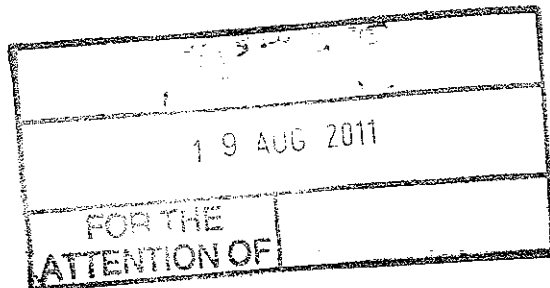




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No

320110675P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

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

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink

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

1. Applicant Name and Address

Title: MESSRS First name: I & P
Last name: SIMPSON
Company (optional):
Unit: House number: House suffix:
House name: ASPINALLS FARM
Address 1: KENYON LANE
Address 2: DINCKLEY
Address 3:
Town: BLACK BURN
County: LANCASHIRE
Country:
Postcode: BB6 8AN

2. Agent Name and Address

Title: MR First name: ANDREW
Last name: MITCHELL
Company (optional): GARY HOERTY ASSOCIATES
Unit: House number: 34 House suffix:
House name:
Address 1: WELLGATE
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2DP

3. Description of the Proposal

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

RE-SUBMISSION OF APPLICATION REF: 3/2011/0321, PROPOSED CONVERSION OF A BARN INTO TWO FOUR BEDROOMED DWELLINGS. TOGETHER WITH A MODEST REPLACEMENT LEAN-TO AND THE CREATION OF RESIDENTIAL CURTILAGE.

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: ASPINALLS FARMAddress 1: KENYON LANEAddress 2: DINKLEYAddress 3: Town: BLACKBURNCounty: LANCASHIREPostcode (optional): BB6 8AN

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

Easting: Northing:

Description:

5. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

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

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

 RACHEL HORTON

Reference:

 03/2011/0321Date (DD/MM/YYYY):
(must be pre-application submission) 23/06/2011

Details of pre-application advice received?

 AMEND FENESTRATION & PARKING
DETAILS. AMEND GARDEN CURTILAGE,
RE-LOCATE POSITION OF SOLAR PANELS.**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)

 SIM/477/1208/201**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. Authority Employee / MemberWith 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 memberDo any of these statements apply to you? ☐ Yes ☒ No

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

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	NATURAL STONE WALLS	SAME AS EXISTING	☐	☐
Roof	PART NATURAL SLATE ROOF/ PART FIBRE CEMENT ROOF SHEET	NATURAL SLATE ROOF	☐	☐
Windows	TIMBER FRAMED	TIMBER	☐	☐
Doors	TIMBER	TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)		STOCK PROOF FENCE	☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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

☒ Yes

☐ No

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

DESIGN & ACCESS STATEMENT x3	SUPPORTING STATEMENT x3
DRAWING REFERENCE:	PROTECTED SPECIES SURVEY x3
SIM/477/1208/RO1-RO2	STRUCTURAL APPRAISAL x3
	HERITAGE STATEMENT x3

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	6	6
Light goods vehicles/ public carrier vehicles	/	/	/
Motorcycles	/	/	/
Disability spaces	/	/	/
Cycle spaces	/	/	/
Other (e.g. Bus)	/	/	/
Other (e.g. Bus)	/	/	/

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

PLAN SIM/477/1208/RO1
(DETAILS OF CONDER CLEREFO CT18
PACKAGE TREATMENT PLANT INCLUDED
WITH THIS APPLICATION)

12. Assessment of Flood Risk

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

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
 ☐ Existing watercourse
☒ Soakaway
 ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species:

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

b) Designated sites, important habitats or other biodiversity features:

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

c) Features of geological conservation importance:

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

14. Existing Use

Please describe the current use of the site:

FORMER AGRICULTURAL USE, PART
CURRENTLY USED AS A DAIRY

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?

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

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

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

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

15. Trees and Hedges

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

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

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

16. Trade Effluent

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

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

17. Residential Units (Including Conversion)

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

☒ Yes☐ No**Proposed Housing**

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

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)= 2

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):

2

18. All Types of Development: Non-residential Floorspace

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

☒ Yes☐ No

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

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
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	☐	448 m ²	448 m ²	382 m ²	-66 m ²
AGRICULTURAL	☐				
Please Specify	☐				(REDUCTION IN AREA)
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		☐			
Please Specify		☐			

19. Employment

N/A

Please complete the following information regarding employees:

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

20. Hours of Opening

N/A

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.08

22. Industrial or Commercial Processes and Machinery

320110675 P

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

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

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

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

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

23. Hazardous Substances

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

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

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

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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

--

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

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

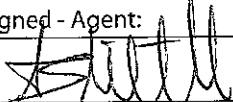
(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--


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18/08/2011

(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):

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26. Planning Application Requirements - Checklist

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

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



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



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



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



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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(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)

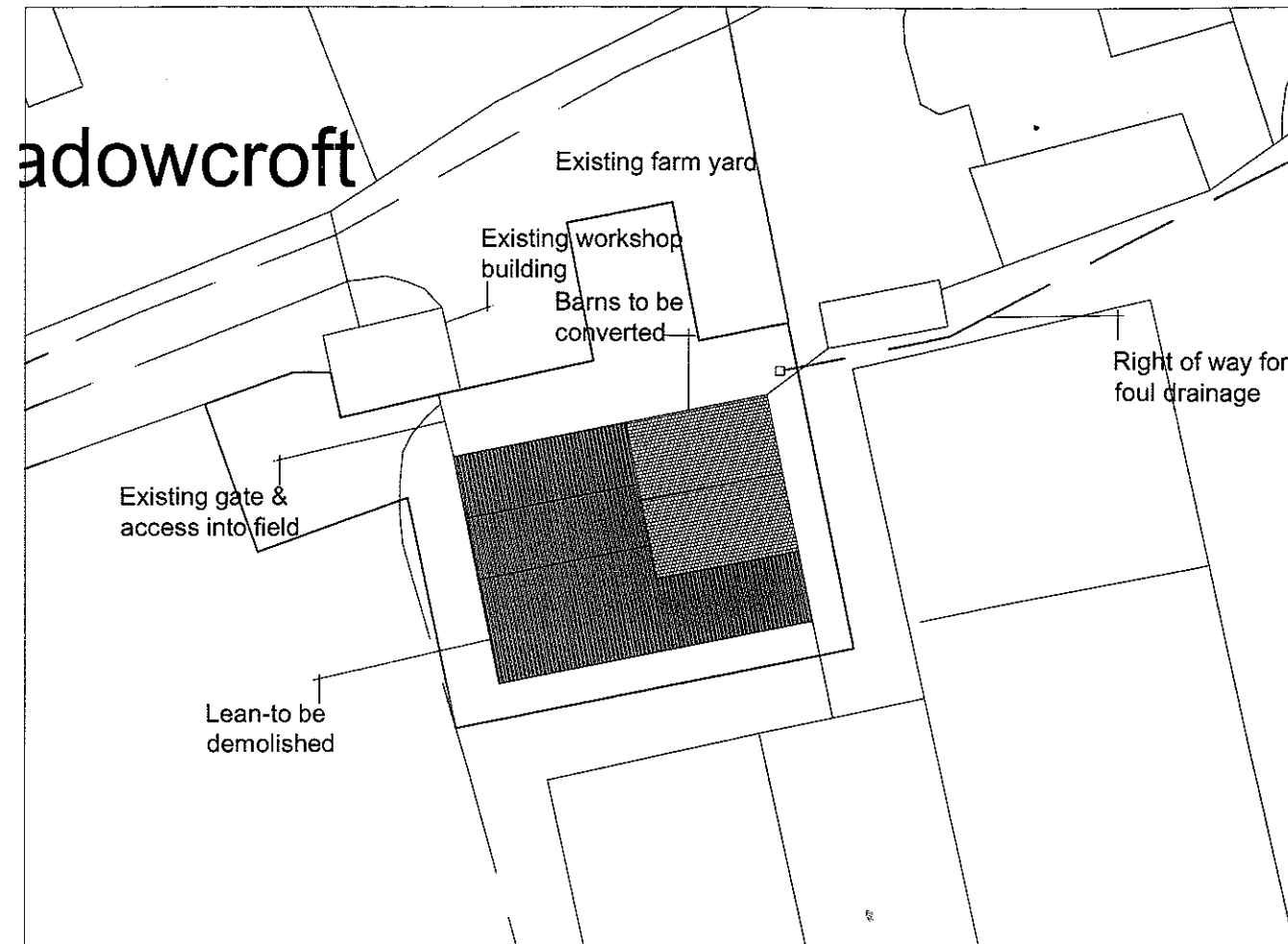
If Other has been selected, please provide:

Contact name:

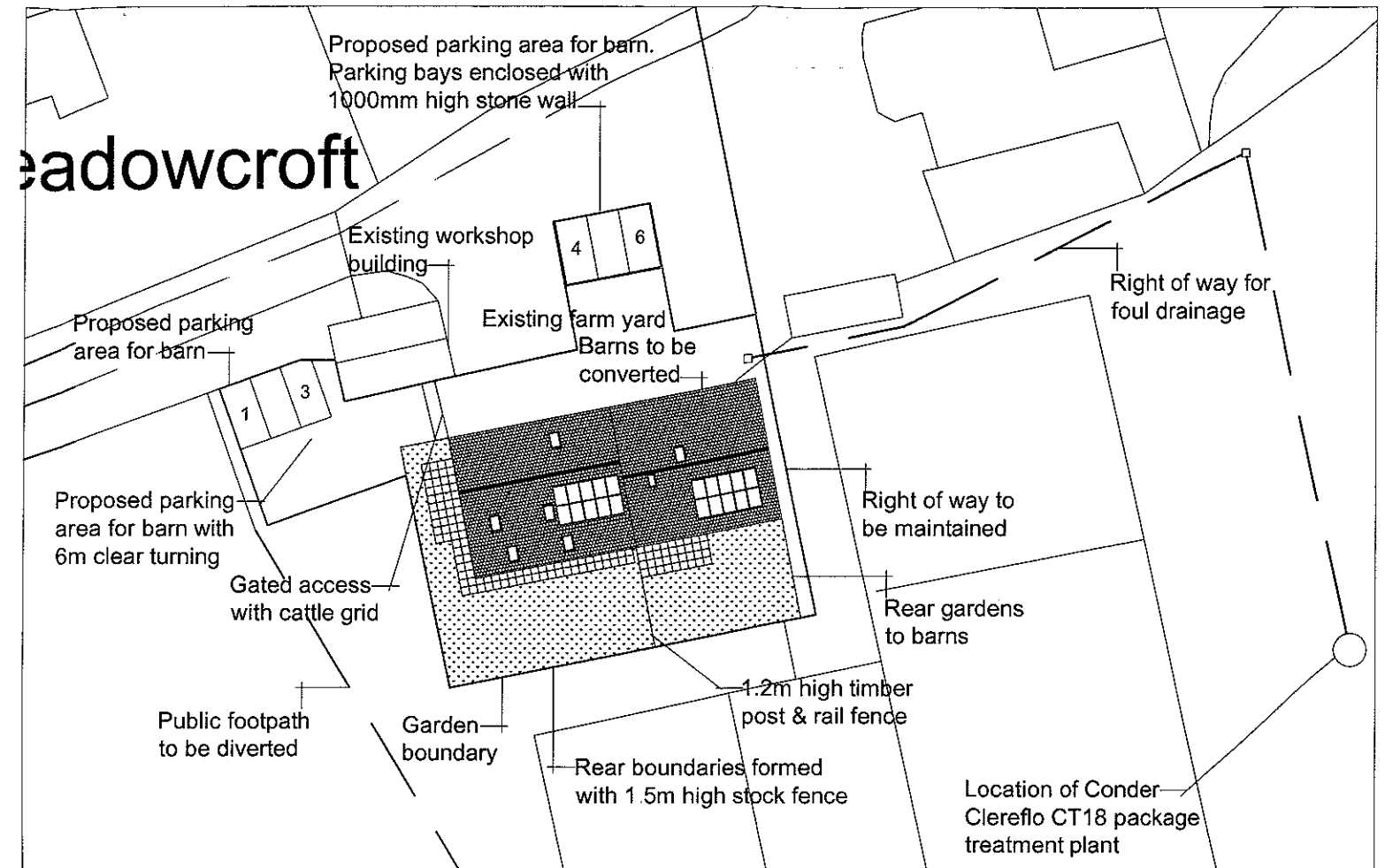
Telephone number:

Email address:

Proposed barn conversion at Aspinall Farm,
Kenyon Lane, Dinckley, Blackburn, BB6 8AN~



Existing Site Plan 1:500



Proposed Site Plan 1:500

Notes:

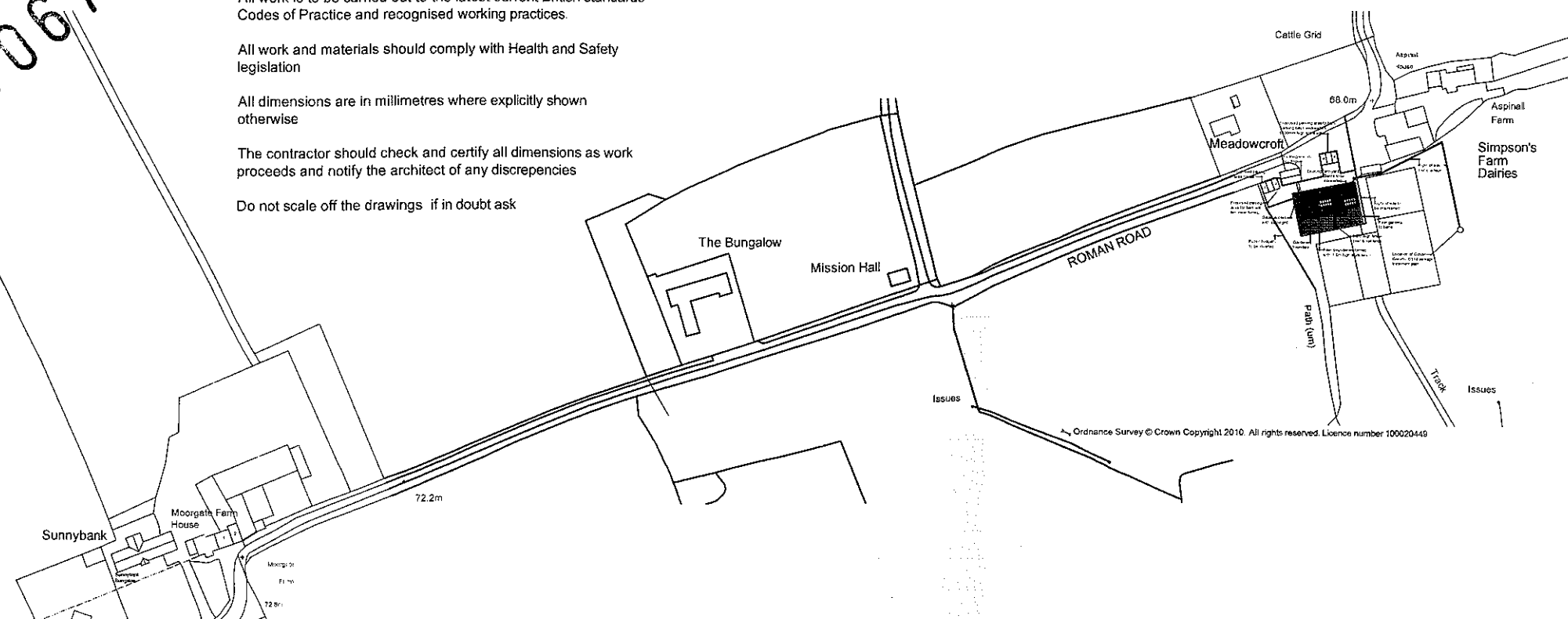
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation

All dimensions are in millimetres where explicitly shown otherwise

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

Do not scale off the drawings if in doubt ask



Proposed Location Plan 1:2500

Amendment A: 18.08 11 further to meeting with planning officer make amendments to plans Submit re-submission application for approval.

PLANNING DRAWINGS - existing & proposed site plans & proposed location plan



Chartered Surveyors
34 Wellgate
Clitheroe
Lancashire BB7 2DP

T: 01200 442301
F: 01200 442302
Email: info@ghaonline.co.uk

Title: Proposed barn conversion at
Aspinall Farm
Kenyon Lane
Dinckley
Blackburn
BB6 8AN

Project No: Sim/477/1208/R01

Drawn: AJM

Client: Messrs Simpsons

Date: 17.08.11

Scale: 1:500/2500

Amendments:

A

SEWAGE TREATMENT CLEREFLO

PRODUCT & SPECIFICATION

CT 6-12-18-25

FOR RESIDENTIAL & SMALL
COMMERCIAL PROJECTS

FOUR CT MODELS

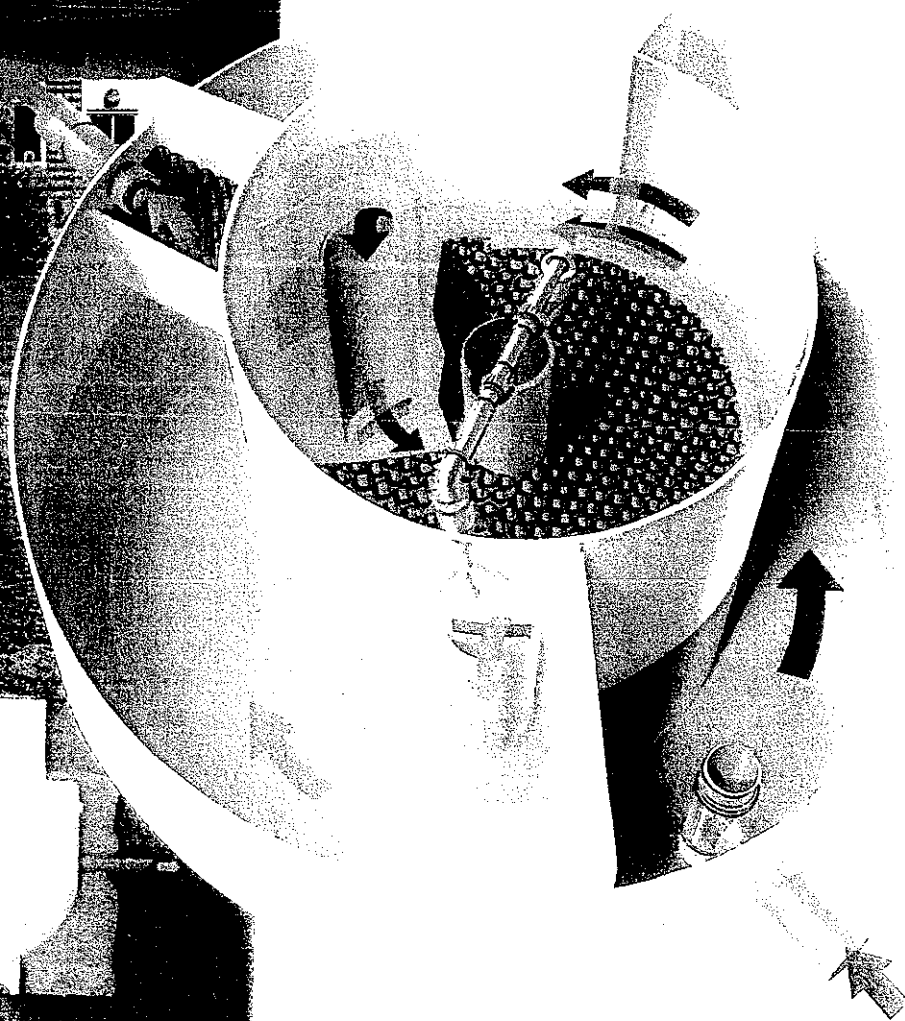
TO SERVE 6-25 POPULATION EQUIVALENT

FOR 'OFF-MAINS' PROJECTS

COMPLETELY BELOW GROUND INSTALLATION

DEVELOPED with CRANFIELD UNIVERSITY

320110675 P



Cnder
PRODUCTS



Certificate No.: FM13561
ISO 9001 Design & Build

TECHNOLOGY
FOR A CLEANER ENVIRONMENT



SEWAGE TREATMENT

CLEREFLO

CAPABILITY & QUALITY

Conder Products Ltd is the UK No 1 in GRP tank manufacture and a European leader in the design, testing and supply of sewage treatment systems and specialist above/below ground tanks. With over 30 years expertise in the sector, the company has proven and extensive capability to provide wastewater treatment solutions for all types of residential, commercial and industrial projects.

This product choice is backed by:

- Europe's largest, automated production facilities
- Innovative design and build experience to strict quality standards – certified to ISO 9001 Design & Build – to meet even the most demanding project requirements
- Industry leading, state-of-the-art equipment to create vessels with up to 275,000 litre capacity from 1m-4m in diameter
- Sewage treatment systems manufactured up to 2000 population equivalent including the brand new CT 35-150 (see back cover)
- In-depth technical service and support for every project
- Full compliance with latest environmental and industrial regulations
- 1000's of successful installations around the UK

For advice on specifying the correct Clereflo CT, site requirements, planning regulations and discharge consent application simply call 0870 264 0004

Completely below ground installation

Shallow excavation for reduced installation costs

Backfilled with C30 semi-dry concrete

Lightweight construction, easy to handle

FEATURES & BENEFITS

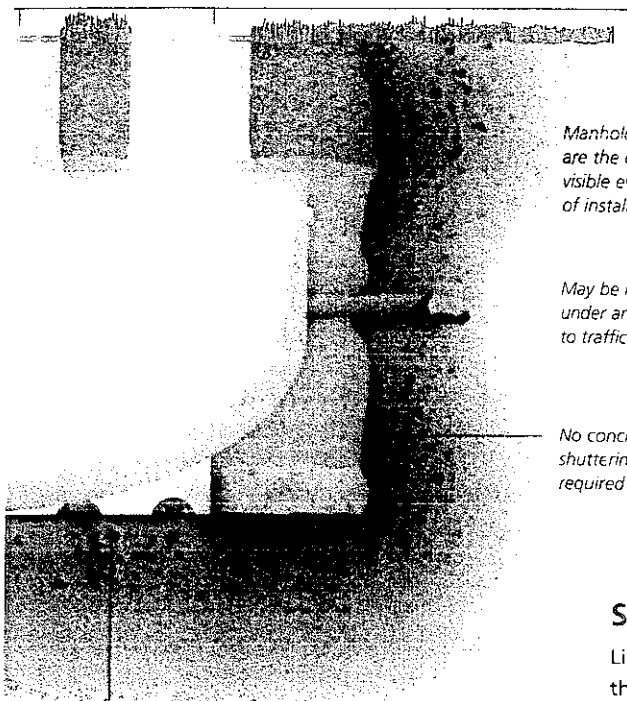
The Clereflo CT range is designed for projects where access to main drainage is impractical and where the Environment Agency requires a Consent to Discharge:

- All Clereflo CT systems certified to ISO 9001 Design & Build and comply with BS6297
- Completely below ground installation
- Cost-effective, easy installation – CT 6-12 only need a mini-digger
- Developed in association with Cranfield University School of Water Sciences
- Proven and reliable high performance three stage operation
- No unpleasant odours and quiet operation
- All Clereflo CT systems utilise the proven Submerged Aerated Filtration process and incorporate the innovative Ventflo Inductor system to render effluent harmless
- Discharge quality is 20:30 (mg/l BOD:SS) which complies with Environment Agency requirements for discharge into water courses as well as the ground
- Low maintenance and running costs – the submersible pump is the only mechanical component
- Fully tested and assembled before delivery to site
- Full technical and product support
- A full service package is available which can include the routine de-sludging of the settlement chambers
- Available from stock for fast delivery across the UK



CT 6-12-18-25

Cnder PRODUCTS



Manhole covers
are the only
visible evidence
of installation

May be installed
under areas subject
to traffic loading

No concrete
shuttering
required

The 'skirt' of the unit
is usually embedded
in concrete

THE UNDERGROUND TREATMENT PROCESS

The Clereflo CT range, and the technology it incorporates, has been developed in association with The School of Water Sciences at Cranfield University. Its performance is based on a simple, proven and precise three stage operation that accelerates and amplifies nature's own way of dealing with organic matter:

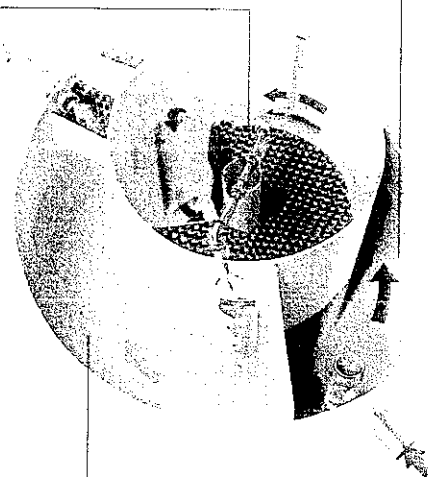
Stage One

Wastewater enters the Clereflo system directly into the primary settlement stage. This stage incorporates a long flow path which prevents any short circuiting of the treatment process.

Stage Two

Liquor then enters the base of the central area where aerobic bacteria proliferate and form a thin film, or Biomass, on the Submerged Media. This area is known as the Bio-Zone.

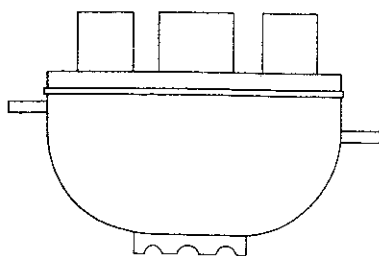
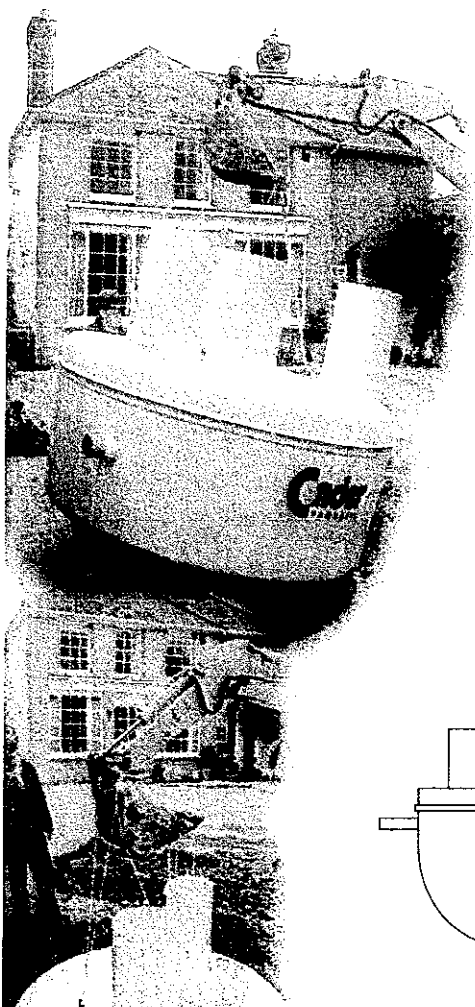
The liquor is then drawn into a submersible pump unit specifically designed for sewage which feeds the Ventflo Inductors. These aerate the liquor and distribute it back down and through the Submerged Media.



Stage Three

Re-circulation continues until the treated mixture is hydraulically displaced into the humus chamber where final settlement takes place prior to discharge.

Discharge takes place by gravity, or if necessary with the option of an integral pump.



Clereflo unit	CT6	CT12	CT18	CT25
Population equivalent	6	12	18	25
Hydraulic load (l/day)	1200	2400	3600	5000
Organic load (g BOD5/per day)	360	720	1080	1500
O/A diameter (m)	2.5	2.5	2.5	2.5
Standard inlet invert (m)	0.5-1	0.5-1	0.5-1	0.5-1
Inlet invert to base (m)	0.9	1.45	1.725	2.0
O/A depth (m)	1.4	1.95	2.225	2.5
Pipework fitting (mm)	110	110	110	110
Empty Weight (tonnes)	0.3	0.38	0.42	0.45

SUPPORT & ADVICE

SPECIFICATION

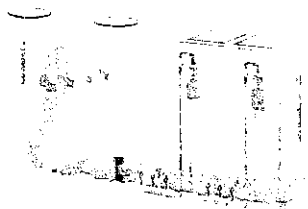
- Standard CT units are designed to suit inverts (distance from the ground surface to the inlet pipe) of 1.0m. Heavy duty systems are available where invert depths are over 1.0m.
- Where gravity discharge is not possible, a remote control integral pump station can be incorporated.
- If discharging into a sensitive surrounding water environment Conder can supply 'add-on' packages that provide additional tertiary sewage treatment.

INSTALLATION

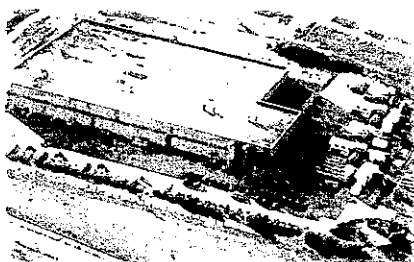
- A comprehensive, easy to follow installation and operation manual is provided with every unit, but preparatory works can be undertaken prior to delivery of the unit – call 0870 264 0004 for details.
- Access shafts (0.5m in length) are supplied separately for site cutting to the desired level.
- Clereflo CT systems are ideally sited no less than 7m from the nearest dwelling. Emptying vehicles will also need at least 35m to access to the system.
- A reinforced concrete slab is required if the system is to be subjected to traffic loading.

RECENTLY LAUNCHED CLEREFLO CT 35-150

Conder's new range of unitank advanced packaged sewage treatment systems for mid-range off-mains projects serving up to 100 population equivalent.



Europe's largest automated production facilities



ACTION

To find out more about Clereflo CT systems or other Conder products, or for advice on specification simply contact us at the address below.

Conder
PRODUCTS



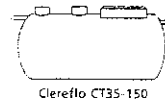
Preston Industrial Plastics

Aqueduct Street, Preston, PR1 7JQ

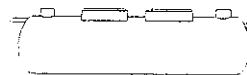
**NORTH WEST'S LARGEST INDEPENDENT
PLASTIC STOCKHOLDERS**

TEL: 01772 555224 FAX: 01772 259473

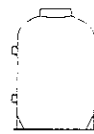
OTHER CONDER PRODUCTS



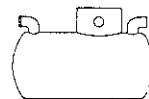
Clereflo CT35-150



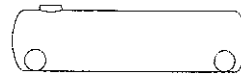
M Series & MBR Membrane Technology
Sewage Treatment Systems
(up to 2000PE)



Packaged Pumping Stations



Class 1 & 11 Bypass & Full Retention
Oil/Water Separators



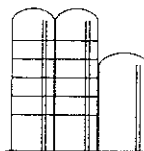
Attenu tanks Storm Water Balancing



General Underground Storage Tanks



Sprinkler Tanks



Above Ground Engineered Vessels

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

320110675P

FAO: Andrew Mitchell

GHA Associates
Chartered Surveyors
34 Wellgate
Clitheroe
Lancashire
BB7 2DP

20 March 2011

Ref: B 923

Dear Andrew

Protected Species Survey: Aspinalls Farm, Kenyon Lane, Dinckley, Blackburn, Lancashire, BB6 8AN.

You have requested an inspection of the above named property to undertake a protected species survey on behalf of your clients Messrs I and P Simpson as a condition of a planning application to the local planning department at Ribble Valley Borough Council (RVBC).

It is understood the planning application is for a proposed barn conversion of the existing agricultural building as shown in figures 1 to 9 of the following report.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are normally required to protect bats and their roosts and ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey and daylight inspection of the property was carried out on Monday 14 March 2011.

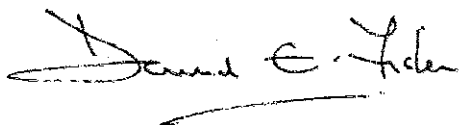
There is no significant evidence of protected species (bats) within any part of the property.

However, your attention is drawn to the outline mitigation notes at the end of the report. It is the developer's responsibility to ensure that procedures are in place to mitigate for the 'potential' impact on bats during the proposed works. The onus lies with the applicant to satisfy himself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been previously granted.

Please note, I do not supply a copy of the report to the local planning authority, therefore it is your responsibility to forward a copy to RVBC in support of the planning application.

Finally, I attach further information on 'protected species and the planning process' with some brief notes regarding 'bats and the law'.

Yours sincerely



David Fisher

PROTECTED SPECIES SURVEY

Property at: Aspinall's Farm, Kenyon Lane, Dinckley, Blackburn, BB6 8AN (NGR: SD 695361)

1.0 Survey methodology

- 1.1 A daylight scoping survey and site inspection was carried out on Monday 14 March 2011 between 10.00 and 12.00. The weather at the time of the survey was cold, dry and bright (maximum temperature: 6°C; cloud cover: 1/8 octas; wind: light NW) 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-lite 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 This agricultural barn has a random stone (rubble infill) wall construction with a rafter and purlin timber-trussed roof (figure 6); the building has several distinct areas as follows:
- 3.2 (a) main barn - a large internal void open to the eaves; the timber framed roof has a post and truss construction and clad with cement fibre sheets (figure 6). There is a large timber wagon door to the front elevation; the barn is separated from the adjacent building by brick partition wall (figure 5); the barn is in constant use for storage and machinery.
- 3.3 (b) lean-to shed - at rear of barn with concrete block work wall construction and mono-pitch cement fibre roof; area in constant use as a workshop and for storage.
- 3.4 (c) Dairy room (figure 1) - with first floor loft above; the roof was renovated (circa 2004/5) with new purlins and rafters (figure 8), the roof is clad with natural blue slate and lined with breathable membrane. The timber loft area (figure 9) extends over the dairy and leads into a lean-to shed / shippon at the rear.
- 3.5 (d) lean-to building / shippon at the rear of the dairy and old milking parlour; this structure has block work wall construction and the roof is clad with corrugated mono-pitch cement fibre panels; the area is currently empty and un-used.

4.0 Site location and habitat description

- 4.1 The property is located 0.5km west of Brockhole Village at national grid reference : SD 695 361 at an elevation of approximately 70m. The farm is surrounded by open countryside with extensive grazing (category B4 improved grassland – Phase 1 habitat assessment).
- 4.2 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.
- 4.3 There is a deeply wooded clough within 0.5km along the northerly section of Dinckley Brook; this watercourse joins the River Ribble approximately 1km north of the site providing extensive broadleaved woodland and riparian habitat.
- 4.4 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).

5.0 Existing building (images)

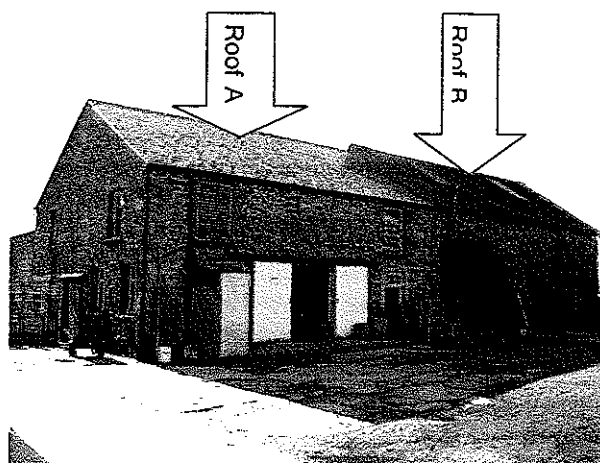


Fig 1: East (side) and north (front) elevations

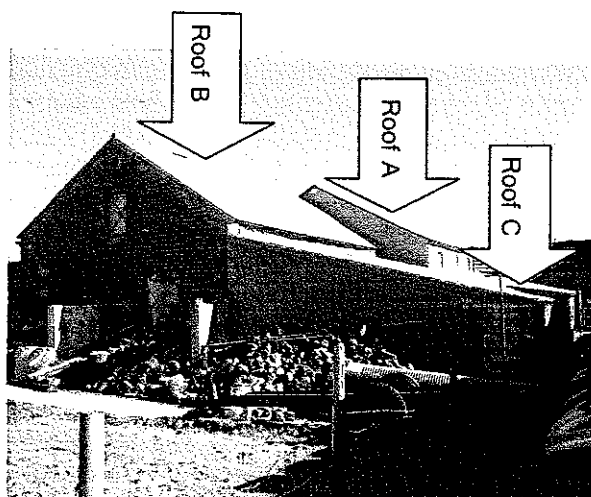


Fig 2: West and south (rear) elevations.



Fig 3: South elevation



Fig 4:



Fig 5:

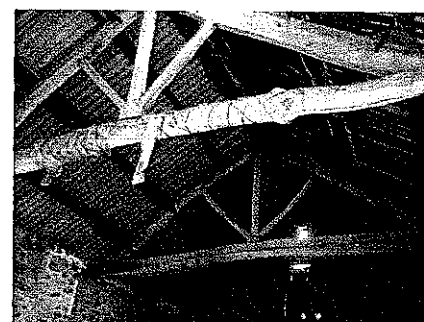


Fig 6:

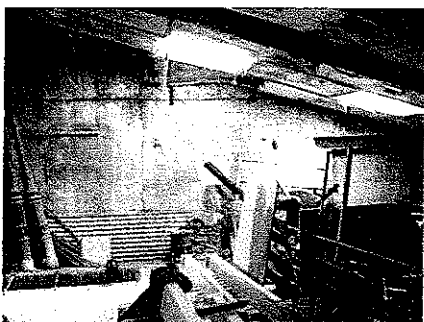


Fig 7:



Fig 8:

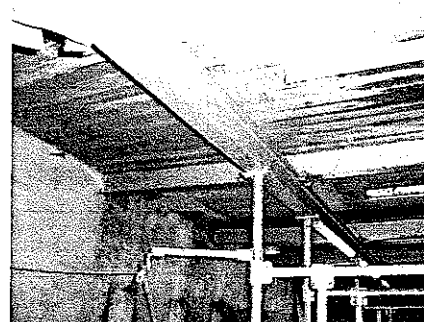


Fig 9:

6.0 Proposed development

6.1 The proposed barn conversion requires building alterations to the stone barn including re-roofing of the existing barn (Roof B – figure 1) and demolition of the existing lean-to structure (Roof C) (Reference: GHA - Project no. Sim/477/108/01, Nov 2010; existing floor plans and elevations);

6.2 The current planning application does not include the adjacent dairy room, first floor loft or lean-to

7.0 Data search (SD63 and SD73)

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 squares SD63 and SD73) 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 | (<i>Pipistrellus pipistrellus</i>) |
| (2) soprano pipistrelle | (<i>P. pygmaeus</i>) |
| (3) daubenton's bat | (<i>Myotis daubentonii</i>) |
| (4) whiskered bat | (<i>M. mystacinus</i>) |
| (5) natterer's bat | (<i>M. nattereri</i>) |
| (6) common long-eared bat | (<i>Plecotus auritus</i>) |

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 It is understood a protected species was undertaken at the property prior to roofing operations over the adjacent dairy building (Roof A).

7.6 Previous survey information has been obtained from Angela Graham Bat Consultancy Service Ltd. A survey was undertaken at this property on 07.07.2004; a single species of pipistrelle bat was recorded in flight at the rear of the barn during an evening emergence survey and solitary pipistrelle bats were seen entering and leaving the barn soon after dusk although roost emergence was not recorded. Additionally, fresh bat droppings were found scattered within the barn. Other species were not recorded.

7.7 The following sources were consulted during the preparation of this report:

- Bat Conservation Trust (BCT)
- National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
- East Lancashire Bat Group (ELBG)
- Angela Graham Bat Consultancy Service Ltd (pers comm)
- South Lancashire Bat Group website
- EED dataset (Bat records 1997 - 2011)

- Magicmap interactive map
- Natureonthemap (Natural England)
- Multimap
- Lancashire Biodiversity Partnership website
- East Lancashire Ornithologist's Club

8.0 Constraints

- 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 lean-to building at the rear of the dairy room and old milking parlour. Several fresh bat droppings were located within the lean-to shippon area; these are consistent with flight and foraging activity by pipistrelle bats in recent days.
- 9.2 Several discarded insect wings (10 small tortoiseshell butterfly wings) were located scattered over the floor of the first floor loft area above the dairy room; these are indicative of occasional feeding and perching by a *plecotus* or *myotis* species; discarded insect prey is typically found within partly enclosed roof voids and loft areas, particularly within agricultural buildings.
- 9.2 There are no external accumulations of bat droppings, feeding remains of prey or other indicative signs that bats have entered the building; all visible walls surfaces, roof areas, copings, verge tiles, ridge tiles and slates were found to be entirely free of evidence of bat activity.
- 9.5 There is no evidence of regular or significant flight, foraging, perching or day roosting activity in the barn and lean-to building at the rear of the barn; similarly there is no evidence of a maternity roost, transitional roost or hibernaculum at this property.

10.0 Evaluation of results

- 10.1 There is evidence of activity by two bat species within the property: both 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 perch and feed within the loft area.
- 10.2 Significantly, there is no evidence of bat activity within the barn and lean-to areas that are included within the present planning application.
- 10.3 A previous protected species survey was carried out at this property (2004) and within the nearby farmhouse (2009); both surveys indicate activity and likely roosting activity by pipistrelle bats. Previous records are consistent with the current survey results.
- 10.4 There is no evidence of regular or significant bat roosting activity within any part of the building.
- 10.5 The scale of impact of the development at site level on local bat populations is likely to be low¹.
- 10.6 The potential of the buildings to support a regular or significant day roost, maternity roost, hibernation roost or transitory / mating roost is relatively low.

- 10.7 The overall conservation significance of the building for bats is currently 'low' as defined by Natural England (*Guidelines for Proportionate Mitigation*, BMG, 2004, A.J. Mitchell-Jones)².
- 10.8 The location of the property provides sub-optimal feeding, foraging and commuting habitat for bats.
- 10.9 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).
- 10.10 There is no evidence of roosting or nesting barn owls within the property.
- 10.11 Barn swallows regularly 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 Summary and main recommendations

- 11.1 The proposed building alterations are unlikely to cause significant disturbance to roosting bats or result in the loss of a nursery roost, resting place or hibernaculum or cause injury or death of a European Protected Species – Bats.
- 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)
- 11.3 As the developer you should be mindful of your responsibilities towards protected species. An outline mitigation plan is provided for guidance; mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species

12.0 Impacts and Mitigation

- 12.1 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.
- 12.2 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 there is no evidence of roosting bats within the building that will be affected by the building alterations, the risk of exposing roosting or resting bats cannot be eliminated entirely. Occasionally isolated pipistrelle bats or other small crevice-roosting species can be found roosting within cavities at any time of year regardless of 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 tiles and roofing battens or under roofing membranes and sarking materials
3. Accidental exposure of bats	ADVICE TO CONTRACTORS: 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
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

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, 15 Cloisters House, 8 Battersea Park Road, London, SW8 4BG, 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

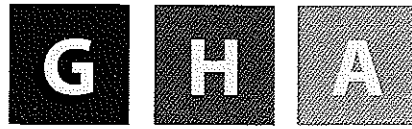
Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078 enquiries@naturalengland.org.uk

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

16.0 APPENDIX A

Bat records in the Dinckley / Brockholes area (Source: EED / ELBG)

<i>Species:</i>	<i>Site:</i>	<i>Grid reference:</i>	<i>Date</i>	<i>Comment/recorder</i>
Pipistrellus sp	Braddyl Barn	SD 697367	28.04.06	Maternity roost
Pipistrellus sp	Dinckley House	SD 698367	29.04.06	Maternity roost
Pipistrellus sp	Brockhall Village	SD 703368	20.03.09	Small day roost
Pipistrellus sp.	Aspinall Farm	SD 696362	13.11.09	Minor roost activity in farm house loft
Pipistrelle sp.	Aspinall Farm	SD 696362	07.07.04	Bats flying into / around barn at dusk
P. pygmaeus	Hall Bank Farm	SD697385	31.05.06	Feeding/foraging
Pipistrellus sp	Hall Bank Farm	SD 367385	29.04.06	6 feeding/foraging
Plecotus auritus	Braddyl Barn	SD 697367	28.04.06	Day roost
Plecotus auritus	Woodfield's Barn	SD 696394	05.06.07	Night feeding/perching
Plecotus auritus	Moorgate Farm, Dinckley	SD 689359	29.07.10	Night feeding/perching
Pipistrellus sp.	Moorgate Farm, Dinckley	SD 689359	29.07.10	Occasional roosting in cottage roof
P pipistrellus	Moorgate Farm, Dinckley	SD 689359	29.07.10	Foraging flight
Myotis sp	St Leonards Church Old Langho	SD701359	14.03.11	Evidence of roosting in porch



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DESIGN AND ACCESS STATEMENT

**IN RESPECT OF A RE-SUBMISSION PLANNING
APPLICATION FOR THE PROPOSED
CONVERSION OF TRADITIONAL
AGRICULTURAL BUILDINGS INTO TWO FOUR
BEDROOM DWELLINGS**

AT

**ASPINALLS FARM, KENYON LANE, DINCKLEY,
BLACKBURN, BB6 8AN**

Prepared by: Jennifer Hindle
Our clients: Messrs I & P Simpson
Our Ref: Sim/435/1208
Date: August 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



1. Use

- 1.1 The traditional agricultural buildings at Aspinalls Farm which are the subject of this planning application comprise a former shippon which is currently used as a dairy and a barn which is redundant. The dairy equipment is outdated and coming to the end of its useful life and the applicant's do not consider the former shippon to be suitable for continued use as a dairy and they are therefore seeking permission to convert the buildings to two dwellings

2. Amount

- 2.1 The existing buildings within the site have a gross internal ground floor area of 334m², the traditional buildings comprising 184m² and the modern lean-to comprising 150m². The proposed development will utilise the whole of the traditional buildings with living accommodation being provided over two floors. The modern building to the rear to the barn will be demolished and there will be a new small lean-to with a gross internal ground floor area of 22.4m².
- 2.2 The existing ridge height is 7.3m and the eaves height is 4.5m. The roof pitch of the former shippon is 28° and the roof pitch of the barn is 33°. The proposed development will see the ridge height, eaves height and roof pitch of the barn to remain unaltered.
- 2.3 The ground floor accommodation within the barn will comprise of an entrance hall and cloakroom area, under stairs WC, office, lounge, open plan kitchen/dining area, utility room and playroom. The first floor accommodation will comprise of four double bedrooms and a family bathroom.
- 2.4 The ground floor accommodation within the former shippon will comprise of an entrance hall and cloak area, under stairs WC, an open plan kitchen/dining area and a large living room. The first floor accommodation will comprise of four double bedrooms, two with en-suite facilities and a family bathroom.
- 2.5 We consider that the amount of development proposed is acceptable, given that the existing single storey area to the rear of the barn will be demolished and a modest single storey lean-to structure will be created to the rear of the barn. The existing ridge and eaves height of the buildings will remain unaltered by the proposed development and the character of the barn will be protected

3. Layout

- 3.1 The proposed layout has been influenced by the existing layout and fenestration of the barn and the need to provide a barn conversion which respects the character of the original building. There will be the creation of a modest single storey addition to the rear of the barn but this replaces a much larger and unsightly building. This isn't intrusive to the overall scheme as the

much larger lean-to will be demolished. The demolition of the modern lean-to will expose the rear elevation of the buildings.

- 3.2 The exact layout of the proposed accommodation can be seen on the plans submitted with this planning application and we feel that the proposed layout has made the most efficient use of the space available and existing openings.

4. Scale

- 4.1 The overall scale of the building following the proposed development will be less than the existing due to the proposed demolition of the rear single storey area which spans the entire length of the buildings. The footprint of the proposed development will be 127m² smaller than the footprint of the existing buildings.

5. Landscaping

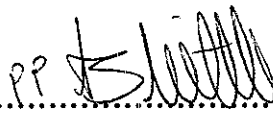
- 5.1 No landscaping is considered necessary for the proposed development.

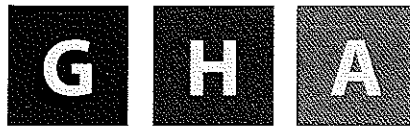
6. Appearance

- 6.1 The proposed development will retain many existing features and materials present in the existing barn. Any proposed materials have been carefully chosen to protect and enhance the existing character of the barn.
- 6.2 The existing natural stone walls with stone quoins to the corners will be retained. The external walls of the proposed lean-to will be built with natural stone and stone quoins to the corners in order to match the existing main barn. One section of the barn has a natural blue slate roof covering and the other section has fibre cement roof sheets. The proposed barn conversion will see the entire roof clad in blue slate roof covering. There will be the addition of seven conservation roof lights and two twin wall insulated flues. Fenestration will make use of existing openings with the exception of one new window opening on the proposed northerly elevation with an additional smaller opening at ground floor level, on the same elevation. The existing window and door openings to the inner stone wall of the barn will be relocated to the outer wall of the lean-to on the proposed southerly elevation. The existing opening on the westerly elevation will be re-sited as can be seen on the plans submitted with this planning application. Fenestration details will comprise of light oak uPVC framed windows and doors within stone surrounds.
- 6.3 We feel that the proposed materials to be used in the barn conversion will protect and enhance the character of the existing barn. The proposed demolition of the concrete block single storey area to the rear of the existing barn and the creation of a modest single storey lean to structure will in our opinion improve the appearance of the buildings.

7. **Access**

- 7.1 The existing access will be used by the proposed barn conversion and can be seen on the plans submitted with this planning application.

Signed..........Dated.....19/08/2011.....
Jennifer Hindle BA (Hons)
For and on behalf of Gary Hoerty Associates



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HERITAGE STATEMENT

IN RESPECT OF A RE-SUBMISSION PLANNING
APPLICATION FOR THE PROPOSED
CONVERSION OF A BARN AND FORMER
SHIPPON TO TWO SEPARATE DWELLINGS

AT

ASPINALLS FARM
KENYON LANE
DINKLEY
BLACKBURN
BB6 8AN

Prepared by: K. J. Thomas
Our Client: Messrs I & P Simpson.
Our Ref: Sim/477/1208/KJT
Date: August 2011



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



1.0 Introduction

- 1.1 This Heritage Statement is produced as a requirement of PPS5 and relates to a proposal for a planning submission to convert a combined haybarn and former shippon into two different dwellings. The property is a part of a series of agricultural buildings within a conglomeration known as "Aspinalls Farm" at Moorgate off Kenyon Lane, Dinckley.
- 1.2 This statement seeks to support a new planning application providing sufficient information for the planning officer/conservation officer at Ribble Valley Borough Council to make informed decisions enabling the Authority to determine the application.
- 1.3 PPS5 was published on 23rd March 2010 and sets out the Government's national policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide.
- 1.4 Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The guidance goes on to suggest that the Government's overreaching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and LPA's should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation.
- 1.5 Policy HE6 confirms that Local Planning Authorities 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.
- 1.6 Policy HE7 of PPS5 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 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.
- 1.7 Policy HE7.5 suggests that Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment.

2.0 General Description

- 2.1 The proposal incorporates the conversion of an existing former Shippon and redundant hay barn into dwellings at Aspinalls Farm. The proposal would create 2 no dwellings within the envelope of the historic fabric. The conversion of the hay barn would result in the creation of a four bedroom dwelling, as would the conversion of the former dairy. The historic fabric of the building is proposed to be retained and, where appropriate, elements e.g. former window openings, reinstated to the requirements of the current building regulations. New door and window openings are to be kept to a minimum with one proposed window at first floor level and one additional small opening at ground floor level, to the northerly elevation of the hay barn. It is suggested that this is a fairly modest and worthwhile sacrifice of a part of the fabric as it does contribute to and ensure the future of the asset as a viable building. Please refer to item 6.0: Impact on the heritage asset for more information. The re-opening and re-instatement of former openings can be considered as a positive contribution to the heritage asset.

3.0 Site Location

- 3.1 The barn is situated at the eastern end of Moorgate, off Kenyon Lane, to the east of the hamlet of Dinckley, which in turn is located three miles to the east of Ribchester.

4.0 Site Description

- 4.1 The collection of buildings referred to as the "farmstead" comprises the former farmhouse (now converted into cottages) at the eastern end, a two-storey former stable/store block (now a holiday cottage), the current farmhouse (a detached twentieth century building) to the west end of the site, a collection of steel framed agricultural stores and cow-sheds to the south side of the site, and the subject barn / former shippon positioned central to the site and facing the middle courtyard area. The buildings are surrounded by open farmland and accessed via Moorgate Lane that enters the site from the west. The lane follows the path of a former Roman Road that headed east north east out of Ribchester. Please refer to the site location plan.

3.0 Planning Policy Context

The application is a re-submission of application reference 3/2011/0321, which was withdrawn in June 2011.

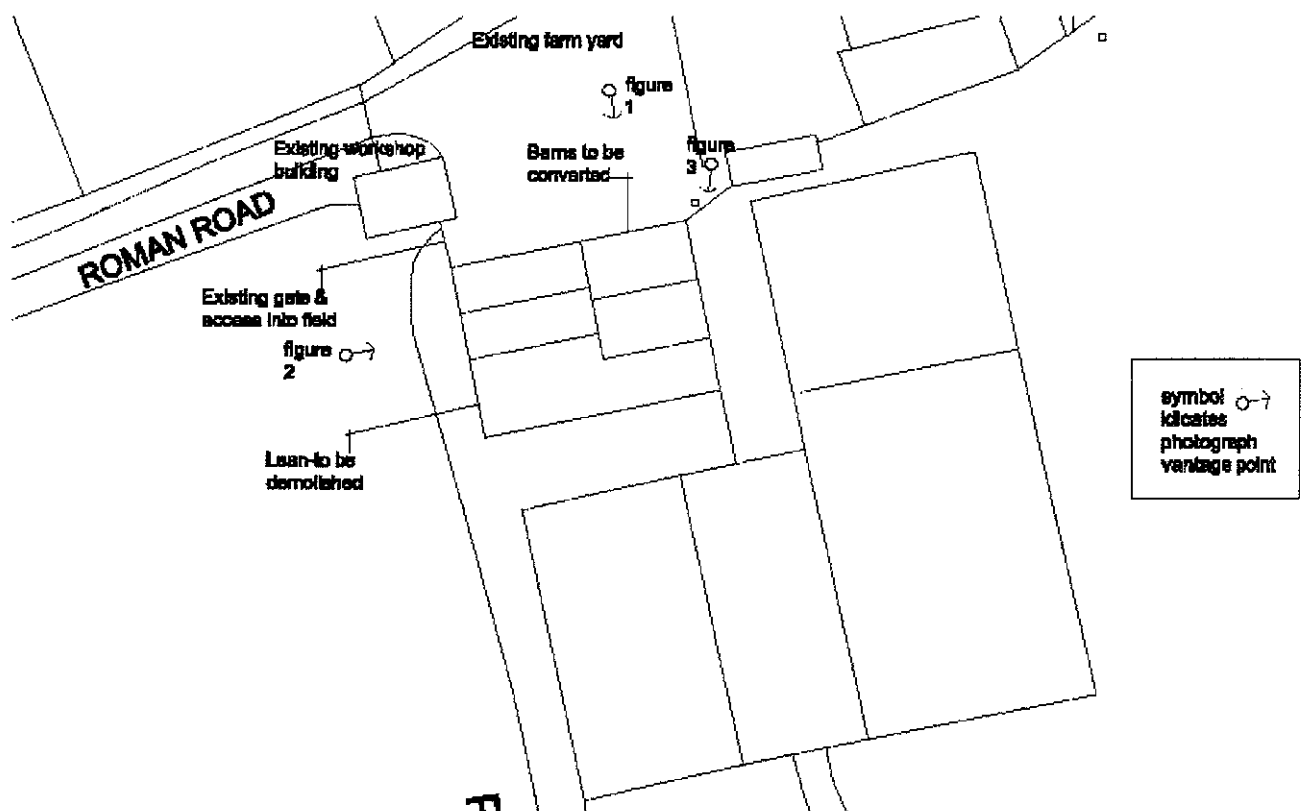
With reference to the website of Ribble Valley Borough Council the following relates to a recent planning submission application number

3/2009/0928/P – Two storey extension side extension providing lounge and two bedrooms at Aspinalls Farm.

Another alteration at the farm relates to the previous conversion of what was believed to be (anecdotal evidence) a former stable and hay store block, now a holiday cottage. Planning references for this are not known.

4.0 Inspections / Photographs

A visual inspection of the property was carried out in February 2011 and was complimented by using existing plans prepared by this practice. Photographs were taken at an earlier date in October 2010 and where appropriate these are cross referenced to the existing and proposed drawings (referenced as Project No Sim/477/1208/03. An extract of from this drawing is below.



5.0 Assessment of the Heritage Asset / Overview.

5.1 Building Plan

The building generally comprises the rectangular three bay barn to the front right, the rectangular former shippon with loft over attached to the left of the barn, and a full length rectangular lean-to extension (housing shippon and cow shelter) running along the rear. The barn has a large cart entry doorway to the left side of its front elevation with a similar door leading out from the opposing rear wall into the shippon extension. An open doorway connects the redundant milking parlour (rear part of the former shippon) to the rear shelter extension (left end of the shippon extension), and the loft in the former shippon is accessed from the barn via an upper loft opening in the party wall between the two.

5.2 External

The barn and the former shippon have perimeter sandstone walls. The barn having coursed masonry (rubble filled with random stone inner face) and the former shippon having random stone with rubble fill, all approximately 450mm thick. The lean-to rear extension is constructed from concrete blocks (and cannot be considered to be a part of the heritage asset). The roof of the barn is currently corrugated sheeting and the former shippon has slates in very good condition on its roof. The lean-to construction at the rear has a corrugated sheet covering. The barn and former shippon are partially concealed on their south side by the buildings attached to them. These buildings are scheduled to be removed as a part of the proposal for the scheme and the space will open up around these assets. The barn and former shippon are two separate buildings which are attached to each other and the barn appears to be the older property. The front (north facing) elevation of the barn has a cart door opening. The barn is partially concealed by the buildings attached to it (south side). These buildings are scheduled to be removed under the proposals for the scheme. The cart door has a timber lintel (exposed) and stone quoins to both jambs. There is evidence of both coursed stonework and random rubble. The barn wall has three ventilation slits at low level to the right hand side the cart doors. The west facing gable of this barn has external fin type sleeper walls (independent of and projecting from the stone gable) which are not considered to be part of the asset see *figure 2*. There are openings at ground floor level that would be utilised as necessary. These are approximately 1.8m high. There is also an oil storage tank at high level supported by the fin/sleeper walls and this is also scheduled to be removed. There is also a high level owl hole near the apex on this gable elevation, formed from two circular cut pieces of stone, below which is a fork hole.



Figure 1



Figure 2



Figure 3

To the rear of the barn (south facing elevation) the fabric of the heritage asset is exposed only above the later built lean-to building. An opening head is visible just above the roof line of the lean-to construction. The former shippon adjoins the barn and the front elevation (north elevation) although of different stone coursing it is aligned with the barn. The former shippon building was probably an extension to the barn, where three external walls (north facing, south facing and then east facing gable) were built to create the building now partly used as a small bottling dairy. See *figure 3*. The former shippon has two window openings at ground floor level where concrete surrounds have been introduced to replicate stone.

These window openings are symmetrical either side of the door to the preparation room on the ground floor. At first floor level, above and generally in line with the ground floor window openings, two window openings exist. Almost central to this façade (north facing) at first floor level there is evidence of a former window opening which is now blocked up. It is clear that the north facing façade of the former shippon has been altered significantly. Adding to this evidence are two vertical lines of changes in masonry – either side of the wide door opening which indicate former openings existed – see figure 04. There is also evidence of a former doorway to the right hand side of the window to the right of the main doors. A lintel exists over this former opening and a vertical line in the masonry can clearly be seen.

The gable (east facing) elevation of the former shippon exhibits evidence of previous alterations. Figure 04. An in-filled upper door opening exists. The south facing elevation of the historic fabric of the dairy has some high level former window openings (3 no) that have been sealed up in the past. This visible narrow strip of walling displays stone heads to the former openings.

5.3 Internal

The barn is three bays in length with two king post trusses. These are scheduled to be retained and refurbished. The main front cart door opening is scheduled to be utilised with the introduction of fenestration. Opposite this cart door / threshing door opening there is evidence of another former cart door / threshing door opening. Numerous former openings are annotated on plan ref Sim/477/1208/R0 current revision. The barn floor seems to be constructed using stone "setts".

The former shippon is now a small bottling dairy, note no milk is produced on the farm and this has been the case for a number of years. It is two storey in height; the ground floor comprising a dairy preparation and processing room at the front and a redundant milking parlour at the rear. The upper level comprises an open loft with a disused feeding silo to the centre part. Access locations to the dairy room and milking parlours can be appreciated by studying the existing plan. Access to the loft area is from the barn where an opening at high level in the party wall exists.

The ground floor of the former shippon appears to have been altered considerably. The enclosures to the generator room and the fridge room as annotated on plan are fairly recent additions (possibly about 50 – 60 years old). The former milking parlour exhibits two former window openings (now blocked up) in the rear wall and a larger opening approximately 2m wide which accesses the open barn/shelter at the rear.

The enclosure to the open barn areas have no heritage value as previously stated.

6.0 Impact on the heritage asset

- 6.1 The potential conversion of both properties has presented an opportunity to reinstate a number of former window/door openings. The former shippon particularly has an abundance of former openings that are proposed to be re-opened. Please refer to the drawings accompanying this application.
- 6.2 The roof covering over the dairy was replaced due to its apparent poor condition in recent years and now a sound and aesthetically pleasing slate roof exists over this element. The roof over the barn is corrugated asbestos cement and is certainly not original to the property. It is suggested that the replacement of this covering by introducing natural slate to match the former shippon would be a significant improvement to the barn. The buildings' appearance within its setting would offer a substantial improvement.
- 6.3 The proposed demolition of the rear open barn element will allow the rear section of walls (and window openings) i.e. parts of the heritage fabric to be exposed again to the elements. This unveiling of the fabric must be considered a good thing and appropriate repairs or sympathetic re-pointing to exposed walls is proposed.
- 6.4 Internally new concrete block walls and insulation will be introduced to ensure compliance with the building regulations.
- 6.5 The proposals present an opportunity for the fabric of both the barn and former shippon to be sensitively repaired and re-pointed.
- 6.6 A section of the masonry at the rear of the barn is scheduled to be carefully removed and relocated at ground floor level. The stonework removed will be re-used on site to create the external wall of the new kitchen area at the rear of the existing barn.
- 6.7 It is suggested that this alteration of an original section of wall and its re-use in a location approximately 2m away from its existing position is a small price to pay for the retention and re-use of the heritage asset. The conversion would allow vulnerable buildings (i.e. the barn and former shippon) to be put to a new use. It is acknowledged in PPS5 that alternative approaches to conversion and alterations may be appropriate if it can be demonstrated that the work will not cause long term damage to the asset and result in less overall loss of the original fabric and significance. Our contention would be that this is exactly what the proposal

does. It enables two buildings to be converted and re-used in a way that safeguards the future of the asset. Both of the Heritage Assets are vulnerable to neglect and decay. This is due to the spaces being not "fit for purpose" for either the requirements of a modern barn's use or for the activity of a modern small bottling facility.

- 6.8 A certain commitment has been shown by the current owners of the former shippon to prevent its demise and decay; this is evidenced by the replacement of the roof covering over the former shippon.

In addition to this there is an argument that both the buildings (and especially the former shippon) demonstrate that they have evolved and been altered on numerous occasions in the past. The former shippon building in particular is far from being an "original" structure and the re-opening and re-establishing of previous openings can be considered as an honest reinstatement of the building contributing to the form of the historic fabric. Both properties have evolved naturally and organically in the past and it is suggested that alteration work to the properties will not be completely alien to them, whilst at the same time offering an opportunity to preserve the assets.

Signed K J Thomas Date 19th August 2011.

K J Thomas
on behalf of Gary Hoerty Associates.



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SUPPORTING STATEMENT

IN RESPECT OF A RE-SUBMISSION PLANNING APPLICATION FOR THE PROPOSED CONVERSION OF TRADITIONAL FARM BUILDINGS INTO TWO FOUR BEDROOM DWELLINGS

AT

**ASPINALLS FARM, KENYON LANE, DINCKLEY,
BLACKBURN, BB6 8AN**

FOR AND ON BEHALF OF:

MESSRS I & P SIMPSON

Prepared by: Jennifer Hindle
Our Clients: Messrs I & P Simpson
Our Ref: Sim/477/1208/JH
Date: August 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



Supporting Statement – Proposed Residential Conversion Scheme
Aspinalls Farm, Kenyon Lane, Dinckley

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Supporting Statement – Proposed Residential Conversion Scheme
Aspinalls Farm, Kenyon Lane, Dinckley

1. INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

- 1.1 Gary Hoerty Associates has been instructed by Messrs I & P Simpson of Aspinalls Farm, Kenyon Lane, Dinckley, BB6 8AN to submit a re-submission planning application on their behalf for a proposed residential barn conversion at Aspinalls Farm.
- 1.2 The buildings which are the subject of this application comprise a redundant barn and a former shippoon the later is currently used as a dairy, however the dairy equipment is nearing the end of its useful life and the building is no longer suitable for use as a dairy into the future and it is our client's intention to convert the buildings into two four bedroom dwellings.
- 1.3 We consider in this report the proposed development in more detail, the planning history of the farm, review the application site, set out why we believe the application conforms to the national and local planning policies and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 A planning application submitted by Gary Hoerty Associates in April 2011, was withdrawn in June 2011. The planning reference is 3/2011/0321.

3. THE APPLICATION SITE

- 3.1 The application site is situated in open countryside and is rural in nature. The site comprises a large traditional stone built barn, an adjoining former shippoon and a modern lean-to to the rear together with an area of adjoining land which will form the curtilage of the two proposed dwellings. The traditional buildings form part of a larger complex of farm buildings and dwellings which comprise the farmstead of Aspinalls Farm, the rest of the farm buildings are more modern and are used for housing beef cattle. The front elevation of the buildings looks out onto a yard area and the entrance to the farm and there are other agricultural buildings to the east and the rear of the barn and a field to the west.

4. PLANNING CONSIDERATIONS

4.1 General

- 4.1.1 In order for the application to be approved it must satisfy, as far as possible, the guidelines provided in planning policy guidance notes/planning policy statements and the relevant policies of the Ribble Valley Districtwide Local Plan (Adopted 1998) The application site is located within an area designated as open countryside as defined within the adopted local plan.

Supporting Statement – Proposed Residential Conversion Scheme
Aspinalls Farm, Kenyon Lane, Dinckley

- 4.1.2 The relevant policies of the local plan are Policy G1 which is a general development policy; Policy G5 which is a policy dealing with development outside the main settlement boundaries; Policy ENV3 which is a policy dealing with development in the open countryside; Policy H2 which is a policy dealing with dwellings in the open countryside; Policy H15 which is a policy dealing with the location of the building to be converted; Policy H16 which is a policy dealing with the building to be converted and Policy H17 which is a policy dealing with design matters.
- 4.1.3 National policy guidance is provided in PPS3: Housing and PPS7: Sustainable Development in Rural Areas. However they do not provide any specific policy guidance in respect of the conversion of barns to dwellings and we do not therefore refer to these documents in any great detail in this report. National policy guidance is also provided within PPS5: Planning for the Historic Environment and we will make reference to this within Section 4.3 of this supporting statement.
- 4.1.4 We set out below extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 Ribble Valley Districtwide Local Plan (Adopted 1998)

Policy G1

- 4.2.1 Policy G1 states:

"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."

- 4.2.2 In determining planning applications a number of criteria will be applied and we consider each of these criteria as follows:-

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*

- 4.2.3 It is our view that the development proposed is appropriate in terms of its size, intensity and nature. The existing footprint of the main barn will remain relatively unchanged apart from the proposed demolition of the concrete block built single storey area to the rear of both buildings and its replacement with a much smaller single storey lean-to which to the rear of the barn alone. This will result in a development with less developed floor area than the existing buildings. The proposed lean-to structure will utilise materials which will match those used in the main barn. We consider that in light of these changes, the proposed development

Supporting Statement – Proposed Residential Conversion Scheme
Aspinalls Farm, Kenyon Lane, Dinckley

is in-keeping and sympathetic with the existing building and the character of the area. The proposal will in fact create a development which will see a reduction in scale and intensity from the existing buildings on the site and as such conforms to the criteria stated in the policy above.

(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*

4.2.4 There will be no significant extra traffic generation as a result of the proposed development

(c) *Developments should make adequate arrangements for car parking (see Policy T7).*

4.2.5 There will be adequate car parking space for the proposed development.

(d) *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated*

4.2.6 The existing access to the farm will be used by the proposed development and this is considered to be suitable to accommodate the minimal scale and type of traffic likely to be generated. A right of way is required to be maintained and the exact location of this can be seen on the plans submitted with this planning application

(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*

4.2.7 The proposed development involves the conversion of an existing barn and an adjoining former shippon into two dwellings and the demolition of a concrete block built single storey lean-to to the rear of the existing barn. A modest single storey lean-to structure will be created to the rear of the barn and this will utilise materials which will match those used in the existing barn in its construction. Overall there will be a reduction in the density of building and we consider the result will be an improvement to the visual appearance of the site. The barn which is to be converted is located close to other buildings and as such has a good relationship with other buildings on the application site and is not seen in isolation

(f) *Developments should provide adequate arrangements for servicing and public utilities*

4.2.8 Existing services and public utilities will be used by the proposed development.

Supporting Statement – Proposed Residential Conversion Scheme
Aspinalls Farm, Kenyon Lane, Dinckley

(g) *Developments should provide adequate daylighting and privacy*

4.2.9 We consider that the requirements of this paragraph are met within the design and on the whole make use of the existing fenestration.

(h) *Materials used should be sympathetic to the character of the area*

4.2.10 The proposed barn conversion will use materials which will protect and enhance the character of the building. The existing natural stone walls which have stone quoins to the corners will be retained. Part of the existing roof is clad in natural slate and this will be retained, the remainder of the roof is covered with fibre cement roof sheets and these will be removed and the roof clad in natural slate. There will be the inclusion of seven conservation roof lights, in order to allow more natural daylight within the buildings. The proposed single storey lean-to structure to be created to the rear of the western side of the barn will utilise natural stone walls with stone quoins to the corners, a natural slate roof with two of the seven conservation roof lights, light oak uPVC windows and doors in its construction and will therefore be sympathetic with the main barn.

4.2.11 We consider that the proposed development will therefore utilise materials which will protect and enhance the character of the area.

(i) *Developments should not result in the loss of important open space including public and private playing fields.*

4.2.12 There will be no loss of open space as a consequence of this development.

(j) *Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance*

4.2.13 There will be no damage to any SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance as a result of the proposed development.

(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.*

4.2.14 There will be no damage to any watercourses as a result of the proposed development.

(l) *Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.*

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4.2.15 The proposed development will utilise existing buildings to provide two new dwellings it makes use of existing buildings and the majority of the development is located on land that has already been used it is therefore inherently economic in the use of land.

(m) *Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate existing users*

4.2.16 There will be no effect on the water supply in the area.

Policy G5

4.2.17 Policy G5 states:

“Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are

- a essential to the local economy or the social well being of the area,*
- or*
- b needed for the purposes of agriculture or forestry; or*
- c sites developed for local needs housing (subject to Policy H20 of this plan), or*
- d small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
- e other small scale uses appropriate to a rural area which conform to the policies of this plan ”*

4.2.18 We consider that the proposed development is for other small scale uses appropriate to a rural area and we provide a clear explanation within this supporting statement as to how the proposed use conforms to the relevant policies of the local plan

Policy ENV3

4.2.19 Policy ENV3 states:

“In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area ”

4.2.20 We consider that all the materials which have been chosen for the barn conversion and the creation of a modest single storey lean to structure to the rear will be in

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keeping with the character of the existing barn and surrounding landscape area. The proposed demolition of the existing single storey area which runs the entire length of the rear of the barn will be demolished and replaced with a modest lean-to structure which will have much less visual impact when viewed from the surrounding area and will be of far more sympathetic construction. The proposed development satisfies the criteria stated within the above policy.

Policy H2

4 2 21 Policy H2 states:

“Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to

- i Development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area.*
- ii The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction (see Policies H15, H16 and H17 for further advice)*
- iii Residential development specifically intended to meet a proven local need (see Section 5 14 for further advice)*

The impact of proposals on the countryside will be an important consideration in determining all applications. Development should be appropriately sited and landscaped. In addition scale, design and materials used must reflect the character of the area and the nature of the enterprise ”

4 2 22 The principle of barn conversions for residential use is clearly accepted in paragraph ii above. We consider the buildings to be suitably located and their form, bulk and general design to be in keeping with their surroundings. The existing single storey lean-to which spans the rear of the barn will be demolished and a much more modest single storey lean to structure will be created to the rear of the barn (as can be seen on the plans submitted with this planning application). This will result in a reduction in the overall built form and will be a significant visual improvement. The barn is structurally sound and capable of conversion without the need for complete or substantial reconstruction. We consider that the proposed development meets with the above policy.

Policy H15

4 2 23 Policy H15 states:

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“Planning permission will be granted for the conversion of buildings to dwellings in situations where.

- (i) there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure,*
- (ii) there would be no materially damaging effect on the landscape qualities of the area;*
- (iii) there would be no unacceptable harm to nature conservation interests,*
- (iv) there would be no detrimental effect on the rural economy; and*
- (v) within the AONB the proposal should be consistent with the conservation of the natural beauty of the area.”*

4.2.24 The proposed development will not have a materially damaging effect on the landscape qualities of the area rather it will enhance the landscape qualities of the area by utilising materials which are more in-keeping and sympathetic. There will be no harm to nature conservation interests.

Policy H16

4.2.25 Policy H16 states:

“Conversions of buildings to dwellings will be granted providing

- (a) the building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed,*
- (b) the building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building,*
- (c) the character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting,*
- (d) the building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise ”*

4.2.26 The barn is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building. The stone built buildings are large enough to accommodate two dwellings without the need for extensions. However the application proposes that the existing concrete block built single storey lean-to to the rear of the barn be demolished and a modest single storey lean to structure will be created to the rear of the western side of the barn. The construction of the new lean-to will utilise materials which will match

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those used in the existing barn and so it is considered that it will be a visual improvement when seen from the surrounding area. The proposed single storey lean-to will cover significantly less floor area than the existing single storey lean-to and we consider it to be a relatively minor element of replacement building, the principle of which has been established in respect of other barn conversion schemes approved in the Borough, which will be referred to in section 5 of this report. We do not consider that this addition will harm the appearance of the barn rather by utilising materials to match the existing barn it will be an improvement. The buildings were not provided under permitted development rights.

Policy H17

4.2.27 Turning finally to Policy H17 this states:

“Planning permission for the conversion of buildings will be granted providing

- (a) the design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;*
- (b) the impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated,*
- (c) the access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area.”*

4.2.28 As we have already identified within this supporting statement the design and materials that will be used in the proposed barn conversion are of a high standard and are in keeping with local tradition. The window and door openings on the whole and where possible make use of existing openings, as the proposed scheme includes one new window opening. The concrete block built single storey lean-to to the rear of the traditional buildings will be demolished and replaced with a much smaller single storey lean-to structure which will utilise materials to match the existing barn and will therefore help to protect and enhance the character of the converted buildings. The conversion proposal will result in the creation of part of the garden area on what is presently agricultural land although this is a relatively small area, as will the entirety of the garden for one of the proposed dwellings. Parking areas are to be provided and will be located within part of the farmyard and to the rear of the existing log storage building. The existing access will be used by the proposed barn conversions and it is considered to be appropriate and of a safe standard.

4.2.29 There is further guidance in respect of roofs, window openings and materials provided in relation to Policy H17 as follows:

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(a) Roofs

The single most important external feature of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are characteristic within the Borough which should be respected. Dormers are not usually found on agricultural buildings and even small roof lights catch the eye by reflecting open sky or sunlight. An alternative may be a suitable opening in the gable end to supplement light level.

Normal roof lights have the disadvantage of an upstand which visually jars with the roof profile. Flush fitting roof lights with concealed integral gutters are now available. Also, it is now possible to obtain special non-reflective glass to fit into the roof light. Single storey farm buildings should remain single storey accommodation.

- 4.2.30 The proposed development will see the existing roof of the barn unaltered by the barn conversion into two dwellings. There will be the inclusion of seven conservation roof lights as part of the proposed barn conversion and these have been strategically placed in order to allow natural daylight within the required areas of the building and these are considered to be in-keeping with the character of the barn.

(b) New Openings in Walls

Agricultural buildings are characterised by a limited number of window and door openings. Conversion to a single dwelling-house is generally preferable to the creation of more than one dwelling, since this will easily involve fewer new window and door openings. Apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided."

- 4.2.31 The proposed barn conversion will on the whole make use of existing window and door openings. There will be the creation of one new window opening and one small opening that replicates the style of adjacent ventilation holes, both on the northerly elevation. It has been necessary to create these openings in order to provide sufficient light and means of secondary fire escape, into the proposed barn conversion for it to be suitable for its intended use, and the new openings

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have mirrored existing openings in terms of size and style. We consider that the proposed development fits with the policy guidance given above.

(c) Materials

With any conversion, as much of the original fabric should be retained as possible. Where rebuilding is unavoidable, then existing materials should be used. When modern materials are used for repair or rebuilding, they are invariably obvious and immediately noticeable. In order to maintain converted farm buildings in an authentic condition, new work should blend harmoniously with old, reproduction slates and tiles, reconstituted stone, concrete and aluminium and plastic are generally unacceptable materials

- 4.2.32 As has already been highlighted within this supporting statement, the existing natural stone walls will be retained in the proposed barn conversion. Part of the existing roof is clad in natural blue slate and part is fibre cement roof sheets, the latter will be removed and re-clad with natural blue slate. The existing windows and doors in the barn are timber and the proposed will consist of light oak uPVC. The proposed single storey lean-to structure to the rear of the barn will utilise materials which will match the barn. We therefore consider that the proposed materials to be used in the barn conversion are acceptable and will protect and enhance the existing building.

4.3 Planning Policy Statement (PPS) 3 – Housing

- 4.3.1 PPS3 states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement (in particular paragraph 69). Paragraph 69 states as follows:

"In general, in deciding planning applications, Local Planning Authorities should have regard to

- *Achieving high quality housing*
- *Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people*
- *The suitability of a site for housing, including its environmental sustainability*
- *Using land effectively and efficiently.*
- *Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives eg addressing housing market renewal issues "*

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- 4.3.2 The Council does not currently have a five year housing land supply and the approval of this application will assist it in making progress towards achieving this requirement

4.4 Planning Policy Statement (PPS) 5 – Planning for the Historic Environment

- 4.4.1 PPS5 confirms in paragraph 6 that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The guidance goes on to suggest that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and LPA's should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation. The development proposed in this planning application will see the conversion of the heritage asset and will represent managed change to the heritage asset which is necessary in order to secure its long term retention
- 4.4.2 Policy HE7 of PPS5 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 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. As the building is not listed and is not in a conservation area whilst it is old it does not have any great significance.
- 4.4.3 Policy HE7.5 suggests that Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. We believe that the proposed development will make a positive contribution to the character and local distinctiveness of the historic environment as we have already highlighted within this supporting statement. A Heritage Statement is included with the application, which considers the aspect in more detail

5. OTHER SIMILAR DEVELOPMENT WITHIN THE BOROUGH

- 5.1 The first application that we make reference to is 3/2010/0208 for the proposed conversion of a barn to one dwelling and erection of a double garage at Eastham House Farm, Clitheroe Road, Mitton, BB7 9PH. This application was approved with conditions on 28th May 2010 under delegated powers. We refer to the Delegated Item File Report for this application which states that *"The barn to which the application relates, is situated on the eastern side of the B26243 within a group of houses and former and active agricultural buildings. The group of buildings is surrounded by fields and the area has a rural agricultural character. Eastham House Farm comprises the farmhouse and the barn which it is proposed*

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to convert together with other agricultural buildings, all of which are within the applicant's ownership " The circumstances are therefore clearly similar to those in respect of our client's application. The report continues *"As a barn within a group of buildings, in principle its conversion to a dwelling is in accordance with the relevant saved policies of the local plan and the guidance comprised in PPS3 and PPS4 "* Clearly the approval of this application establishes very clearly that the principle of the residential conversion of barns is acceptable and there is no reference to any requirement to consider commercial reuse over residential.

- 5.2 I am aware that the Council has recently approved the complete demolition of a traditional barn and its rebuilding in a different location after consent had previously been granted for its conversion to provide additional accommodation to an adjoining cottage. The property concerned was Cunliffe Moss Farm, Saccary Lane, Mellor and the application number was 3/2010/0753/P.
- 5.3 In respect of the minimal fenestration additions proposed in this application we consider that they are significantly less than the Council has approved elsewhere in the Borough in recent years and in some cases these have involved barns in the Forest of Bowland AONB. I would specifically refer you to an application for a domestic extension into an adjoining barn at Lower Monubent Farm Cottage, Bolton by Bowland application number 3/2009/0826; a holiday cottage conversion at Higher Farm, Kiln Lane, Paythorne application number 3/2009/0061 and a live work conversion at New Barn, Holden Lane, Slaidburn application number 3/2008/0471.
- 5.4 This planning application proposes the removal of a large modern lean-to structure and the construction on part of the site occupied by it of a more traditional stone built lean-to built with a slate roof. We consider that this modest addition cannot be considered in any way essential in order to render the barn suitable for conversion as the barn is large enough for conversion without it and it is only a very modest extension providing approximately 22.4m² of internal accommodation. The principle of the partial replacement of modern buildings with a more traditionally constructed extension has been approved in respect of several planning applications which we have been involved with in the Borough, namely the application referred to above at Lower Monubent Farm Cottage, application No 3/2009/0826 and also a more recently approved scheme at Dewhurst Farm, Longsight Road, Langho, Blackburn under application No 3/2010/0262. We attach extracts from the existing and approved plans in respect of both of these schemes at Appendix 1 to demonstrate the extent of replacement building at both locations.

6. SUMMARY AND CONCLUSIONS

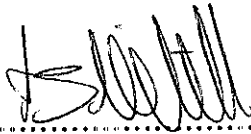
- 6.1 The proposed development is for the conversion of redundant former agricultural buildings into two dwellings. The Council have made clear that in principle such

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development is appropriate and accords with the adopted local plan subject to appropriate detailed design

- 6.2 The proposal involves the demolition of the existing concrete block single storey lean-to to the rear of the traditional buildings and its replacement with a significantly smaller single storey lean-to at the rear of the barn. The proposed materials will match those used in the main barn and this will improve the appearance of the buildings from the surrounding area. Many of the original features of the existing barn will be retained in the proposed conversion such as the natural stone walls with stone quoins to the corners and a natural slate clad roof. Part of the existing roof is covered in fibre cement roof sheets and these will be removed and replaced with a natural slate roof. Fenestration will remain relatively unaltered with only a minimal number of proposed new window openings.
- 6.3 We have clearly demonstrated within this supporting statement that the proposed development satisfies all the relevant local plan policies and also accords with relevant national planning guidance. We have referred to an example of similar development which has been approved recently within the Borough which in our opinion clearly supports the design and fenestration proposed in this application.

Signed

PP 

Date

19/08/2011

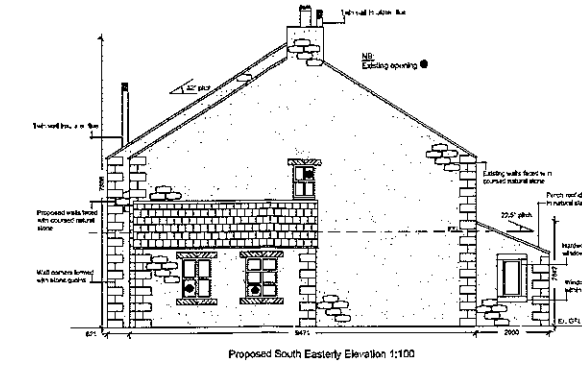
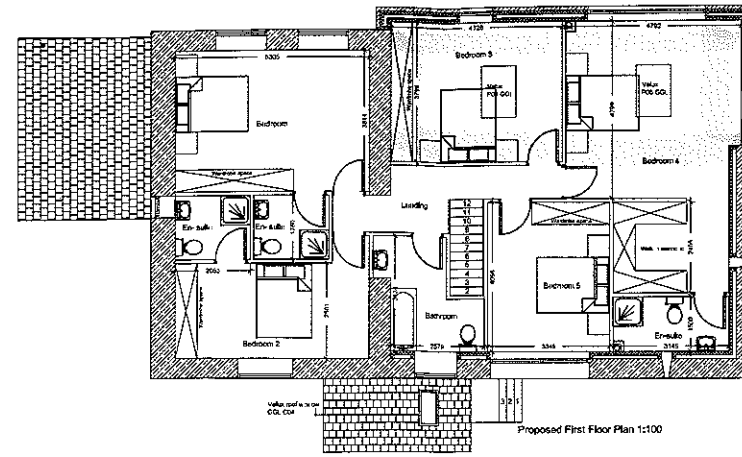
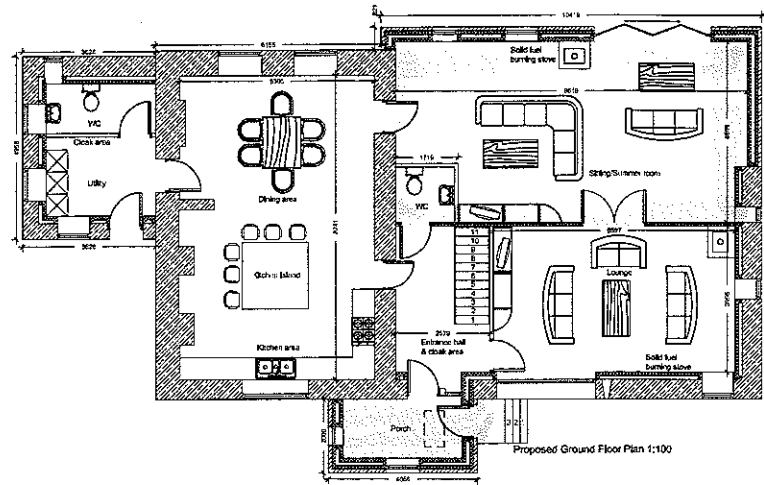
Gary Hoerty BSc (Hons) MRICS FAAV

APPENDIX 1

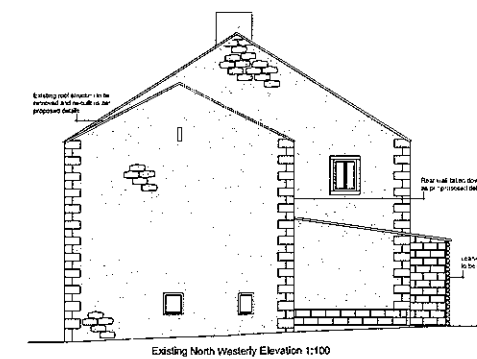
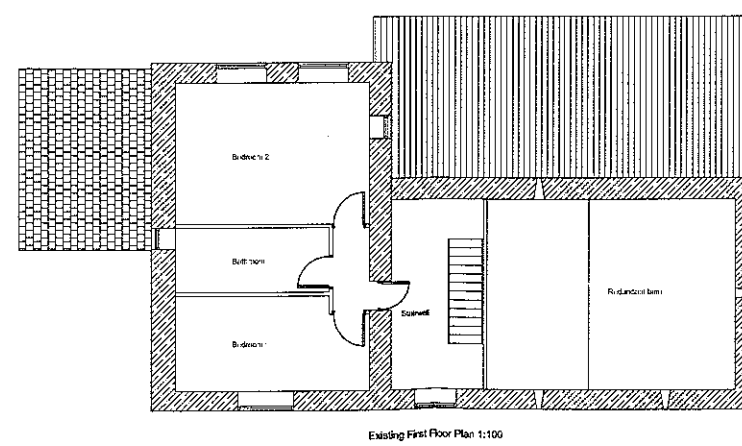
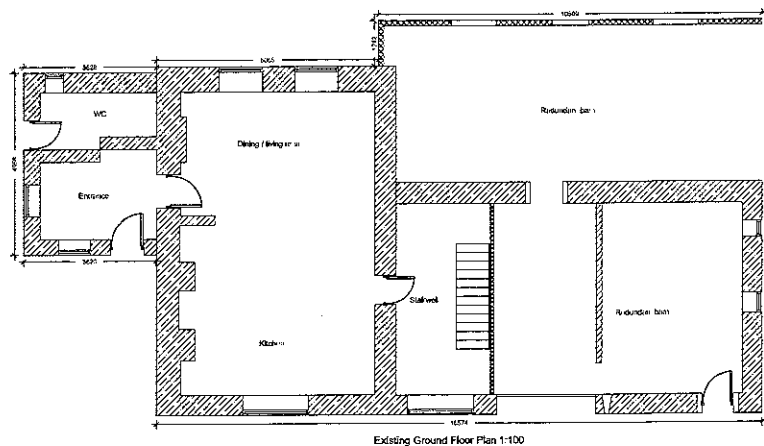
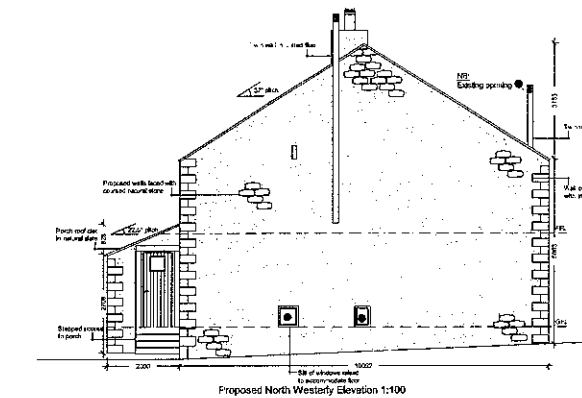
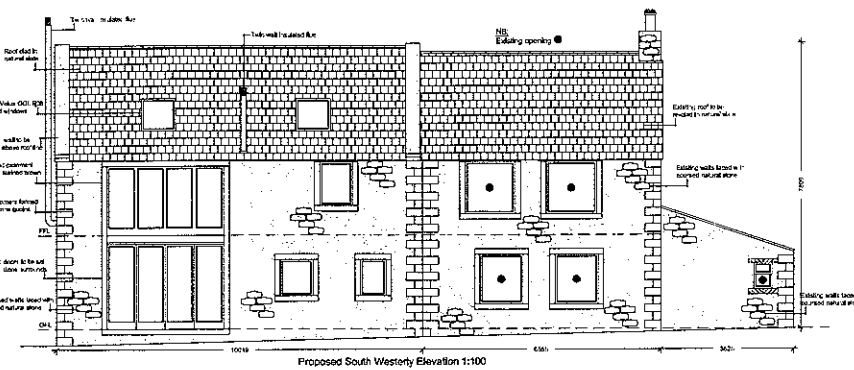
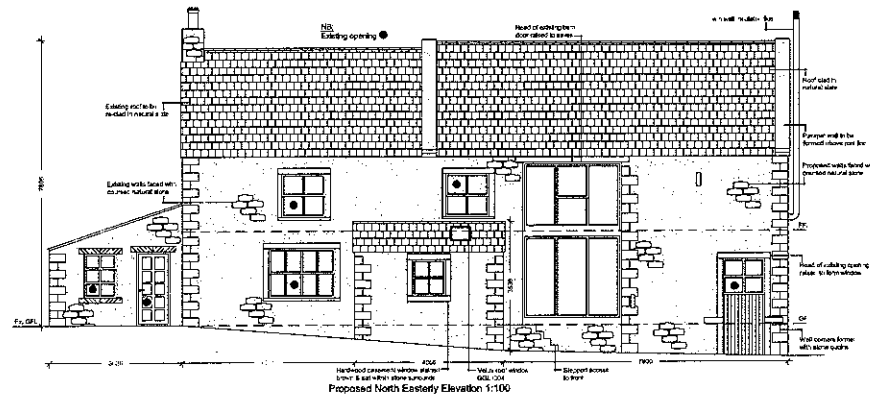
**Extract from Planning Application No 3/2009/0826 – Lower Monubent
Farm Cottage, Bolton by Bowland, and
Planning Application No 3/2010/0262 – Dewhurst Farm, Longsight Road,
Langho, Blackburn**

Proposed extension to farm cottage into redundant barn at Lower Monubent Farm, Hellfield Road Bolton by Bowland, Clitheroe, BB7 4LY-

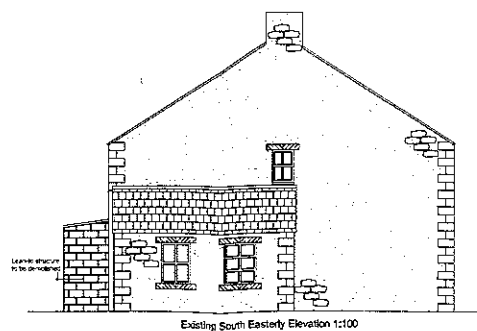
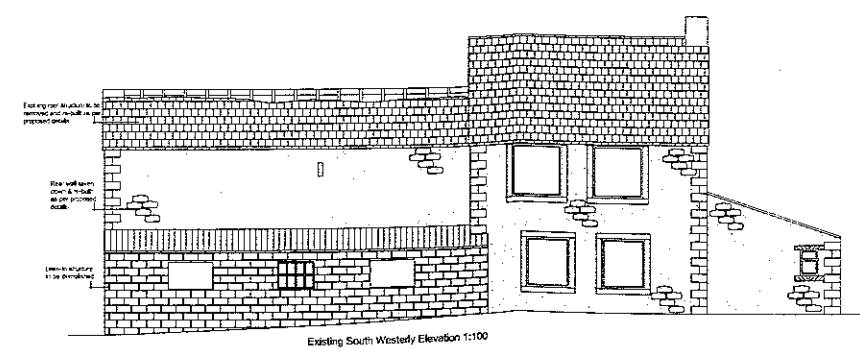
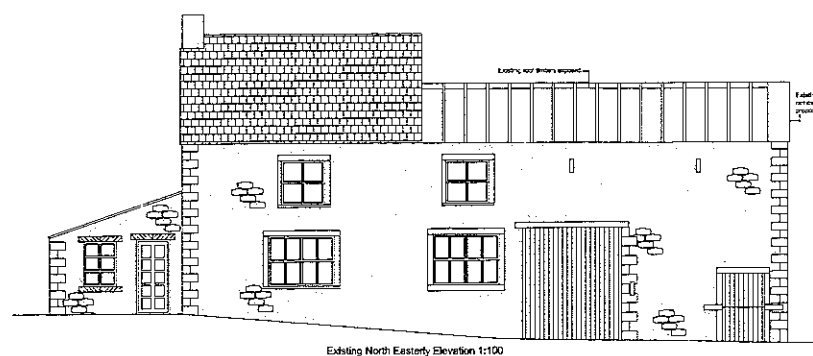
LOWER MONUBENT FARM COTTAGE



NOTES NEW & REPLACEMENT BUILDING ELEMENTS

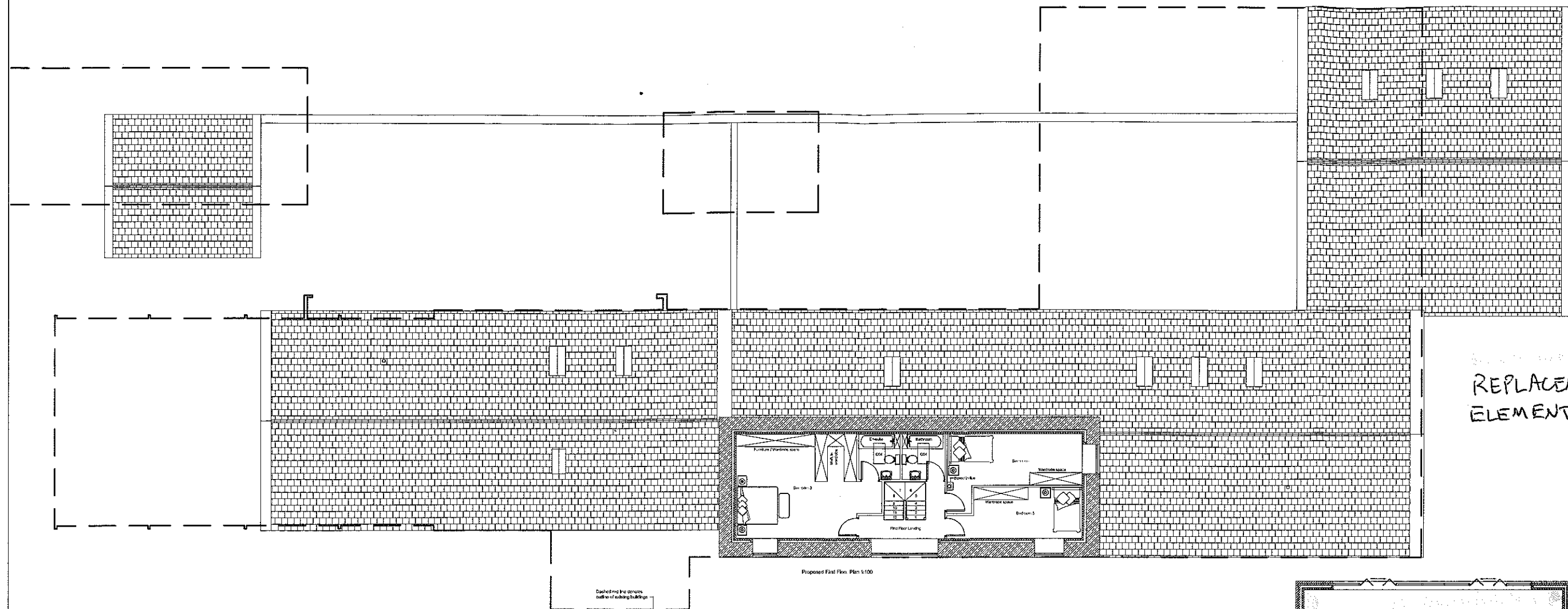


Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres where explicitly shown otherwise.
The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.
Do not scale off the drawings, if in doubt ask.
Amendment A: 27.1.10 Further to comments made by LPA, amend design of porch roof to 'lean-to' structure. Submit plans to LPA for approval.

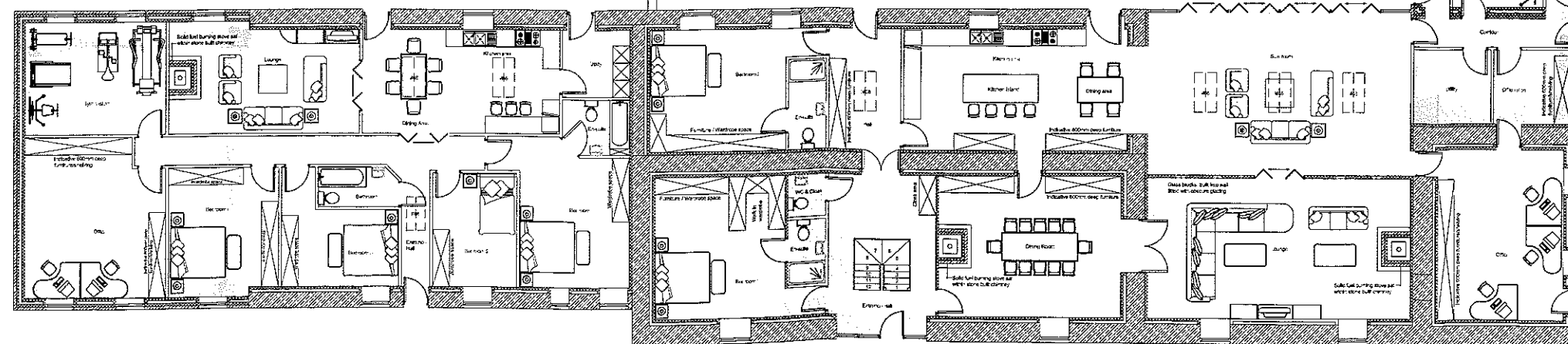
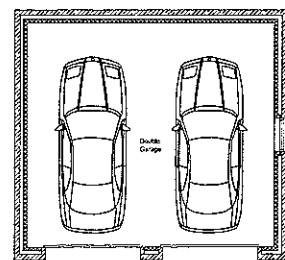


G H A Barry Hourly Associates Chartered Surveyors 34 Wilegate Clitheroe Lancashire BB7 2DP T: 01200 442301 F: 01200 442302 Email: info@ghaonline.co.uk						
Title: Proposed extension to farm cottage into redundant barn at Lower Monubent Farm Hellfield Road Bolton by Bowland Clitheroe BB7 4LY						
Project No: Bm333907/61	Drawn: A.M.					
Client: Mr D. Brady						
Date: 28.08.09	Scale: 1:100					
Amendments: <table border="1"> <tr> <td>A</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		A				
A						

Proposed conversion of buildings at Dewhurst Farm
Longsight Road, Langho, Blackburn, BB6 8AD



DENOTES
REPLACEMENT BUILDING
ELEMENTS



Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
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All dimensions are in millimetres where explicitly shown otherwise.
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Title: Proposed conversion of buildings at
Dewhurst Farm
Longsight Road
Langho
Blackburn
BB6 8AD

Project No: Tarr155/1501 Drawn: AJM

Client: Mr J. Turner

Date: 11.01.10 Scale: 1:100

Amendments: