rehabilitation centre

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	HOWGILL FARM		
Street address:	HOWGILL LANE		
	RIMINGTON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4EF		

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

Easting:	382751
Northing:	446040

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☒ Yes ☐ No

If Yes, please provide details:

Recyclable waste will be collected by a registered collection service

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Stone

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate

Windows - description:

Description of *existing* materials and finishes:

Blocked up

Description of *proposed* materials and finishes:

Wooden - double glazed

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Floors - description:

Description of *existing* materials and finishes:

Wooden

Description of *proposed* materials and finishes:

Wooden and glass

Boundary treatments - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Wooden fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Cobble/stone sets

Description of *proposed* materials and finishes:

Cobble/stone sets

Lighting - add description

Description of *existing* materials and finishes:

Conventional

Description of *proposed* materials and finishes:

Low energy internal

Halogen downlighters external

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

☒ Yes ☐ No

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

HB/DA, HB/SS, HB/BS, A1438/PL01, A1438/PL02

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	2	-1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	2	2
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

A1438/PL03

12. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Redundant agricultural building used for general storage

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

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

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

16. Trade Effluent

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

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

Dog hair will be disposed of as trade waste.

17. Residential Units

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

18. All Types of Development: Non-residential Floorspace

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	64.0	64.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0

B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	64.0	64.0	0.0	-64.0
	Total	64.0	64.0	64.0	0.0

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

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	1	1	1

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A2	8.00	6.00	9.00	4.00			☐

21. Site Area

What is the site area?

330 sq.metres

22. Industrial or Commercial Processes and Machinery

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

The hydrotherapy pool will be fed with small aquatic pumps. Drying and blowing equipment will be used for grooming animals. Noise will be no more than domestic electrical appliances.

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☒ Yes ☐ No

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

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

Title: Mr First name: John Surname: Metcalfe

Person role: Agent

Declaration date: 16/08/2011

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Notice recipient		Date notice served
Name:	Sole tenant - not applicable	
Number:	Suffix:	
Street:		
Locality:		
Town:		
Postcode:		
Title: Mr First Name: John Surname: Metcalfe		
Person role:	Agent Declaration date: 16/08/2011	☒ Declaration Made

26. Declaration

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



Date 16/08/2011

HF/FW

320110673P

CANINE
GROOMING AND
REHABILITATION
CENTRE

Septic Tank

Existing Foul Water Drain

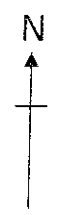
New Foul Water Connection

HOWGILL FARMHOUSE

parking &

enclosed
recreational
paddock area
for dog
training

HOWGILL LANE



HOWGILL FARM
CANINE HYDROTHERAPY CENTRE
FOUL WATER SYSTEM

Scale - 1:200

Mr S Maney and Ms P Redman

**Ancillary Barn Conversion at Howgill
Farm, Howgill Lane, Rimmington,
Clitheroe. BB7 4EF.**

Structural Appraisal Report

A1438 rev1

May 2011

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Mr S Maney & Ms P Redman

Ancillary Barn conversion at Howgill Farm, Howgill Lane, Rimmington, Clitheroe. BB7 4EF
Structural Appraisal Report

Document Control Sheet

**Ancillary Barn conversion at Howgill Farm, Howgill Lane,
Rimmington, Clitheroe. BB7 4EF.**

Job	Date	Issue	Copy
A1438	May 2011	1	

Originator: AB

Checker:

Approver:

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Mr S Maney & Ms P Redman

Ancillary Barn conversion at Howgill Farm, Howgill Lane, Rimmington, Clitheroe. BB7 4EF
Structural Appraisal Report

1.0 Survey

- 1.0.1 The scope of this Structural Appraisal is to offer structural opinion as to the integrity of an existing agricultural building presently utilised as a general residential 'storage' premises prior to consideration of conversion into a 'Canine Grooming and Rehabilitation Centre' commercial facility. The structure in question to be surveyed is owned by Mr and Mrs Redman.
- 1.0.2 The structure under consideration is situated approximately 1.2km east of the village of Rimmington, and approximately 9.0km north east of Clitheroe Town Centre, within a rural environ of the County of Lancashire. The area of proposed refurbishment comprises of a traditionally sandstone constructed, dual pitch roofed original ancillary agricultural building, presently utilised for the storage of residential and agricultural related items/equipment. Of two distinct areas, a two storey annexe extends from an arched opening formed within the front elevation dividing the subject property from an existing residentially occupied farmhouse. By means of a random masonry partition, the subject, single storey agricultural barn extends to the east, presently utilised for the storage of agricultural equipment. The ground floor plan area is of split level, raised 300-400mm above the ground floor level adjacent to the internal partition of the adjoining area.
- 1.0.3 The structural inspection undertaken was limited to the area of proposed refurbishment. We would point out that during the course of our inspection, no intrusive or destructive investigation methods/procedures were utilised. Whilst comment/opinion may be made regarding perceived wall elevation/stability, such opinion is based upon visible evidence of superstructure elements, not upon visual inspection of foundation/ substructure.

The structural inspection undertaken was limited to external and internal visual observations made during the course of our survey undertaken on 20 April 2011. All external observations were made from adjacent ground level. All internal observations were made from relevant corresponding ground and first floor levels.

We would point out that during the course of our inspection, no intrusive/destructive investigation methods/procedures were utilised to ascertain the nature of construction of the property substructure and superstructure elements.

Whilst opinion may be made regarding perceived points of a structural nature, such opinion is based solely upon visible evidence observed and experience/knowledge with

respect to such issues. Such opinions where given, should at the earliest opportunity be confirmed or otherwise by suitable and appropriate further investigation techniques.

1.0.4 Appended to this report, photographs taken during the course of our inspection. Where reference is made thereto, the proceeding commentary should be read in conjunction to their reference, and where appropriate, annotation of the photographs has been made to highlight pertinent points.

1.0.5 The area of redevelopment is a former, unoccupied ancillary agricultural property, extending easterly beyond the presently occupied, adjoining 'Howgill Farm' farmhouse. Of load bearing masonry (sandstone) cavity rubble fill original construction varying between 600-650mm thick, the roof is of traditional timber construction, slate covered and supported by means of timber purlins spanning between load bearing masonry wall elevations and timber trusses.

Within the easterly barn, although severely restricted during inspection, the lower lying floor area is a combination of stone slab/hardstanding finishes, raised beyond the front and rear entrance arches by approximately 300-400mm. Inspection of the floor finishes to this area was severely restricted due to the presence of stored haylage, however it is conjectured, based upon isolated inspection that the underlying finishes comprise of compacted hardstanding.

The easterly gable and partial length of corresponding rear elevation retains adjacent pasture, ranging from a minimum height of 0.4m to a maximum of 2.1m. From the junction of gable/rear elevation, the adjacent ground slopes prominently towards the front elevation (westerly direction) at an inclination of approximately 15°. From the rear elevation, a masonry retaining wall extends perpendicularly from the left hand side abutment of the easterly annexe, creating a hardstanding courtyard to the rear of the property.

1.0.6 External Elevation Survey

Front; Plates 01-02 refer to the south facing front elevation of the structure. The slate finishes to the front elevation roof pitch exhibit evidence of previous historic deflection of underlying structural members, although not considered detrimental. Generally, the elevation 'bulges' vertically at mid height, approximately 20mm over a measured 1.0m length.

Mr S Maney & Ms P Redman

Ancillary Barn conversion at Howgill Farm, Howgill Lane, Rimmington, Clitheroe. BB7 4EF
Structural Appraisal Report

The arched opening to the property under consideration (Plate 02) would suggest more formative rebuilding based upon the appearance of the 'voussoir' members, however does not exhibit any signs of historic or progressive movement.

Gable; Plates 03-05 inclusive provide record of the gable elevation. The elevation retains adjacent pasture to a maximum height of 2.1m within the central regions, 1.64m adjacent to its junction with the rear elevation, reducing to a retained height of 0.4m adjacent to the front elevation. As is apparent, the elevation 'leans' prominently from ground to eaves level; 90mm over a 2.0m measured length. Notwithstanding this point, the elevation does not offer any signs of structural distress detrimental to its integrity. We would postulate based upon external and internal observations that this elevation has been the subject of more formative extensive 'rebuilding' works.

Rear; The north facing rear elevation of the property is detailed within Plate 06. A partial length of the elevation retains an approximate 1.2m height of adjacent pasture up to the left hand side arch abutment.

Likewise with the front elevation, the slate finishes to the visible roof pitch exhibit evidence of historic underlying member deflection, not deemed excessive. The masonry facade along its length is generally plumb.

The rear arched opening to the easterly annexe (Plate 06) would suggest more formative rebuilding based upon the appearance of the 'voussoir' members, however does not exhibit any signs of historic or progressive movement suggesting overstress.

When viewed from the adjacent retained pasture level at the junction of the rear and gable elevations, strong visual evidence would suggest (Plate 07) that elevation rebuilding has been undertaken based upon masonry fascia and mortar colouration.

1.0.7 Internal Survey

Agricultural Barn; All internal wall elevations are of exposed masonry facade. Assumptions with respect to the possible more formative rebuilding of the gable elevation are further reinforced with visual evidence offered by the internal inspection. However, based upon colouration of the internal facade (Plate 08), we would postulate that approximately half the gable elevation length has been rebuilt, returning around the rear elevation junction.

Vertical cracking is noted at the junction of the right hand side front arch abutment/buttress (when viewed internally) and the front elevation (Plate 09), emanating from eaves level to the arch 'spring' point. Additionally, further vertical cracking is noted within the internal aspect of the front elevation beneath the truss bearing (Plate 10) within the area of the left

hand side arch abutment (when viewed internally) In terms of verticality, the front elevation is considered plumb, with the internal elevations of the gable and rear elevations 'bowing' 50 and 70mm over a one metre length respectively.

The roof is of traditional timber construction, holding no internal finishes. We would postulate that the roof has been more formatively replaced. A series of timber purlins are supported by load bearing gable and partition masonry elevations and intermediate multi member timber trusses, spanning between front and rear elevations. No signs of excessive deflection or over-stress exist within any of the structural timber roof members.

Above the rear arch 'spring' points, a timber 'infill' platform is constructed (Plate 11). Visual inspection would suggest that this element has been subjected to prolonged wood boring insect infestation, considerably reducing the original section size of the beam members.

The ground floor is of 'split level' configuration. The lower level, adjacent to the adjoining residential dwelling undulates within the York Stone flagged finishes. Beyond the easterly abutments of the front and rear arched openings, a 'dwarf' retaining wall spans across the width of the barn, retaining presumed, more formatively placed infill material, to accommodate a raise in floor level of approximately 400mm adjacent to the gable and partial front and rear elevations. This floor area was densely covered by haylage, however it is noted that the ground level was considerably undulating, presumably not incorporating any finishes.

2.0 Conclusions and Recommendations

- 2.0.1 The property is generally of sound structural condition considering its age and nature of construction. At present, the structure is stable. However, with respect to the proposed refurbishment, we would recommend remedial measures to improve the long term structural integrity of the building, particularly based upon the proposed change of use creating potentially increased loading.
- 2.0.2 It is recommended that a "specialist" timber survey is undertaken throughout the proposed refurbishment area of the building. Such a survey should identify the nature and extent of any wood boring insect infestation, dry/wet rot and fungal attack within all pertinent structural timber members (roof and lintels) and where appropriate, recommend the extent of remedial works necessary to arrest such.

Mr S Maney & Ms P Redman

Ancillary Barn conversion at Howgill Farm, Howgill Lane, Rimmington, Clitheroe. BB7 4EF
Structural Appraisal Report

- 2.0.3 A "damp" survey should be undertaken to all masonry elevations within the proposed area of refurbishment. If as expected, the level of the moisture within the wall elevations is excessive, remedial treatment solutions should be offered and undertaken.
- 2.0.4 Surrounding the redevelopment property external landscaping adjacent to the front elevation is proposed to be reduced. Therefore, we would strongly recommend that the nature and depth of the existing foundations within this area are ascertained.
- 2.0.5 Where vertical mortar cracking is noted either side of the internal aspect of the front elevation arched opening, we are of the opinion that such is attributable to a potential combination of the historical 'spread' of roof rafter members and thermal movement, particularly based upon their proximity to return openings. Proprietary mild steel straps should be secured with appropriate fixings, across the crack location at 300mm maximum vertical centres for the length of the crack. This remedial measure we feel is the most appropriate as it is assumed that an insulated 'dry lining' internal finish is to be adopted.
- 2.0.6 Excessive 'leaning' within the gable wall elevation is visually evident. However, based upon our summarisation that the elevation has been subject to recent remedial rebuilding works, we would postulate that the rebuilding was undertaken to such a tolerance as to 'key' into adjacent existing elevations and eaves. This would be compounded by the lack of evidence to suggest that no historic or progressive movement within the elevation exists to date. However, in order to provide lateral restraint to the elevation to arrest any potential further movement, we would advise that restraint in the form of proprietary mild steel strapping be affixed at apex level along the length of the elevation, across a minimum of two number rafter members, returning down the internal elevation.
- 2.0.7 Where necessary, the provision for a replacement ground floor slab should comprise of a 150mm thick, ground bearing concrete slab, laid upon 150mm thick compacted hardcore and a single layer of 1200 gauge damp proof membrane ("Visqueen" or approved equal), formed upon approved competent sub-base strata. Nominal mesh type reinforcement (A193) to the top of the slab should be provided with 25mm cover.
- 2.0.8 Refurbishment proposals may require renewal of the existing roof finishes. This will entail the removal of existing slate finishes and renewal of roofing felt and battens, and the potential introduction of insulation and ceiling board elements prior to the reinstatement of the existing slate. Careful consideration of the loading implications should be given with respect to the structural integrity of the existing timber roof elements to be retained.

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Ancillary Barn conversion at Howgill Farm, Howgill Lane, Rimmington, Clitheroe. BB7 4EF
Structural Appraisal Report

- 2.0.9 No lateral restraint is presently afforded to the wall elevations. Whilst evidence of lateral displacement is noted throughout, it is of no detrimental effect to date. However, notwithstanding this point, we would recommend as part of the refurbishment proposals, restraint strapping at eaves and apex levels are undertaken throughout.

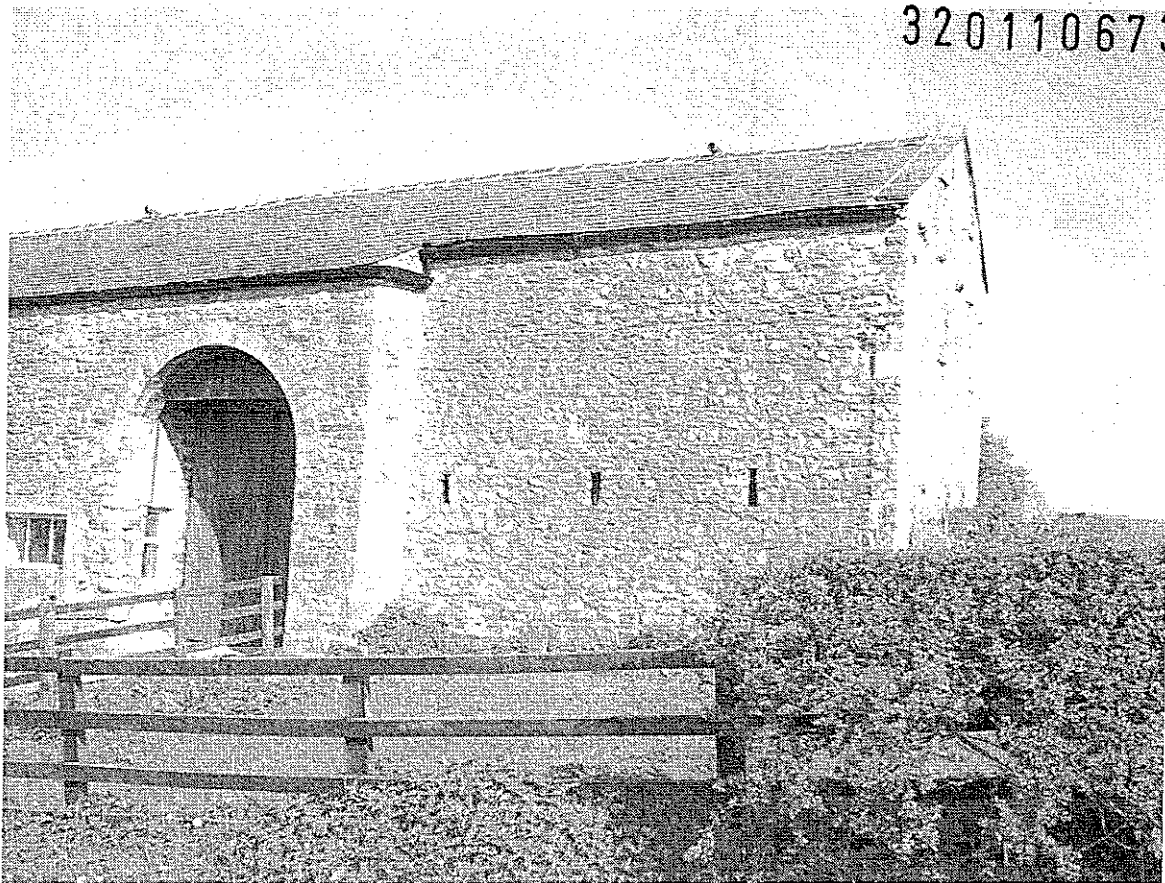


Plate 01 – Front Elevation (East Annexe /Agricultural Barn)



Plate 02 – Front Elevation arched opening to Agricultural Barn

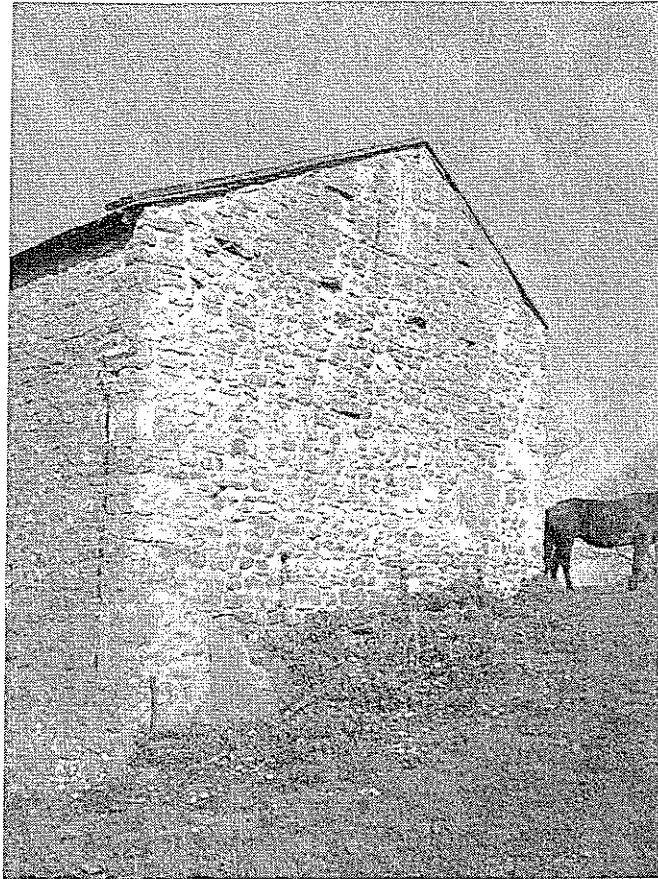


Plate 03 – Gable Elevation



Plate 04 – Gable/Rear Elevation junction

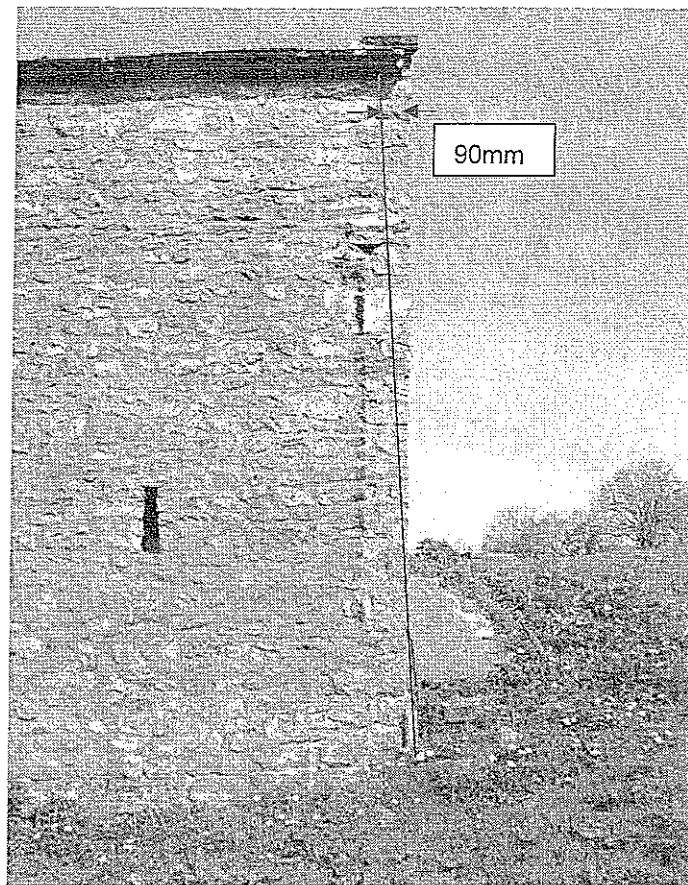


Plate 05 – Front/Gable elevation junction

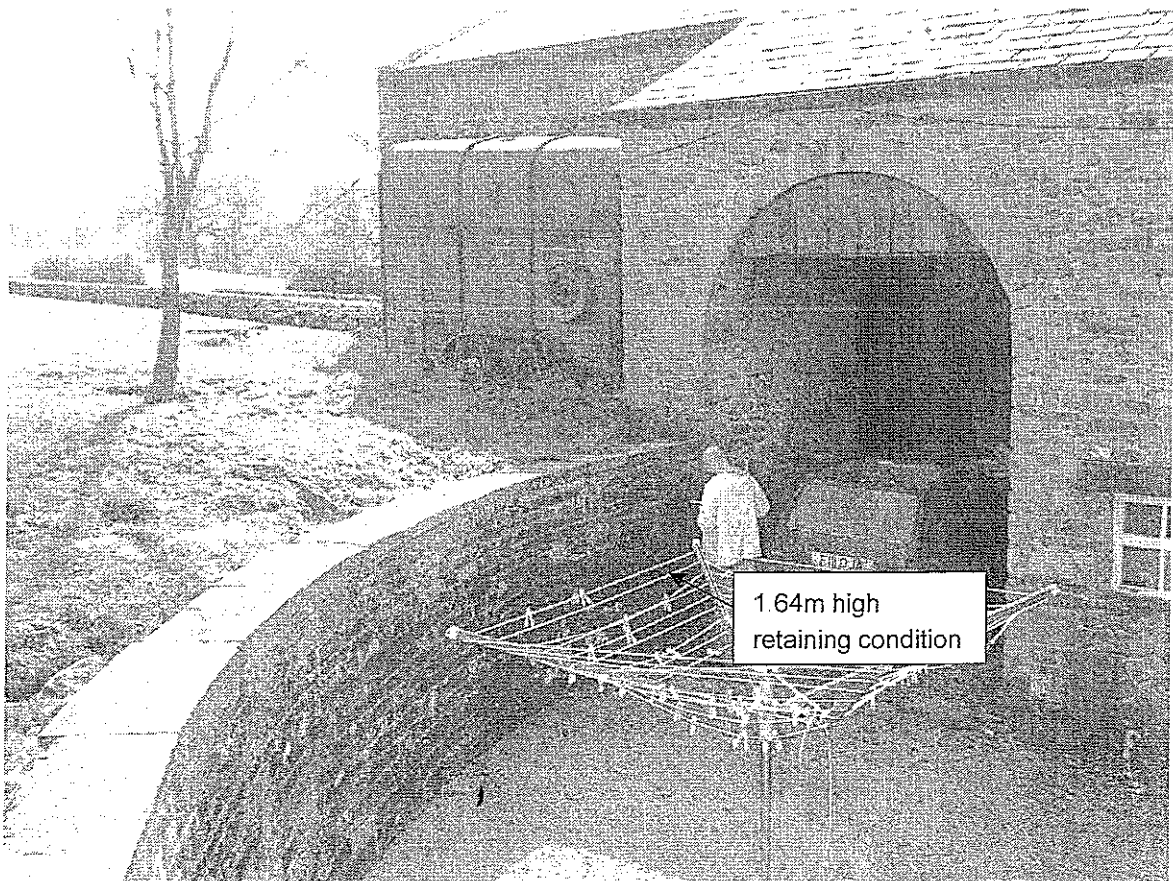


Plate 06 – Rear Elevation (Eastern Annexe/Agricultural Barn)

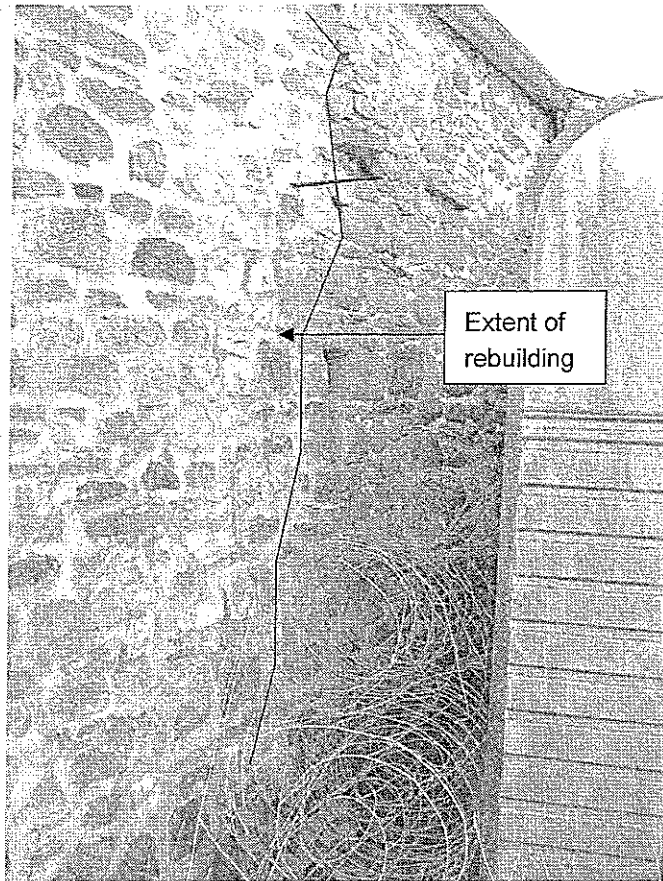


Plate 07 – Gable/Rear Elevation corner

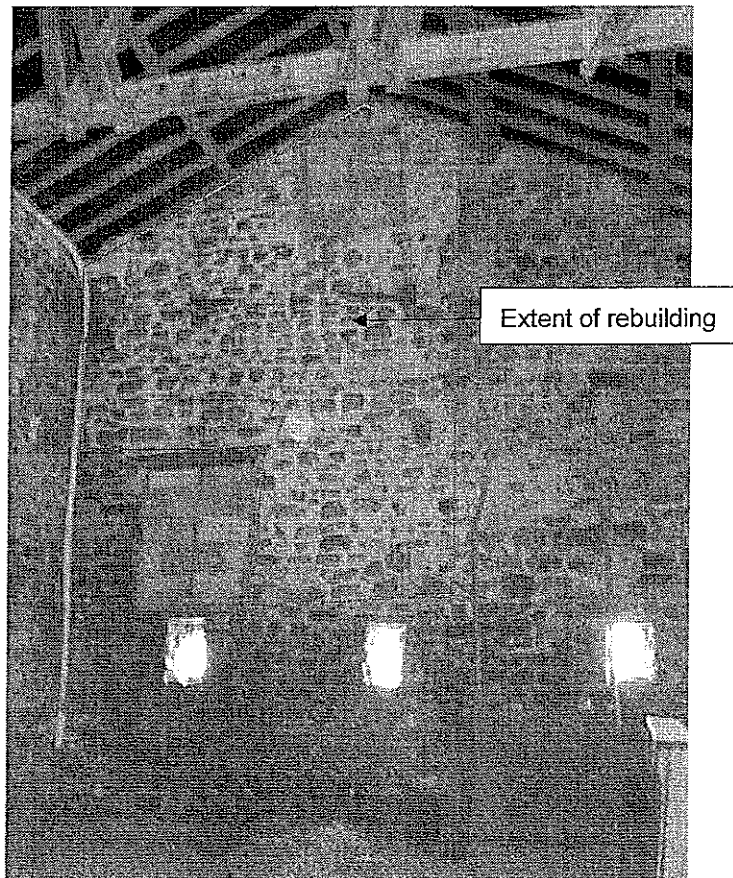


Plate 08 – Internal Gable Elevation

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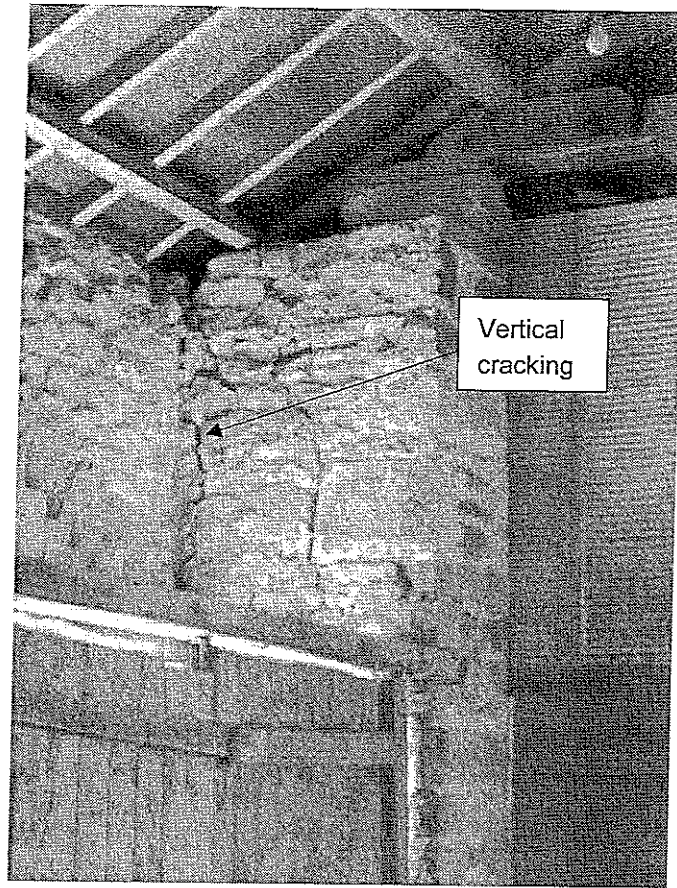


Plate 09 – Front Elevation arch buttress (internal)

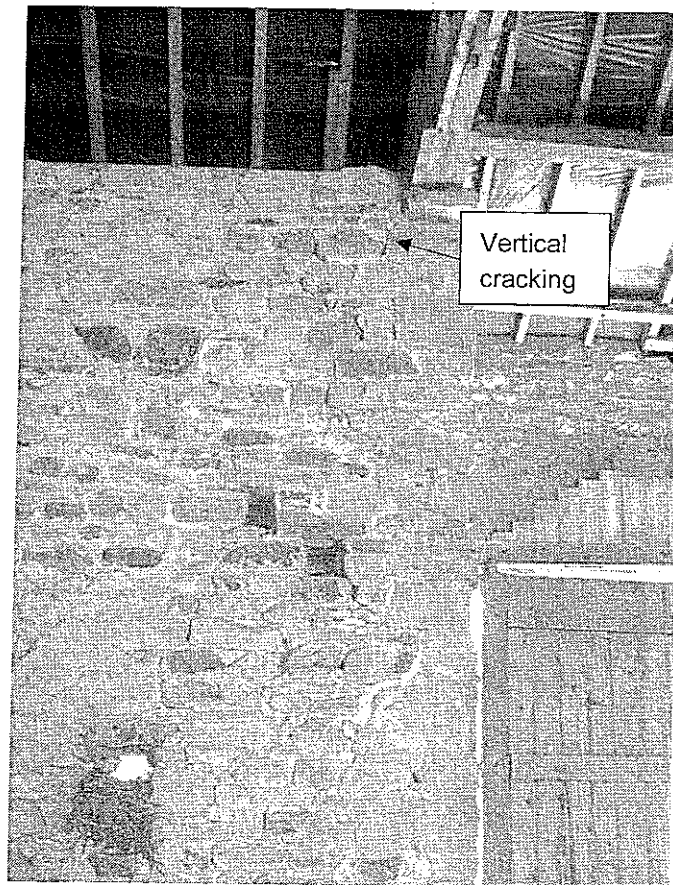


Plate 10 – Front elevation internal cracking beneath truss bearing

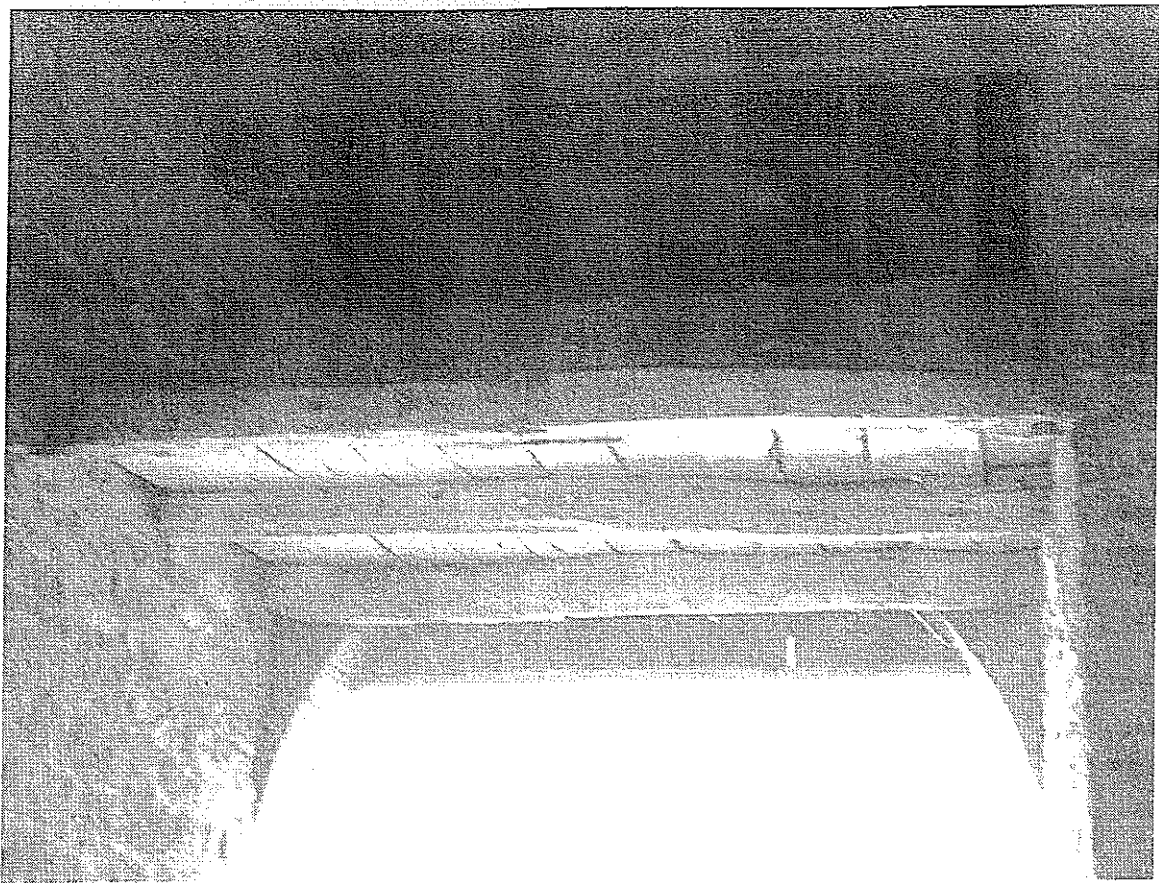


Plate 11 – Timber platform above rear elevation arched opening (Agricultural Barn)

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REF: HF/DA

Design & Access/Planning Statement

Change of Use of Barn to Canine Hydrotherapy & Rehabilitation Centre

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

1.0 Background

2.0 Context of Site

- Assessment
- Involvement
- Evaluation
- Design

3.0 Design Principles and Concepts:

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

4.0 Access:

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

5.0 Planning Context

- Planning History
- Planning Policy Framework
- Planning Appraisal

6.0 Conclusion

Plans & Drawings

SECTION 1 BACKGROUND

- 1.1** Rural Futures have been commissioned by Mr Stuart Redman to submit a planning application for the conversion of a redundant agricultural barn to a canine hydrotherapy and re-habilitation centre. This statement should be read in conjunction with the attached planning application forms and accompanying survey reports.
- 1.2** Howgill Farm is located within an area of Open Countryside, on Howgill Lane, 0.6Km from the main A682, Gisburn – Blacko Road and approximately 2.0Km east of Rimington village. The farm extends to 2.8ha (7 acres) with the land used for equine use.
- 1.3** The main buildings associated with the farm are a large residential dwelling with an adjoining barn facing Howgill Lane. The proposed development is to convert the barn as a canine centre dedicated to improving the health of dogs. The business will be operated by the applicant's daughter Poppy and her partner Steven, a trained canine hydrotherapist.
- 1.4** The centre will provide facilities and be dedicated to fitness, rehabilitation, education & training for both dog and owner. The facility would include a hydrotherapy pool and treatment rooms. The hydrotherapy treatments would be on the basis of vet referrals and will cater for injuries, post-operative recovery and obesity.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Howgill Barn lies in open countryside, approximately 600 metres south of the A682 Gisburn-Blacko road, on Howgill Lane. The barn forms the northern portion of a long stone built traditional structure, the majority of which is residential. The property does not have direct neighbours and there is parking space adjacent to the road.
- 2.2** Howgill Farm is not a working farm and the barn has been used for general domestic storage and fodder storage associated with equine use.
- 2.3** No public footpaths are present within the site.

Involvement

- 2.4** No contact has been made with the Local Planning Authority in respect of pre-application advice.
- 2.5** A structural survey has been carried out to assess the condition of the building and it's suitability for conversion. A bat and barn owl survey has also be undertaken. (See enclosed surveys)

Evaluation

- 2.6** The barn is a traditional structure which forms part of the main building. A full height arched wooden doorway allows access from the road and leads to the rear of the building, which is open. North of the arched access is a single storey barn area.
- 2.7** A structural survey has been undertaken by PSA Design to assess the condition of the building. Although some minor remedial works are required, the building is a stable structure and capable of refurbishment.
- 2.8** The bat and barn owl survey shows that there is no evidence of bats or owls present in the building.
- 2.9** The conversion of the building will create a reception area, two treatment rooms and a hydrotherapy pool with service room.

- 2.10** The conversion is restricted to the northern most bay and entrance area. The conversion will occupy the existing footprint of the building and occupies no greater mass than the current structure. A pathway will be created to access a new doorway on the eastern elevation.
- 2.11** The functional operations of the business will have no impact in terms of noise and traffic movements will be limited.
- 2.12** The site has an adequate parking area to the front of the barn, adjacent to Howgill Lane.

Design

- 2.13** The conversion design will retain the vernacular features of the present building and include natural materials wherever possible. Roof materials will be slate and all window and door openings will be high quality wooden fittings. The southern arched access opening will incorporate glass entrance doors and surrounding infill. The northern archway will include a wooden doorway and wood infill surround.
- 2.14** At ground level on the eastern elevation an existing opening which has previously been blocked will be opened to create access to the hydrotherapy room. On the same elevation within the gable an existing window which has been blocked will be re-opened. The slate roof will be maintained.
- 2.15** A small paddock will be created for exercise and obedience training. The area will be maintained as a grassed area.
- 2.16** The general design principles have been to create a building in sympathy with the vernacular style. The barn is currently serving no practical use other than storing general paraphernalia. The development will create a facility for a rural business which will bring economic benefits to the rural area.

SECTION 3 DESIGN PRINCIPLES & CONCEPTS

Use

- 3.1** The conversion will create a high quality commercial unit for use as a hydrotherapy and re-habilitation centre. The business will be operated by Poppy Redman and Steven maney, who reside at Howgill Farm.
- 3.2** The unit will be used for business use only.

Amount

- 3.3** The total ground floor area of the proposed building is 68m². No extension to the built structure will occur. A small exercise paddock of approximately 250m² will be created.

Layout

- 3.4** The layout of the building is restricted to the original footprint. The paddock area is located on the east of the building within a parcel of permanent pasture.

Scale

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

Landscaping

- 3.6** Landscaping will be restricted to the creation of a small wooden boundary fence enclosing the small exercise area which will remain grass.

Appearance

- 3.7** The external appearance of the building will maintain the existing stone appearance of the existing barn. New openings have been restricted to a door and window which were previously blocked. The large arch barn door openings will be in-filled with glass and wood. The design will maintain the vernacular style of the local area and is sympathetic to the existing structure.

- 3.8 The openness of the countryside and character of the area will not be compromised. There will be no greater visual impact on the area.

SECTION 4 ACCESS

An Accessible Environment

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

Vehicular and Transport Links

- 4.3 The access the property provides excellent access to the highway network. Howgill Lane is less than 1 km from the A682 which connects to the main trunk road network A59 at Gisburn and the M65 at Nelson and Colne.
- 4.4 Clients will visit by car and a pick- up service will operate which will reduce traffic movements.

Access and Movement Patterns

- 4.5 Vehicles will be restricted to the designated parking area, adjacent to Howgill Lane.

Emergency Services Access

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

Commitment to Design & Access Process

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

SECTION 5 PLANNING POLICY CONTEXT

Planning History

- 5.1** 3/1983/0309 – Alterations to farmhouse. Permitted Development June 1983.

Planning Policy Framework

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

Planning Policy Statement 1 (PPS1)

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

Planning Policy Statement 7 (PPS7)

- 5.4** The guidance relevant to the application and contained within PPS7 is highlighted below.

Objectives:

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

Key Principles:

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

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

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

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

The proposed development will create a small business which will contribute to the rural economy.

Planning Policy Statement 4 (PPS4)

5.5 POLICY EC6: Planning for economic development in rural areas

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

EC6.2 c. Support the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside (particularly those adjacent or closely related to towns or villages) for economic development

North West of England Plan – Regional Spatial Strategy to 2021

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

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

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

Ribble Valley Districtwide Local Plan.

5.7 General policies.

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

In determining planning applications the following criteria will be applied:

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

This proposal will incorporate a high standard of build and will not have any adverse effect on the character of the area or any negative environmental impact. The proposal is small scale development. Access is good and car parking is accommodated without additional areas needing to be created.

- 5.8 POLICY G5** *Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:*
- i) essential to the local economy or the social well being of the area; or*
 - ii) needed for the purposes of agriculture or forestry; or*
 - iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*
 - iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
 - v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.*

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

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

ENVIRONMENT

5.9 Policy ENV7

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species

The proposal will have no adverse effect on protected species.

THE CONVERSION OF BARNS AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES

5.10 Policy EMP9

Planning permission will be granted for employment –generating uses in barns and other rural buildings, provided all of the following criteria are met:

- (i) *The proposed use will not cause unacceptable disturbance to neighbours in any way;*
- (ii) *The building has a genuine history of use for agriculture or other rural enterprise;*
- (iii) *The building is structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building;*
- (iv) *The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;*
- (v) *The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;*
- (vi) *The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.*

The proposal will not cause disturbance to neighbours. The building has historically been used as a barn. The building is structurally sound and capable of conversion. The operation of the proposed use will not harm the appearance or function of the area. Access is good and the standards of design are in sympathy with the traditional style, incorporating appropriate traditional materials.

SECTION 6 CONCLUSION

- 6.1** The proposed development represents a small scale project which will create a low key rural business within a redundant building. The conversion will bring the building into use and protect it from further deterioration which is likely to happen if it remains unused. The scale, design and materials are appropriate to the location and wider area. Particular attention has been given to the design and materials to create a building in sympathy with it's historic past and the surrounding area. No negative impacts will be created by the development.
- 6.2** The proposals have been fully assessed in regard of all relevant planning policies and issues. The development conforms to these policies and will be an asset to the District in achieving its social and economic goals. In light of these factors we consider that there should be no obstacles to the granting of planning permission for the development applied for.

John Metcalfe
August 2011

PROTECTED SPECIES SURVEY^{320110673 P}

Property at: Howgill Farm, Howgill Lane, Rimington, Clitheroe, BB7 4EF (NGR: SD 828460)

1.0 Survey methodology

- 1.1 A daylight scoping survey and site inspection was carried out on Monday 18 March 2011 between 10.00 and 12.00. The weather at the time of the survey was mild, dry and bright (maximum temperature: 17°C; cloud cover: 0/8 octas; wind: nil) providing optimal survey conditions for a building and site inspection.
- 1.2 The aim of a bat survey is to make an assessment of the potential value of the site for European Protected Species and to establish whether bats (chiroptera) or other protected species have been active within those areas of property that will be likely to be affected by the proposed work. The survey included an internal and external assessment of the barn including the first floor loft area above the dairy and the two lean-to structures (with mono-pitched roofs) at the rear of the building.
- 1.3 An assessment was also made of the surrounding habitat within the boundary of the property.
- 1.4 A desk study and local data search has been undertaken to support the survey findings; the search includes obtaining bat records within 1km of the property using local, regional and national databases.
- 1.5 The survey methodology follows the monitoring guidelines recommended by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*), and *Survey and Monitoring Methods, Ch 3, (Bat Worker's Manual, JNCC, 2004)*.
- 1.6 Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using high-powered lamps (Clu-life 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Kodak MD41) and 900mm flexible endoscope (ProVision 300) to view all likely areas of the buildings for the presence of bats, ie. droppings and urine spots, grease stains or feeding remains such as discarded moth and butterfly wings, beetle elytra and other insect fragments typically found near regularly used feeding perches.
- 1.7 Recommended survey methods (Natural England / Barn Owl Trust) were used to assess the use of the building by barn owls and other nesting birds; normal search procedures include inspecting a site for evidence such as droppings, pellets, discarded prey items, feathers and nest debris.
- 1.8 Barn owl guidelines are those recommended by Natural England, *Barn Owls on Site – A guide for developers and planners, March 2002*.

2.0 Personnel

- 2.1 The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology, mitigation schemes and field survey work and a Natural England bat licence holder since 1990; current Natural England licence No: 20103384, (Conservation, Science and Education).

3.0 Description of the property

- 3.1 The barn has a random stone (rubble infill) wall construction with a rafter and purlin slate roof (as shown in figure 1); the building has three distinct areas as follows:
- 3.2 The main barn (shown as 'A' in figure 1) – has a large internal void and is open to the eaves; the timber-framed roof has a post and truss construction (figure 5). The building was re-slatted some years ago and a breathable sarking membrane added (figures 5, 6 and 7). A large wagon door to the front elevation has a timber door and is closed while the wagon door to the rear elevation remains permanently open.

There is a small timber loft above the open door, once used as storage; this now remains unused. The barn is dry, cool and very well ventilated; the barn appears to be in regular use for animals and storage.

- 3.3 The main barn leads to the shippon on the ground floor; this part of the building is currently used for storage; the area is in regular; there are several glazed windows and the area is relatively light, dry and cool. The shippon leads to an upper floor / loft area.
- 3.4 Loft area (shown as 'B' in figure 1): this area is a timber-floored loft and is open to the eaves; the area is cool and dry and there is some natural light from the main barn. The loft is used for storage.
- 3.5 The barn is attached to the farmhouse (shown as 'C' figure 1)

4.0 Existing building (images)

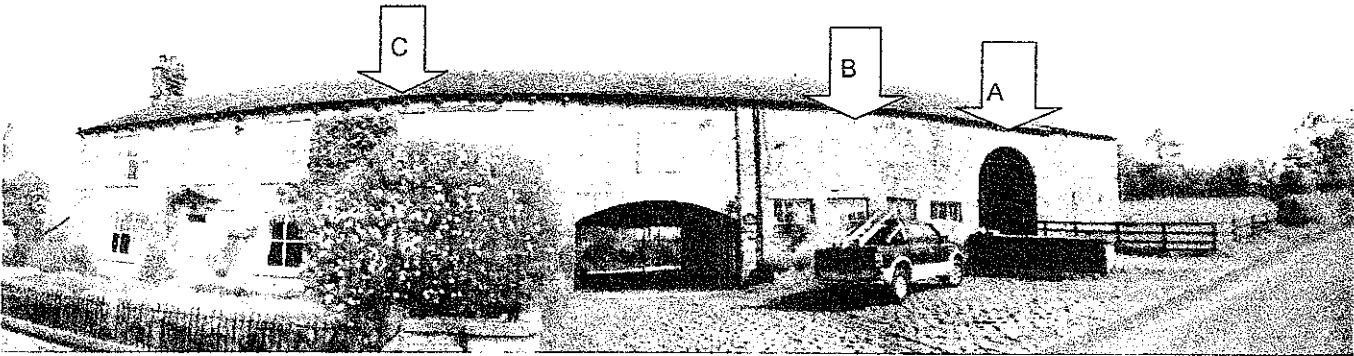


Fig1:



Fig 2:

Fig 3:

Fig 4:



Fig 5:

Fig 6:

Fig 7:

5.0 Site location and habitat description

- 5.1 The property is located at Howgill, Howgill Lane, Rimmington at national grid reference: SD 828460 at an elevation of approximately 150m. The farm is surrounded by open countryside with extensive grazing land (*category B3.2 semi- improved calcareous grassland – Phase 1 habitat assessment*).

- 5.2 There are no extensive woodlands or areas of open water within 200m of the building; the surrounding landscape provides sub-optimal feeding, foraging and commuting habitat for bats.
- 5.3 The farm is situated on gently rising ground near Howgill Beck and below Rimington and Twiston Moors at an elevation of 150m. There are many hedgerows, small water courses and linear features such as dry stone walls in the area providing relatively good connectivity to other habitats
- 5.4 There are no designated nature conservation sites immediately adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geomorphological Sites (RIGS).

6.0 Proposed development

- 6.1 The proposed barn conversion requires alterations to main barn including a hydro-therapy pool on the ground floor with a mezzanine level above; the shippin area will be converted into the grooming salon. The loft area 'B' above the shippin will remain unchanged.

7.0 Data search (SD84)

- 7.1 A targeted desk study was undertaken to identify the presence of protected species (bats) including any notable species records for the area.
- 7.2 NBN Gateway (10km square SD84) uses mammal datasets (*Terrestrial mammals -Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme – Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), and some local and regional biological record centres.
- 7.3 NBN Gateway database identifies the following bat species as present within the recording area:
- (1) pipistrelle bat (*Pipistrellus pipistrellus*)
 (2) daubenton's bat (*Myotis daubentonii*)
- 7.4 Based on species records gathered from several other sources, the following species are likely to be present within the district where suitable habitat exists:

Daubenton's bat	(<i>Myotis daubentonii</i>)
Natterer's bat	(<i>M. nattereri</i>)
Whiskered	(<i>M. mystacinus</i>)
Brandt's bat	(<i>M. brandtii</i>)
Brown long-eared bat	(<i>Plecotus auritus</i>)
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)
Soprano pipistrelle	(<i>P. pygmaeus</i>)
Noctule bat	(<i>Nyctalus noctula</i>)

- 7.5 Previous surveys have not been carried out at this property.
- 7.6 There are no available records of roosting bats within 1km of the site.
- 7.7 The following sources were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Lancashire and Cheshire Fauna Society
4. East Lancashire Bat Group
5. EED dataset (Lancashire bat records 2000 - 2011)
6. Magicmap interactive map
7. Natureonthemap (Natural England)
8. Biodiversity Action Reporting System (BARS)

8.0 Constraints

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- 8.1 The survey was undertaken outwith the optimal survey period for monitoring bat activity.
- 8.2 Evening emergence and dawn re-entry surveys have not been undertaken at the property.
- 8.3 Evidence of bat activity such as droppings, urine splashes and discarded fragments of insect prey is easily lost from external surfaces of buildings during the winter months. In some exposed locations, all external signs of bat activity may be removed entirely by the action of wind and water.
- 8.4 National Biodiversity Network records do not confirm presence or absence of a species or habitat.
- 8.5 Absence of records does not imply that a bat species is not present within the recording area.

9.0 Survey results

- 9.1 There is some, albeit limited evidence of bat activity within the building. A small number of fresh bat droppings were found within the loft area of the barn. Approximately 10 – 15 droppings were found on the stonework in the corner of the loft area at the top of the stairway leading down to the shippon. These are likely to indicate occasional roosting / resting / perching by a small crevice-roosting species such as pipistrelle.
- 9.2 There are no accumulations of droppings or evidence of regular or significant day roosting activity or night perching by bats. There is no evidence of bat droppings within any other part of the building.
- 9.3 Approximately 20 discarded insect wings and remains of insect prey were located scattered over the ground floor of the shippon and first floor loft area. (small tortoiseshell butterfly wings and yellow underwing moth wings); these are indicative of occasional feeding and perching by long-eared bat; discarded insect prey is typically found within barns, lofts and other agricultural buildings.
- 9.2 There are no accumulations of bat droppings on the external wall and roof surfaces.
- 9.5 There is no evidence of regular or significant flight, foraging, perching or day roosting activity in the barn; similarly there is no evidence of a maternity roost, transitional roost or hibernaculum.
- 9.6 There is no evidence of barn owl activity at the site.
- 9.7 Barn swallows are likely to nest within the main barn area and over the loft.

10.0 Evaluation of results

- 10.1 There is limited evidence of activity by two bat species within the property: pipistrelle bats (*Pipistrellus spp.*) and common long-eared bats (*Plecotus auritus*) are likely to feed and foraging within parts of the property and solitary bats may occasionally or sporadically perch and feed within the barn, loft area and shippon.
- 10.2 There is no evidence of regular or significant bat roosting activity within any part of the building.
- 10.3 The scale of impact of the development at site level on local bat populations is likely to be low¹.
- 10.4 The potential of the buildings to support a regular or significant day roost, maternity roost, hibernation roost or transitory / mating roost is moderate to low.
- 10.5 The overall conservation significance of the building for bats is 'low' as defined by Natural England (*Guidelines for Proportionate Mitigation*, BMG, 2004, A.J. Mitchell-Jones)².
- 10.6 The location of the property provides sub-optimal feeding, foraging and commuting habitat for bats.

- 10.7 There are no designated nature conservation sites immediately adjacent to the property - ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geomorphological Sites (RIGS).
- 10.8 There is no evidence of roosting or nesting barn owls within the property.
- 10.9 Barn swallows are likely to roost and nest within parts of the building between April and September.

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Guidance for assessing the value of habitat features – (BCT 2007, Bat Surveys, Good Practice Guidelines, p21)

11.0 Recommendations

- 11.1 The proposed scheme is unlikely to cause significant disturbance to roosting bats or result in the loss of a nursery bat roost (maternity site), resting place or hibernaculum, or cause injury or death of a European Protected Species (EPS).
- 11.2 Using current good practice guidelines to assess the level of survey effort that is required at the property, it is recommended that further survey work is not required and building works should proceed with reasonable caution and vigilance for the 'unexpected' presence of isolated roosting or resting bats* (refer to: mitigation notes below).

* Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

12.0 Summary

The proposed building alterations are **unlikely to cause significant disturbance** to roosting bats or result in the loss of a nursery bat roost, resting place or hibernaculum or cause injury or death of a European Protected Species – Bats.

The work should proceed with reasonable caution and vigilance for the unexpected presence of solitary roosting bats. In the unlikely event that bats are exposed or vulnerable to harm, stop work in that area immediately and seek further advice from BCT.

As the developer you should be mindful of your responsibilities towards protected species. An outline mitigation plan is provided for your guidance; mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

In the absence of significant evidence of bat roosting activity at this property, further survey work to determine bat emergence and roosting activity is not recommended.

There is no risk of disturbance to barn owls or other protected species at this property.

Barn swallows and their nests are protected by law. Birds and their nests must not be disturbed during the nesting season.

- 13.1 NB. Although the scale of impact of the proposed development at site level on local bat populations is likely to be relatively low, there still remains a low risk of disturbing roosting or resting bats.
- 13.2 Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

MITIGATION NOTES

ACTION:	METHOD:
1. Timing constraints	None.
2. Highest risk areas	Although it is unlikely that roosting bats will be disturbed during the proposed building alterations, there remains a low risk of exposing solitary bats and therefore risk of disturbance cannot be eliminated entirely. Solitary pipistrelle bats or other small crevice-roosting species are occasionally found roosting within wall and roof cavities at any time of year regardless of weather, season or time of day. The areas of highest risk in this building are beneath roofing materials such as roofing slates, ridge tiles, verge tiles and coping stones, or between slates and roofing battens or under roofing membranes and sarking materials.
3. Accidental exposure of bats	Stop work immediately if bats are exposed and are likely to be disturbed; eg. if you find live or dead bats or expose obvious accumulations of bat droppings under roofing materials. In the unlikely event of bats being exposed or vulnerable to harm at this property, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228.
4. Avoid handling bats	ADVICE TO CONTRACTORS: Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	ADVICE TO THE DEVELOPER: All contractors and project managers should be made aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report. The onus lies with the applicant to satisfy herself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Pre-development inspection	Not required.
8. Post-development monitoring	Not required.

13.0 Wildlife legislation – Bats and the law

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All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM

14.0 Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".

¹ 2.2.3 - Planning for development, Bat Surveys, Good Practice Guidelines, BCT (2007). (Mitchell-Jones, 2004)

15.0 Other references and contacts:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire East Borough Council) - Bat Conservation Trust

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078 enquiries@naturalengland.org.uk

National Planning Policy - PPS 9, Biodiversity and Geological Conservation, ODPM Circular 06/2005

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5 1 AUG 2011

FOR THE
ATTENTION OF

HERITAGE STATEMENT

CONVERSION OF A REDUNDANT AGRICULTURAL BARN FOR USE
AS A CANINE HYDROTHERAPY AND REHABILITATION CENTRE

Howgill Farm
Howgill Lane
Rimington
Clitheroe
BB7 4EF

1.0 Planning Policy Context

- 1.1 Planning Policy Statement 5 (PPS5) Planning for the Historic Environment sets out the Government's policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide
- 1.2 Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. PPS5 asserts that planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places Paragraph HE6 1 confirms that the Local Planning Authority should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of details should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset
- 1.3 Policy HE7 of PPS7 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7 2 suggests, in considering the impact of a proposal on any on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. Policy HE7.5 suggests that Local Planning Authorities should take into account the desirability of the new development making a positive contribution to the character and local distinctiveness of the historic asset

2.0 Significance of the Heritage Asset.

- 2.1 Farmsteads and their buildings must be understood in terms of the function or functions they were intended to house. Their scale and form are directly related the historic land use of the area, which is also reflected in the wider landscape. Buildings may in addition need to be understood as reflections of a particular vernacular building tradition or as expressions of a wider architectural or landscape design embracing a whole farmstead or estate

3.0 National Framework Farmstead Type

- 3.1 The scale and form of farmstead types are subject to much variation and are closely related to farm size and status, terrain and land use Paragraph 5.11 Historic Farmsteads, Preliminary Character Statement: North West Region provides the historic background to the development of such steadings The **linear layout** are now most strongly associated with the hill farms of northern England (North East, North West and Yorkshire and Humber) The major reason for the persistence of the layout in northern England was that it was suited to smaller farms (of 50 acres or less) needing fewer buildings – other than the storage of subsistence levels of corn for the household and livestock, and the housing of some milk cattle, poultry and pigs It was also a layout ideally suited to building along the contours of a hillside and so this farmstead plan remained in use in upland areas of England

4.0 Assessment of the Heritage Asset

- 4.1 The application site is located in open countryside in a rural location adjacent to Howgill Lane. The development site comprises an auxiliary agricultural barn forming part of the agricultural portion of a long traditional stone building which includes Howgill Farm farmhouse. The barn is located to the east of the building and is accessed by large wooden barn doors which create a through passage via another large arched doorway to the rear of the property. Opposite the barn area is a ground floor shippon which is unused. The barn area extends from ground floor level to the roof and the hay stored would be referred to as the 'mew'. The **linear plan** of the building conforms to the description above which is consistent with the setting, size of the holding and use. Appendix A shows historic map 1908-1909 showing the layout of the farmstead, which is little changed today.



Image 1: Howgill Farm. The linear plan with farmhouse and agricultural buildings attached

5.0 Historic Use

- 5.1 The land around Howgill Farm is permanent pasture and meadow supporting cattle and sheep. During the winter months cattle would be housed and prior to the development of large cubicle buildings animals were tied by the neck in shippons. Hay was conserved and stored in barns and fed to the cattle during the winter period. Until the late 1950's most hay was conserved as loose

hay and was cut during the winter with a hay knife. The development of the mechanical baler replaced this practice and the fodder was stacked in bales.

6.0 Present Use

6.1 The barn section of the building (Image 2) has not been used for agriculture since the 1980's when cattle were overwintered in the adjacent shippon. The shippon is a small double stall arrangement which has been upgraded at some stage in the recent past (probably since the 1950's) with concrete floors and 'boskins' replacing what was originally cobble and wood or slate. The buildings at Howgill Farm has not been used for agriculture since the 1980's since when the shippon and barn have been used for domestic storage and storage of a small amounts of equine equipment.

7.0 Condition & Interesting Features

7.1 A structural survey provides detailed information regarding the condition of the barn and concludes that the building is capable of conversion. The barn has a number of distinctive features including the dressed stone archways and ventilation apertures.



Image 2: Front side of the barn showing interesting features such as the three ventilation slots

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Image 3: Arched entrance on the southern elevation

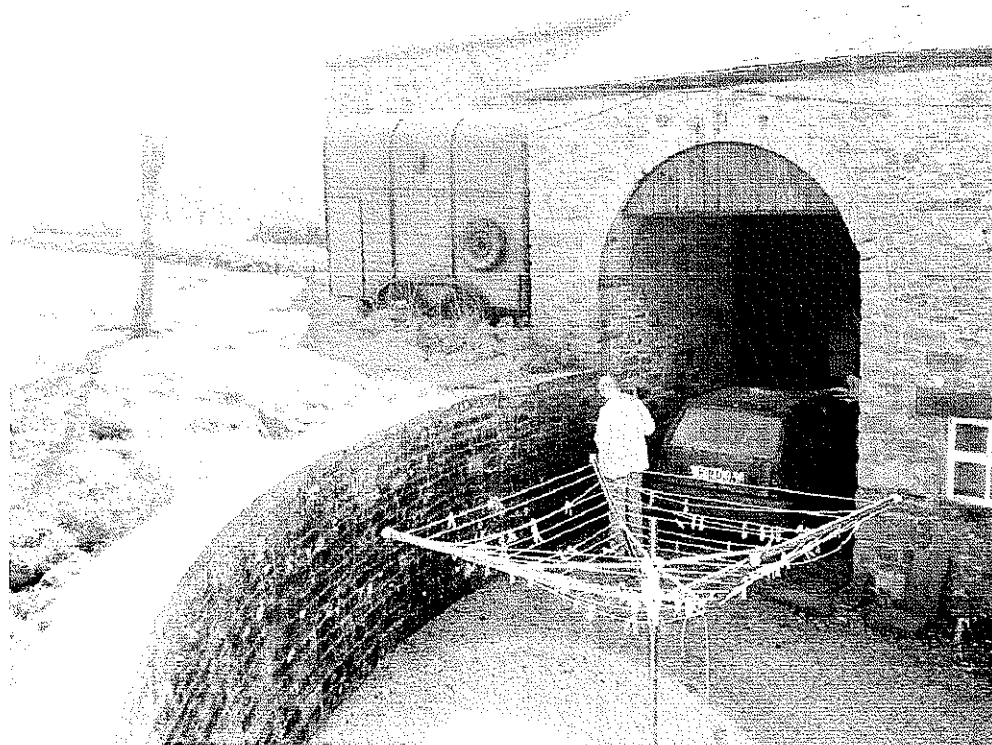


Image 4: Rear arched doorway on the northern elevation

- 7.2 There is evidence that some alterations have been made to the building. Two openings on the easterntion have been blocked at some time in the past . The higher opening was almost certainly a 'forking hole' which allowed hay to be stacked to the full height of the mew area. The lower opening may also have been for this purpose with hay being 'swept' to the opening with a horse and simply pushed through from the higher external ground level. However, this is by no means certain as the 1908 – 1909 Ordnance Survey map shows that a building was located on the northern side of this wall which would prevent access to both openings.
- 7.3 The openings were blocked using modern concrete blocks which would suggest this was carried out within the last 40 years . Some rebuilding has also taken place of the same wall which supports the roof trusses.

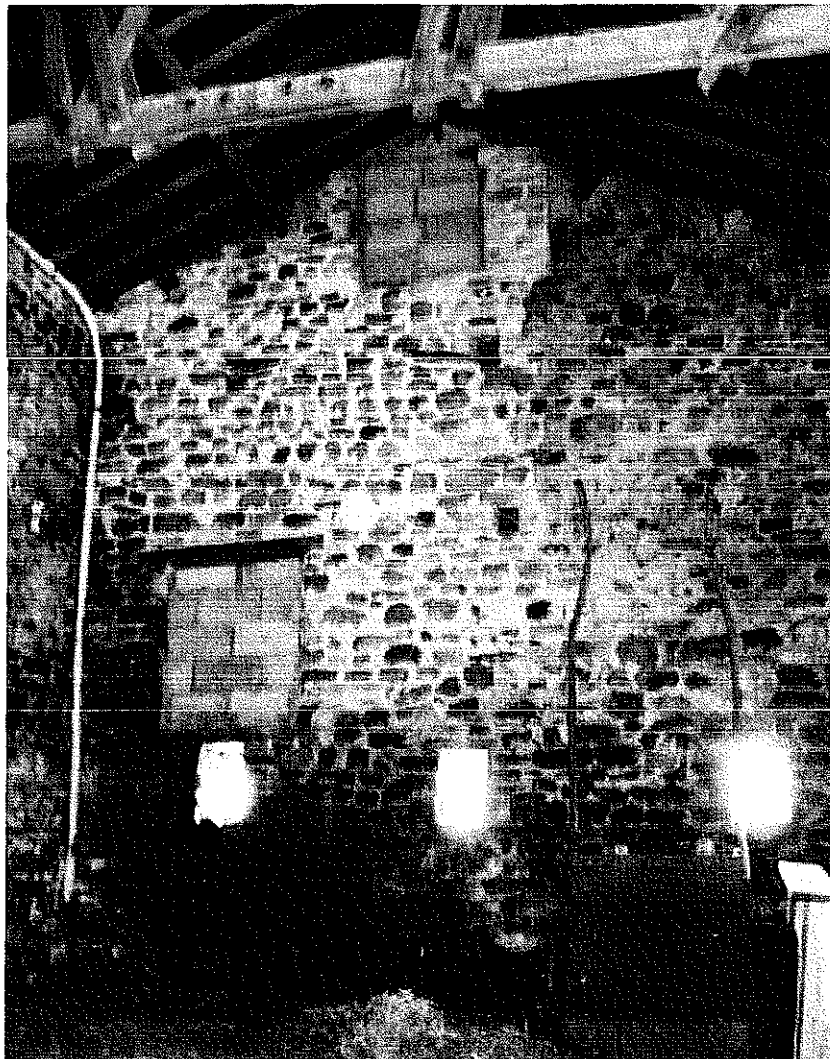


Image 5: Blocked openings and rebuilt wall on eastern elevation

- 7.4 Other than the above, few changes seem to have taken place to the layout of the farmstead over the last century, other than small alterations and the removal of the structure on the eastern extremes of the steading which is shown on the historic map.

8.0 Proposed alterations.

- 8.1 The proposed development will involve internal subdivision of the barn and access area. The former mew area will accommodate a hydrotherapy pool and service room, which will be formed above the existing ground level. Access to the pool room will be from internal steps and the opening of the lower blocked aperture on the eastern elevation to form an external door.
- 8.2 Two treatment rooms and a reception area will be created within the barn access area by infilling the arched entrances and constructing with internal blockwork. Appendix B shows existing and proposed plans.

9.0 Design

- 9.1 The Conversion of Traditional Farm Buildings: A guide to good practice (English Heritage) sets out the general principles and design issues relating to the adaptation of traditional farm buildings. General principles include understanding the character, significance and context of the heritage asset, understanding its construction and respecting the architectural and historic interest of the building in its setting. Minimising loss of historic fabric and achieving high standards of design.

- 9.2 Retaining features that provide evidence of the former use and contribute to the significance of the heritage asset is critical to a successful conversion.

10.0 Impact on the Heritage Asset

- 10.1 It is considered that there will be little loss of features and minimal changes to the character of the building by the proposed conversion. The design has taken care to respect the retaining features such as ventilation slots and the distinctive arched doorways. The additional openings on the eastern elevation will utilize existing openings which have been closed in the past, thereby restoring some of the original character.
- 10.2 External changes are minimal. The infill doorways and windows in the arched doorways will have no structural impact on the building and vertical boarding on the rear doorway reflects the design of the original barn doorway.
- 10.3 There is no internal structural effect on the barn as the hydrotherapy pool will be constructed above the existing ground level and not involve major excavation. Pool depth is a maximum of 1.0m. The shippon does not form part of the conversion and is unaffected by the development. The proposed conversion of the building does not alter the layout plan of the farmstead in any respect.

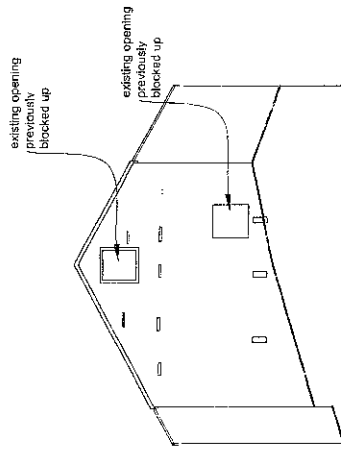
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- 10.4 It is considered that the conversion of the building will have no negative impacts on the heritage asset or the surrounding area. The building will be utilized for economic purposes which will retain and maintain the heritage asset into the future.

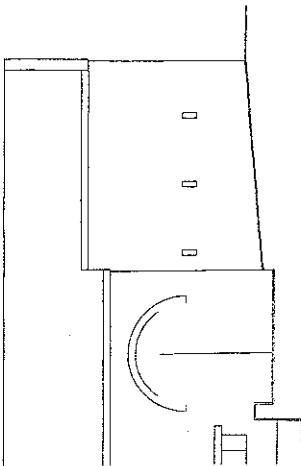
John Metcalfe 2011

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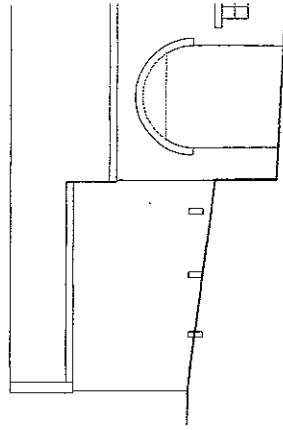
APPENDIX B



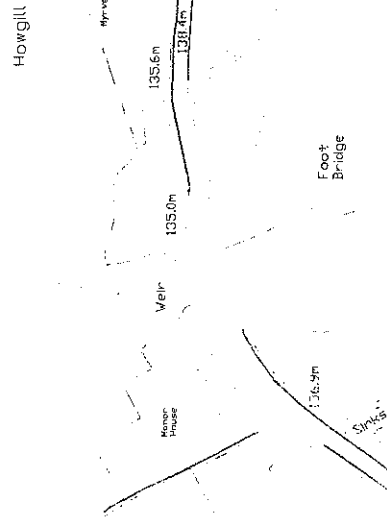
SIDE ELEVATION (EAST)



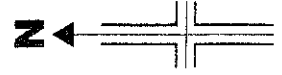
FRONT ELEVATION (SOUTH)



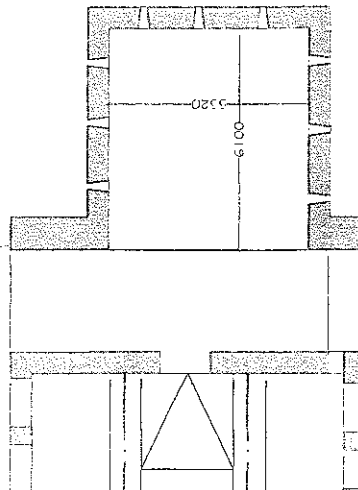
REAR ELEVATION (NORTH)



SITE LOCATION PLAN
scale 1:1250



GROUND FLOOR PLAN



Mr S Maney & Ms P Redman

Conversion of Barn at Howgill Farm,
to become Canine Grooming and
Rehabilitation Centre
Plans and Elevations as Existing

Scale

1:100 & 1:1250

Drawn DME

Checked Approved

Dwg No. A1438/PL01

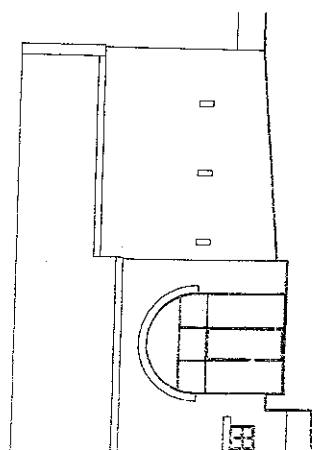
Date June 2011

Rev.

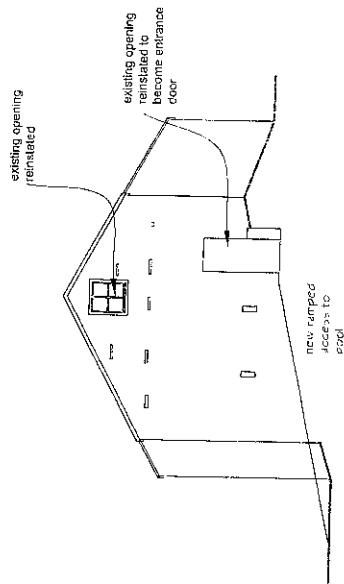
PSA Design
The Old Bank House
5 The Old Bank House
Preston PR3 3JF
Tel. 01772 786066
Fax. 01772 786265

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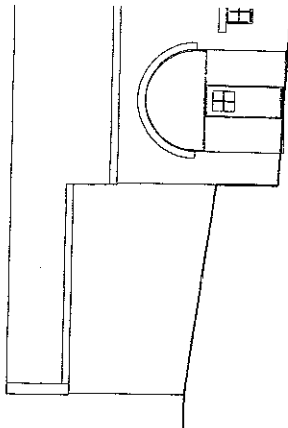
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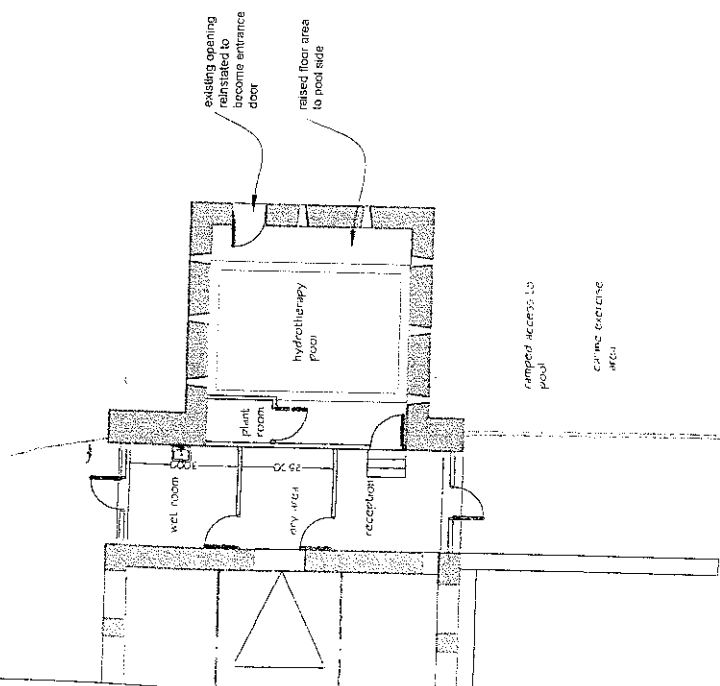
FRONT ELEVATION (SOUTH)



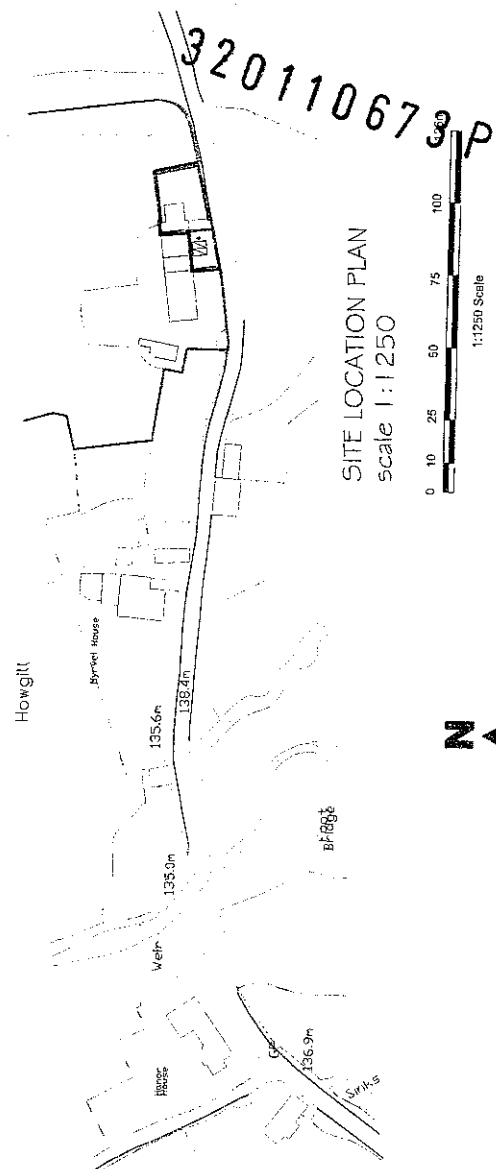
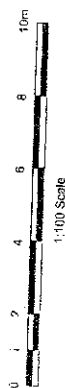
SIDE ELEVATION (EAST)



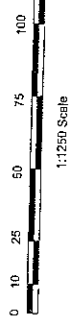
REAR ELEVATION (NORTH)



GROUND FLOOR PLAN



SITE LOCATION PLAN
scale 1:1250



Mr S Maney & Ms P Redman

Scale		
1:100 & 1:1250		
Drawn	Checked	Approved
DME		
Drawing No		
A1438/PL02		
Date		
June 2011		
Rev.		

Conversion of Barn at Howgill Farm,
to become Canine Grooming and
Rehabilitation Centre
Plans and Elevations as Proposed

PSA Design
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