

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? ☐ Yes ☒ No

14 OCT 2011

FOR THE
ATTENTION OF

4. Site Address Details

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

House:		Suffix:	
House name:	HILL FOOT BARN		
Street address:			
	TWISTON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4DB		

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

Easting:	381217
Northing:	443904

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

Is a new or altered vehicle 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

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:

There is adequate space within the curtilage for the storage of waste.

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste.

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Random coursed stone

Description of *proposed* materials and finishes:

Random coursed stone

Roof - description:

Description of *existing* materials and finishes:

Stone slates

Description of *proposed* materials and finishes:

Stone slates

Windows - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Dry stone wall

Description of *proposed* materials and finishes:

Dry stone wall and post rail and wire stock fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Cobbles

Description of *proposed* materials and finishes:

Cobbles

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:

Location plan 1:2500

Existing plans and elevations 2001-22-03

Proposed alteration plans, elevations and section 2001-22-04B

Klagester Package Treatment Plant

Design and Access Statement

Heritage Statement

Structural Survey

Bat Survey

10. Vehicle Parking

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

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

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☒

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Barn

Is the site currently vacant? ☒ Yes ☐ No

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

Agriculture

When did this use end (if known) (DD/MM/YYYY)?

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

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	160.8	0.0	0.0	0.0
Total		160.8	0.0	0.0	0.0

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

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

19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.05

hectares

22. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

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

☐ Yes ☒ No

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

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

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.

Notice recipient	Date notice served
Name: Trustees of the Hon.R.C.Assheton's Settlement	04/10/2011
Number: Suffix:	
Street: Ingham and Yorke	
Locality: Littlemoor	
Town: Clitheroe	
Postcode: BB7 1HG	

Title: Mrs First name: Judith Surname: Douglas
Person role: Agent Declaration date: 04/10/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: Mrs First Name: Judith Surname: Douglas
Person role: Agent Declaration date: 04/10/2011 ☒ Declaration Made

26. Declaration

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

Date: 04/10/2011

Development Department

Council Offices, Church Walk, Clitheroe, Lancs., BB7 2RA

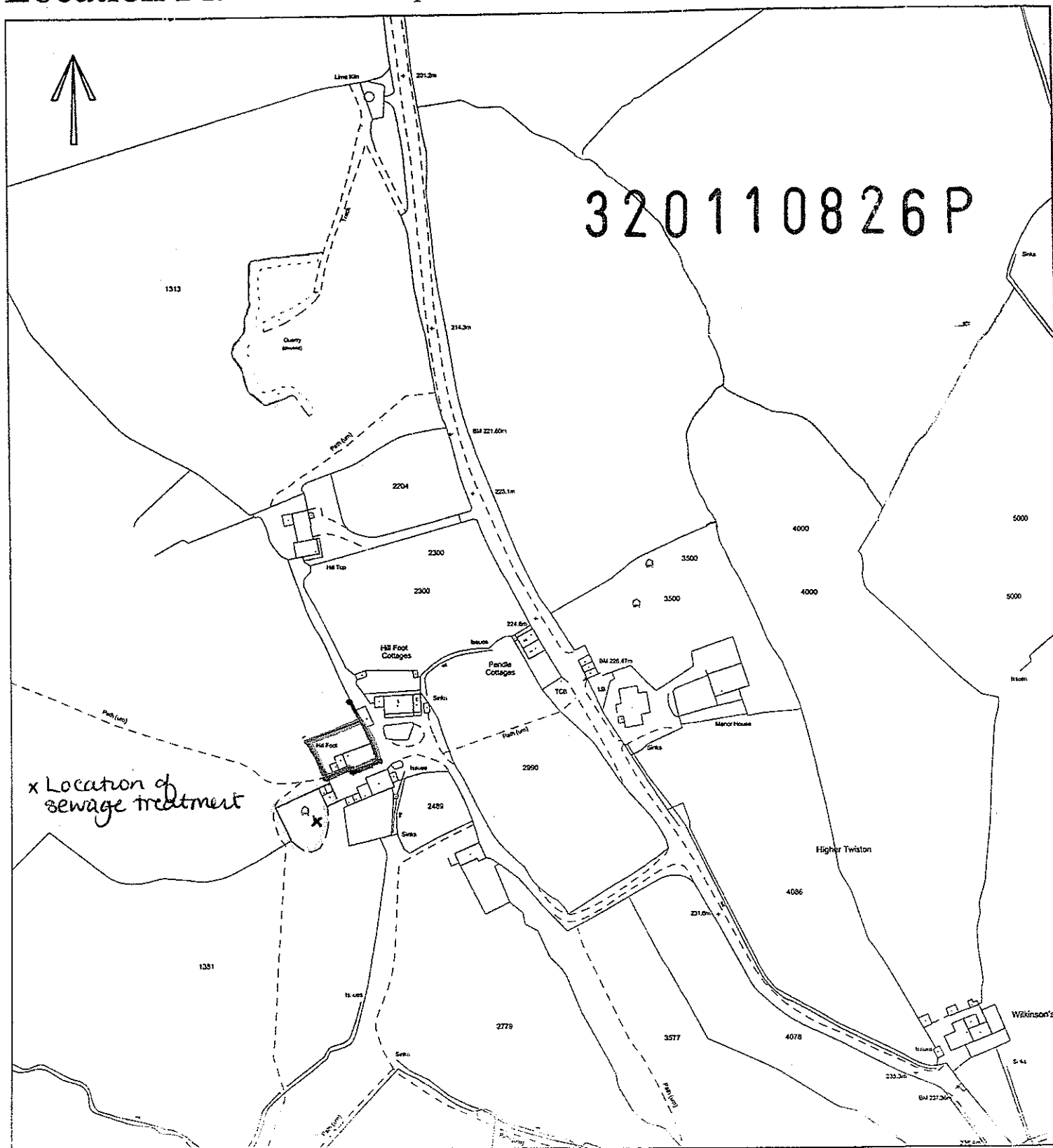
Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157



RIBBLE VALLEY
BOROUGH COUNCIL

Location Plan

Map Ref: SD8144SW Scale: 1:2500



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

This copy has been produced specifically for map return scheme purposes only. No further copies may be made.
Ribble Valley Borough Council. Licence No. LA 079111 13 December 2002

RECEIPT NO.

SOLD BY

320110826P

DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A
BARN TO A DWELLING**

AT

**HILL FOOT BARN,
HIGHER TWISTON,
CLITHEROE
BB7 4DB**



**Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel. no. 01200-425051/07887-554397

DESIGN AND ACCESS STATEMENT**SITE: HILL FOOT BARN, HIGHER TWISTON, CLITHEROE BB7 4DB****PROPOSAL: CONVERSION OF BARN TO DWELLING, CREATION OF GARDEN, PARKING AREA AND SITING OF NEW SEWAGE TREATMENT PLANT.****SITE DESCRIPTION**

Higher Twiston is situated some two miles to the east of the village of Downham and is accessed from the Downham - Barley road at the Four Lane Ends road junction. Hill Foot stands to the west of the road, from which it is accessed via a track approximately 250m in length. The barn is grouped around the farmyard together with Hill Foot Cottages and Hill Foot farmhouse and a number of smaller buildings that remain in agricultural use. The access track is single width and as well as providing access to the existing dwellings allows access for agricultural activity on the land to both the north and south, including the gated yard areas.

The land in the vicinity of the site is rolling, well treed and predominantly in agricultural use. The landscape is also characterised by the relatively dense spread of built development which includes both farmsteads and residential properties. The site lies within the Forest of Bowland Area of Outstanding Natural Beauty and Hill Foot Cottages are statutorily listed as Grade II. A public footpath runs directly from the road to Hill Foot on the west side of which it splits heading north west and south and linking into the wider public footpath network.

THE PROPOSED DEVELOPMENT

Hill Foot Barn comprises the original barn which includes a shippon and store with hayloft over and central wagon way, a second shippon with hayloft over added to the west elevation, and a single storey dairy with lean-to roof which has been added to the west side of that. The whole is of random stone construction with substantial stone quoins that are a feature of the building, and with a stone slate roof supported on king post trusses. The overall length of the structure is 22.6m and the maximum width 8.5m. The southern and eastern elevations front onto the cobbled yard, the north and west onto the adjacent field, and two field walls abut the barn in order to contain the yard. The field to the north rises steeply and part of the rear of the structure is dug into the slope of the land.

It is intended that the barn and adjacent dairy will be converted to form one five bedroom residential property utilising all of the existing openings and adding as few new openings

as is practical. In order to retain access to the surrounding agricultural land to continue without potential obstruction the associated residential curtilage will be confined to the north side of the building. A new gateway will be created in the wall between the barn and the garage utilised by Hill Foot to provide access to an area of hardstanding behind the dwelling, with a landscaped garden area to the north of this. The maximum dimensions of the residential curtilage would be 26.61m wide and 16.3m long. A new sewage treatment plant is proposed on land in the applicants' ownership to the south west of the barn. This area is not proposed to be used a domestic curtilage.

No additional buildings are proposed such as to provide garaging and no extensions are necessary. The structural survey submitted as part of the planning application demonstrates that the barn is in sound condition and that the proposed scheme of conversion can be implemented without the need for any major rebuilding work. Furthermore, the conversion will retain all of the interesting features that characterise the building.

ASSESSMENT

The following saved policies of the Adopted Ribble Valley Local Plan are relevant to the proposal:

Policy G1 – expects high standards of design quality.

Policy G5 -- outside main settlements/village boundaries planning permission will only be granted for small-scale developments.

Policy ENV1 -- development in the area of outstanding natural beauty will be required to conserve and contribute to the natural beauty of the area.

Policy ENV7 – development having an adverse effect on protected wildlife species will not be granted planning permission.

Policy H2 – outside settlement boundaries residential development will be limited, but allows for the appropriate conversion of buildings to dwellings.

Policy H15 – allows for the conversion of buildings to dwellings subject to various criteria relating to external impacts.

Policy H16 – allows for the conversion of buildings to dwellings subject to various criteria relating to the building.

Policy H17 – allows for the conversion of buildings to dwellings subject to various criteria relating to the scheme design.

Policy T1 – regard to be given to various transport criteria in assessing development proposals.

The following elements of national policy are also relevant to the proposal.

Planning Policy Statement 3: Housing, 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).

Planning Policy Statement 4: Planning for Sustainable Economic Growth, recognises that re-use of buildings in the countryside for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations and for some types of building.

Planning Policy Statement 5: Planning for the Historic Environment, requires the significance of heritage assets to be considered in the planning process. A separate Heritage Statement is submitted with this application.

PLANNING HISTORY

A planning application for a nearly identical application was submitted to the Council in January 2003 reference 3/03/0014P and was refused planning permission by the Council on the 6th March 2003. The refusal was considered on appeal which was dismissed on the 8th December 2003. See appendix 1 and 2. The application was refused on the basis of housing over supply that existed in the Borough at that time. In addition the garden area proposed was considered excessive, apart from these two matters the application was considered acceptable. On appeal the proposal was dismissed on the basis of housing

over-supply only. The Inspector was satisfied that the size of the garden proposed could be reduced to an acceptable level suggesting that reducing the depth of the curtilage to around 11m metres from the rear of the building would be acceptable.

EVALUATION

The main planning issues relating to this proposal are:

- the principle of the development;
- the suitability of the building for conversion;
- the landscape impact;
- the design of the scheme;
- neighbour amenity
- highway safety; and
- nature conservation interest.

Each of these issues is assessed in turn below.

Principle

Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including "other small-scale uses appropriate to a rural area which would conform to the policies of this Plan". The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the conversion of an existing building within an established group of buildings. It does not introduce new built development into an area of open countryside. Thus, the nature of the proposal is considered to be appropriate to a rural area. This is borne out and amplified by reference to other policies that specifically refer to residential development and conversion of buildings in the countryside.

Policies H2 and H15 refer to whether the building is one that is suitably located for conversion. The building is not an isolated building in the landscape where problems of 'urbanisation', with which policy is primarily concerned, might arise. Rather, it is a building which sits within a farm group of both traditional and modern agricultural buildings.

Building Suitability

The building is regarded as one suitable for conversion with regards to criteria in Policies H15 and H16. In particular:

- the property is within a group of residential properties where services and utilities are already provided so that no additional expenditure by public authorities on the provision of infrastructure would be required;
- a structural survey has been submitted with the application. It confirms that the building is structurally sound and capable of conversion without the need for extensive building or major alterations;
- the building is of sufficient size to provide suitable living accommodation without extension; and
- being of traditional form and materials, the character of the building and its materials are appropriate to its surroundings. The building is worthy of retention because of its historic grouping/association with the farmhouse and cottages.

An important factor that adds weight to the case for granting planning permission is the lack of a 5 year supply of housing land within the Borough. For this reason the Council should consider this planning application favourably having regard to the criteria in PPS3, in particular paragraph 69. Having regard to the listed criteria:

- the proposal will result in the provision of high quality housing;
- the site is suitable for development making use of a presently under-used building and is in a sustainable location;
- the proposal uses the building effectively and efficiently; and
- the proposal is in line with housing objectives for the Borough.

Landscape Impact

The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of

Policies ENV1, H15 and H17. There will be little change to the appearance of the site from its present form. The garden and parking area for the new dwelling is proposed on the northern side of the barn extending beyond the main wall of the barn by about 11m. The rear wall of the barn partly retains the land to the rear which slopes upwards quite steeply to the north. By confining the residential curtilage to the north of the building the appearance of this group of buildings will not change when viewed from the south or from public footpath 11 which approaches the site from the south west. The rising nature of the land ensures that the garden will not be particularly prominent from the west or from public footpath 10 which approaches from the west. Footpath 10 and 11 meet to the west of Hill Foot and become footpath 9 which travels east through the farm yard between the farmhouse and barn at Hill Foot the new garden will not be visible from this footpath. The proposed garden area is further screened by the surrounding boundary walls and the detached garage on the east side and from long range views by surrounding trees.

Design

The proposed design of conversion is of a high standard and complies with the various criteria and Policies G1 and H17. The existing barn is built in coursed random stone with a stone slate roof. On the southern elevation facing the yard there are large quoin stones to the corners of the building and to the surround of the wagon entrance. The other openings have stone heads and jambs. There are breathing holes beneath the eaves. On the eastern gable there is a larger forking hole beneath the ridge. On the rear elevation which faces the fields there two rows of breathing holes but generally fewer openings and fewer details. On the ridge of the roof are prominent roof vents.

The layout of the rooms within the barn has been informed by the position of the existing door and window openings to take best advantage of these and to reduce the number of new opening required to light the interior. In addition the ground floor is open plan so that the various living areas borrow light from each other.

An open plan arrangement is not appropriate for first floor bedrooms and so some new windows are required. The windows to bedroom 5 have been created from what appear to be blocked openings in the gable of the hayloft above shippon two. The barn and the farmhouse display signs of alterations and adaptations over time, there are several blocked window in the farmhouse which suggested that it was increased in height at some time in the past. See photographs.



Possible evidence of window in gable of barn



Blocked windows to right and left above door and below first floor windows.

Neighbour Amenity

The main elevation of Hill Foot farmhouse faces north towards the barn and is separated by a distance of approximately 5m. In order to preserve privacy to the occupiers of the farmhouse no principle windows have been proposed in the south elevation of the barn. The largest opening, the wagon entrance has had the glazing set back so that views across the farm yard to the house are obscured by the wall of the wagon way both inside and outside the barn. The main windows and focus of residential activity, the outdoor amenity area, garden and the parking area are all on the north side of the building. The wagon entrance is to be fully glazed with no door opening within it. The doors on the southern side of the barn give access to a store, utility room and a cloak room and are likely to be used infrequently. All these features preserve the privacy and residential amenity of the occupiers of Hill Foot. The proposal complies with policy G1

Access

Vehicle access to the site is along a private track from the main road. The track serves Hill Foot, Hill Foot Cottages 1 and 3 and the surrounding agricultural land. It is proposed to create a new gateway into the land at the rear of the barn and create a parking and turning area. There is sufficient space within the new curtilage to park 3 cars. The proposal complies with Policy T1.

The public footpath number 9 passes along the southern side of the barn between the barn and the farmhouse. The Development does not affect this footpath.

Nature Conservation

320110826P

A Bat Report is submitted with this application. Although a foraging bat was witnessed in the area it appeared to have no connection with the barn. The location has abundant potential bat habitat and the conversion of this barn will not harm any bat population. As such, the development should have no adverse effects on bats and complies with Policy ENV7.

CONCLUSION

The application is identical to the proposal put forward in 2003 except that the size of the garden has been reduced to the extent envisage acceptable by the Inspector in considering the appeal. The design of the conversion its relationship to the neighbouring property was considered acceptable by the Council and the Inspector in considering the proposal at that time. There have been no changes in circumstances at the site since that time. The objections to the previous proposal which were the over supply of housing and the extent of the curtilage. These have now been addressed which leaves no matters outstanding which would prevent the granting of planning permission.

APPENDICES

Appendix 1 Planning refusal notice 3/03/0014P

Appendix 2 Appeal decision APP/T2350/A/03/1124183

Judith Douglas Bsc (Hons) Dip TP, MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe. BB7 1AW. Tel: 01200 425051.

October 2011

320110826P

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/03/0014/P

DECISION DATE: 6 MARCH 2003

DATE RECEIVED: 9 JANUARY 2003

APPLICANT:

MR & MRS J PALMER
HIGHER HIGSON FARM
HIGHER TWISTON
CLITHEROE

AGENT:

G FAWCETT PARTNERSHIP
99 MANCHESTER ROAD
NELSON
BB9 7HB

DEVELOPMENT PROPOSED: CONVERSION OF BARN WITH DAIRY OUTBUILDING INTO DWELLING
WITH DRIVEWAY

AT: HILL FOOT BARN, HIGHER TWISTON

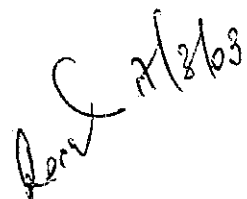
Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the above development for the following reason(s):

1. The proposal is considered to be contrary to the Council's adopted Interim Supplementary Guidance Note - "Housing". Section 3.4 of the Guidance states that applications for the conversion of barns and other agricultural buildings will be refused unless specified circumstances apply. In this case the applicants have provided no evidence that appropriate justification for the development exists. On this basis the development, if allowed, would add to the existing over supply of housing within the Borough, contrary to the objectives of Planning Policy Guidance Note 3 - "Housing", which would cause harm to the urban concentration strategy as set out in the adopted Lancashire Structure Plan. The development also involves the loss of a site which is not considered to be previously developed land in a circumstance where more appropriate previously developed sites exist.
2. The proposal involves the formation of an excessively large residential curtilage which, in the opinion of the Local Planning Authority, would have detrimental effects on the appearance of the locality which is within the Forest of Bowland Area of Outstanding Natural Beauty, contrary to the requirements of Policies G1, ENV1, H15 and H17 of the Ribble Valley Districtwide Local Plan.

Note(s)

1. For rights of appeal in respect of any reason(s) attached to the permission see the attached notes


STEWART BAILEY
CHIEF PLANNING OFFICER





Appeal Decision

Site visit made on 12th November 2003

by Sean Slack BA LLB DipTP MRTPI

an Inspector appointed by the First Secretary of State

320110826P

The Planning Inspectorate
4th Floor Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

08 DEC 2003

Appeal Ref: APP/T2350/A/03/1124183

Hill Foot Barn, Higher Twiston, Clitheroe

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J Palmer against the decision of Ribble Valley Borough Council
- The application (Ref 3/03/0014/P), dated 20th December 2002, was refused by notice dated 6th March 2003
- The development proposed is the conversion of a barn with dairy outbuilding into a dwelling with driveway.

Summary of Decision: The appeal is dismissed

Main Issues

1. The main issues are;
 - a. The acceptability of the development having regard to the impact of the proposed residential curtilage on the appearance of the locality within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
 - b. Whether the proposal would prejudice the success of the structure plan strategy which aims to ensure the effective release of housing land having regard to national policy guidance in PPG3 and the Council's Interim Supplementary Planning Guidance on Housing

Planning Policy

2. The operative development plan is the Lancashire Structure Plan 1991-2006 and the Ribble Valley Districtwide Local Plan adopted in June 1998. The appeal site is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) where policy 1 of the structure plan states that development in such areas will be subject to the additional requirement that it will contribute to the conservation of the natural beauty of the area. This policy is largely restated in policy ENV1 of the adopted local plan. The policy requires development to contribute to the conservation of the natural beauty of the area and that the protection, conservation and enhancement of the natural environment will be the most important consideration in the assessment of any development proposal. Policies H15 to H17 deal with proposals for conversion of buildings for use as dwellings. The policies require that the conversion of buildings should be of a high standard with the use of local materials and should be consistent with the conservation of the natural beauty of the AONB. Policy H17 also draws attention to the impact of garden or parking areas created as a result of the conversion works. Such facilities should not harm the appearance or function of the area in which they are situated
3. The Council have also referred to informal supplementary planning guidance (ISPG) on housing revised in October 2002. This document has been adopted by the Council for

development control purposes in response to national policy advice in PPG3. It is pointed out that the guidance is not intended to replace or supersede the adopted local plan but is to provide assistance in assessing applications for residential development in the light of more recent national policy advice. Applications for residential development are to be assessed against such considerations as the land supply position in the Borough in relation to the structure plan housing requirement, the availability of previously developed land and any particular housing needs identified within the settlement.

- 4 The conversion of agricultural buildings to dwellings is addressed in paragraph 3.4 to the ISPG. The guidance seeks to encourage business use of redundant barns and limit the creation of new dwellings through conversions. Permission is generally restricted to certain specified types of housing. These include a dwelling for social needs housing or for the accommodation of an essential farm worker. Other acceptable circumstances are where the conversion is linked to a farm business plan to secure enhanced agricultural operations or environmental improvements or is ancillary to an employment generating use. The interim guidance also states that a new dwelling will not be permitted unless it can be shown that the local highway system is inadequate to support any appropriate business re-use or that such business use would harm the residential amenities of nearby dwellings.

Reasons

the proposed residential curtilage

- 5 The proposal involves the conversion of a redundant barn and dairy to provide a 5 bedroom dwelling. An area of curtilage land, some 26 metres square, has been proposed on the north side of the building to provide a hardstanding and garden. The Council are satisfied with the details of the conversion works to the building but are concerned that use of such a large curtilage area for domestic purposes, such as the siting of sheds and washing lines would be harmful to the appearance of the AONB. I saw that the proposed curtilage is part of a field which slopes fairly steeply upwards from the rear of the barn. Although this land is not readily visible from nearby public footpaths I consider the use of the upper part of the land as a domestic garden would look out of place against the surrounding hill pasture. However, I am satisfied that this objection could be overcome by reducing the depth of the curtilage to around 11 metres from the rear of the building as suggested by the appellants.

the release of housing land

- 6 PPG3 sets out criteria for the allocation of land for housing and reminds authorities that they should have regard to national housing policy as a material consideration which may supersede the policies in their own local plans or Unitary Development Plans. An important principle of the guidance is to restrict housing development that involves the use of greenfield sites and to encourage developments that use previously developed land. The guidance stresses that sites for new housing should be in sustainable locations, accessible by means other than a private car.
- 7 In support of the proposal it is said that the Council have placed undue weight on the ISPG and have given inadequate consideration to the aims of adopted policies that development should help to protect the landscape quality within the AONB. It is claimed that the conversion would retain the building and prevent it becoming vacant and prone to vandalism and dereliction. The suggested alternative uses such as business or holiday accommodation would increase the volume of traffic using a narrow access track to the detriment of persons

living close by. It would also be necessary to upgrade the lane to provide passing places which would harm its rural character.

8. The basis of the Council's objection is that the conversion of an agricultural barn cannot be considered as development on previously developed land and must be considered a greenfield site for purposes of PPG3. They say that the proposal would add to an existing over supply of housing in the Borough in conflict with the aims of the structure plan strategy and adopted guidance. The proposal does not meet the criteria in the ISPG for the acceptable conversion of rural buildings and would be of little benefit to the local economy. Consideration has not been given to possible use of the barn to provide holiday accommodation. The Council are satisfied that the proposed parking area could accommodate 3 cars for a holiday letting use without the need for any additional garden area or improvement of the access lane.
9. No claim is made that the residential conversion is related to any associated business use or that it satisfies the requirements of the ISPG. It appears to me that although limited weight can be attached to that document, it is consistent with national policy guidance in PPG3 and with the urban strategy of the structure plan. The appeal site is in a remote location well away from settlements and any residential use would be likely to depend on the use of private transport. For this reason it cannot be considered a sustainable site for purposes of PPG3.
10. I saw that the barn is constructed of local stone and slate on a hillside setting and makes an important contribution to the character of the buildings at Hill Foot. Although the proposed conversion would be carried out to a satisfactory standard, I consider it would have a neutral impact on the landscape. The evidence of the structural survey is that the barn is generally sound and I consider it unlikely that it would fall into disrepair should permission be withheld. I also consider that a building in this remote location, close to an existing working farm, would generally not be at high risk of vandalism. Whilst there are clearly benefits to the conversion scheme, in securing a future use for a redundant building, I take the view that the future of the building could also be safeguarded by a business or tourism related use in line with the adopted guidance. Such small scale business development would be unlikely to involve changes to the access or parking arrangements. I find the reasons put forward in support of the development are not sufficient to offset the housing policy objection.

Conclusions

11. My conclusion on the issues is that although the size of the garden can be controlled by a condition there is a compelling objection to the development on grounds that it would add to the existing over supply of housing land within the Borough. The proposal also fails to meet any of the requirements of the interim guidance as regards the acceptability of residential conversion of agricultural buildings.
12. In coming to my conclusion I have considered all other matters raised in the representations including the conditions suggested by the Council. However such conditions could not overcome the policy objection.

320110826P

Formal decision

13 For the reasons given above and in exercise of the powers transferred to me, I hereby dismiss the appeal.



Sean Slack
Inspector

Information: Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned

320110826P

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/03/0014/P

DECISION DATE: 6 MARCH 2003

DATE RECEIVED: 9 JANUARY 2003

APPLICANT:

MR & MRS J PALMER
HIGHER HIGSON FARM
HIGHER TWISTON
CLITHEROE

AGENT:

G FAWCETT PARTNERSHIP
99 MANCHESTER ROAD
NELSON
BB9 7HB

DEVELOPMENT PROPOSED: CONVERSION OF BARN WITH DAIRY OUTBUILDING INTO DWELLING WITH DRIVEWAY

AT: HILL FOOT BARN, HIGHER TWISTON

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the above development for the following reason(s):

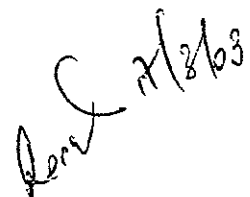
1. The proposal is considered to be contrary to the Council's adopted Interim Supplementary Guidance Note - "Housing". Section 3.4 of the Guidance states that applications for the conversion of barns and other agricultural buildings will be refused unless specified circumstances apply. In this case the applicants have provided no evidence that appropriate justification for the development exists. On this basis the development, if allowed, would add to the existing over supply of housing within the Borough, contrary to the objectives of Planning Policy Guidance Note 3 - "Housing", which would cause harm to the urban concentration strategy as set out in the adopted Lancashire Structure Plan. The development also involves the loss of a site which is not considered to be previously developed land in a circumstance where more appropriate previously developed sites exist.
2. The proposal involves the formation of an excessively large residential curtilage which, in the opinion of the Local Planning Authority, would have detrimental effects on the appearance of the locality which is within the Forest of Bowland Area of Outstanding Natural Beauty, contrary to the requirements of Policies G1, ENV1, H15 and H17 of the Ribble Valley Districtwide Local Plan.

Note(s)

1. For rights of appeal in respect of any reason(s) attached to the permission see the attached notes.


STEWART BAILEY

CHIEF PLANNING OFFICER





Appeal Decision

Site visit made on 12th November 2003

by **Sean Slack BA LLB DipTP MRTPI**

an Inspector appointed by the First Secretary of State

320110826P

The Planning Inspectorate
4/09 Policy Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

08 DEC 2003

Appeal Ref: APP/T2350/A/03/1124183
Hill Foot Barn, Higher Twiston, Clitheroe

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J Palmer against the decision of Ribble Valley Borough Council.
- The application (Ref 3/03/0014/P), dated 20th December 2002, was refused by notice dated 6th March 2003.
- The development proposed is the conversion of a barn with dairy outbuilding into a dwelling with driveway.

Summary of Decision: The appeal is dismissed

Main Issues

1. The main issues are;
 - a. The acceptability of the development having regard to the impact of the proposed residential curtilage on the appearance of the locality within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
 - b. Whether the proposal would prejudice the success of the structure plan strategy which aims to ensure the effective release of housing land having regard to national policy guidance in PPG3 and the Council's Interim Supplementary Planning Guidance on Housing

Planning Policy

2. The operative development plan is the Lancashire Structure Plan 1991-2006 and the Ribble Valley Districtwide Local Plan adopted in June 1998. The appeal site is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) where policy 1 of the structure plan states that development in such areas will be subject to the additional requirement that it will contribute to the conservation of the natural beauty of the area. This policy is largely restated in policy ENV1 of the adopted local plan. The policy requires development to contribute to the conservation of the natural beauty of the area and that the protection, conservation and enhancement of the natural environment will be the most important consideration in the assessment of any development proposal. Policies H15 to H17 deal with proposals for conversion of buildings for use as dwellings. The policies require that the conversion of buildings should be of a high standard with the use of local materials and should be consistent with the conservation of the natural beauty of the AONB. Policy H17 also draws attention to the impact of garden or parking areas created as a result of the conversion works. Such facilities should not harm the appearance or function of the area in which they are situated.
3. The Council have also referred to informal supplementary planning guidance (ISPG) on housing revised in October 2002. This document has been adopted by the Council for

development control purposes in response to national policy advice in PPG3. It is pointed out that the guidance is not intended to replace or supersede the adopted local plan but is to provide assistance in assessing applications for residential development in the light of more recent national policy advice. Applications for residential development are to be assessed against such considerations as the land supply position in the Borough in relation to the structure plan housing requirement, the availability of previously developed land and any particular housing needs identified within the settlement.

4. The conversion of agricultural buildings to dwellings is addressed in paragraph 3.4 to the ISPG. The guidance seeks to encourage business use of redundant barns and limit the creation of new dwellings through conversions. Permission is generally restricted to certain specified types of housing. These include a dwelling for social needs housing or for the accommodation of an essential farm worker. Other acceptable circumstances are where the conversion is linked to a farm business plan to secure enhanced agricultural operations or environmental improvements or is ancillary to an employment generating use. The interim guidance also states that a new dwelling will not be permitted unless it can be shown that the local highway system is inadequate to support any appropriate business re-use or that such business use would harm the residential amenities of nearby dwellings.

Reasons

the proposed residential curtilage

5. The proposal involves the conversion of a redundant barn and dairy to provide a 5 bedroom dwelling. An area of curtilage land, some 26 metres square, has been proposed on the north side of the building to provide a hardstanding and garden. The Council are satisfied with the details of the conversion works to the building but are concerned that use of such a large curtilage area for domestic purposes, such as the siting of sheds and washing lines would be harmful to the appearance of the AONB. I saw that the proposed curtilage is part of a field which slopes fairly steeply upwards from the rear of the barn. Although this land is not readily visible from nearby public footpaths I consider the use of the upper part of the land as a domestic garden would look out of place against the surrounding hill pasture. However, I am satisfied that this objection could be overcome by reducing the depth of the curtilage to around 11 metres from the rear of the building as suggested by the appellants.

the release of housing land

6. PPG3 sets out criteria for the allocation of land for housing and reminds authorities that they should have regard to national housing policy as a material consideration which may supersede the policies in their own local plans or Unitary Development Plans. An important principle of the guidance is to restrict housing development that involves the use of greenfield sites and to encourage developments that use previously developed land. The guidance stresses that sites for new housing should be in sustainable locations, accessible by means other than a private car.
7. In support of the proposal it is said that the Council have placed undue weight on the ISPG and have given inadequate consideration to the aims of adopted policies that development should help to protect the landscape quality within the AONB. It is claimed that the conversion would retain the building and prevent it becoming vacant and prone to vandalism and dereliction. The suggested alternative uses such as business or holiday accommodation would increase the volume of traffic using a narrow access track to the detriment of persons

320110826P

living close by. It would also be necessary to upgrade the lane to provide passing places which would harm its rural character.

8. The basis of the Council's objection is that the conversion of an agricultural barn cannot be considered as development on previously developed land and must be considered a greenfield site for purposes of PPG3. They say that the proposal would add to an existing over supply of housing in the Borough in conflict with the aims of the structure plan strategy and adopted guidance. The proposal does not meet the criteria in the ISPG for the acceptable conversion of rural buildings and would be of little benefit to the local economy. Consideration has not been given to possible use of the barn to provide holiday accommodation. The Council are satisfied that the proposed parking area could accommodate 3 cars for a holiday letting use without the need for any additional garden area or improvement of the access lane.
9. No claim is made that the residential conversion is related to any associated business use or that it satisfies the requirements of the ISPG. It appears to me that although limited weight can be attached to that document, it is consistent with national policy guidance in PPG3 and with the urban strategy of the structure plan. The appeal site is in a remote location well away from settlements and any residential use would be likely to depend on the use of private transport. For this reason it cannot be considered a sustainable site for purposes of PPG3.
10. I saw that the barn is constructed of local stone and slate on a hillside setting and makes an important contribution to the character of the buildings at Hill Foot. Although the proposed conversion would be carried out to a satisfactory standard, I consider it would have a neutral impact on the landscape. The evidence of the structural survey is that the barn is generally sound and I consider it unlikely that it would fall into disrepair should permission be withheld. I also consider that a building in this remote location, close to an existing working farm, would generally not be at high risk of vandalism. Whilst there are clearly benefits to the conversion scheme, in securing a future use for a redundant building, I take the view that the future of the building could also be safeguarded by a business or tourism related use in line with the adopted guidance. Such small scale business development would be unlikely to involve changes to the access or parking arrangements. I find the reasons put forward in support of the development are not sufficient to offset the housing policy objection.

Conclusions

11. My conclusion on the issues is that although the size of the garden can be controlled by a condition there is a compelling objection to the development on grounds that it would add to the existing over supply of housing land within the Borough. The proposal also fails to meet any of the requirements of the interim guidance as regards the acceptability of residential conversion of agricultural buildings.
12. In coming to my conclusion I have considered all other matters raised in the representations including the conditions suggested by the Council. However such conditions could not overcome the policy objection.

Formal decision

13. For the reasons given above and in exercise of the powers transferred to me, I hereby dismiss the appeal.



Sean Slack
Inspector

Information: Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned

320110826P

HERITAGE STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO
CONVERT A BARN TO A DWELLING**

AT

**HILL FOOT BARN,
HIGHER TWISTON,
CLITHEROE
BB7 4DB**



**Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel. no. 01200-425051/07887-554397

HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION TO CONVERT A
BARN TO A DWELLING AT HILL FOOT BARN, HIGHER TWISTON, CLITHEROE BB7 4DB

Planning Policy Statement 5: Planning for the Historic Environment.

Planning Policy Statement 5: Planning for the Historic Environment (PPS5, 2010) has amended the national approach to considering the impact of development proposals on the historic environment. PPS5 and the companion practice guide, require applications for planning permission to be accompanied by a Heritage Statement where the proposal affects a heritage asset. In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process. The PPS5 practice guide defines the difference between a heritage asset and other components of the environment is that a '*heritage asset holds meaning for society over and above its functional utility.*' It is this heritage significance that justifies a degree of protection in planning decisions.

The purpose of this Heritage Statement is to **identify the heritage asset**. Following identification of the heritage asset it is necessary to **assess the significance of the heritage asset**. Finally it is necessary to **assess the impact of the development on the heritage asset**.

Policy HE6 of PPS5 requires the level of detail of information provided by the applicant on planning applications affecting heritage assets to be proportional 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. The heritage interest may be archaeological, architectural, artistic or historic. It may include a building or feature and its setting. This information is to be accompanied by an assessment of the impact of the proposal and should be set out in the application as part of the explanation of the design concept.

Policy HE7 of PPS5 gives guidance to local planning authorities on decision making in relation to heritage assets. It requires them to assess the significance of the heritage asset and the effect of the proposal on the heritage asset. In doing so, they are to take account of the particular nature of the significance of the heritage asset and the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality.

Identifying the Heritage Asset.

Hill Foot comprises a traditional stone farmhouse opposite a large detached stone barn, and to the north Hill Foot Cottages. The stone barn stands adjacent to a small cobbled yard area which is defined by stone boundary walls. The principle wagon entrance to the barn faces the yard.

Hill Foot is set within a loose group of other dwellings at Higher Twiston. This group of dwellings and farms is surrounded by open grazing land. Hill Foot as the name implies is set low within the landscape and is relatively inconspicuous in the landscape.

Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area and but Hill Foot Cottages are statutorily listed grade II.

The site is within the Area of Outstanding Natural Beauty as identified in the adopted Ribble Valley District Wide Local Plan. Policy ENV1. Traditionally constructed rural buildings are identified as being suitable for conversion to other uses in the local Plan, in order to *'keep these buildings well maintained and protect them as a feature within the landscape for future generations'*. Paragraph 5.13.2. The Local Plan recognises traditional built stone barn as a heritage asset in making this statement. It also distinguishes between traditionally constructed barns which are worthy of retention and modern farm buildings or properties constructed in a style or in materials not in keeping with the area. Policy H16.

We can assess from this that the traditionally constructed stone barn can be considered to be a heritage asset. The landscape setting of the group of buildings is also a heritage asset.

We have consulted the Historic Environment Record. The HERS holds no information on the building. The Planning Officer (HER) commented the building 'is shown on the OS 1848 six inch map and it is likely, therefore, that some kind of archaeological work will be recommended by us.'

We have also consulted the Community History Section of Clitheore Library who have provided the maps attached in the appendix. The 1848 map shows the barn farmhouse and cottages together with the boundary walls tracks in the position that they are in today. The 1894 map clearly shows the barn in its present position with the same footprint as is has today. It also indicates the position of the stone boundary walls around the farm yard and along the track to Hill Top. The public footpaths that past through and close to the site are indicated. The 1912 map shows the same features except for the addition of a small outbuilding on the west side of the farmhouse.

We can conclude that the heritage assets of this site are the barn and the stone boundary walls surrounding the yard and to the north, the layout of these structures and spaces, and the setting of the building in the landscape. The date for the construction of the barn is inconclusive but is highly likely to be before 1848.

Assessment of the Significance of the Heritage Assets

The ordnance survey maps suggest that there has been a building on the site since at least 1848. The architectural features of the barn are common to then area. The barn has a wagon entrance on the south elevation facing the yard and a threshing door opposite on the northern elevation. The section on the western end of the barn may be a later addition as is shallower in the depth than the main barn and the ridge line is lower. In addition it may have been altered as there appears to be a line in the gable of the barn where a former higher roof to the addition was keyed in. In the gable of the two storey addition there appears to be opening in the gable that may have been used as access to a hay loft before the lean-to was added on the western end. On the eastern end of the barn is a forking hole in the gable beneath the ridge.

320110826 P



Northern elevation showing threshing door two storey and single storey additions.

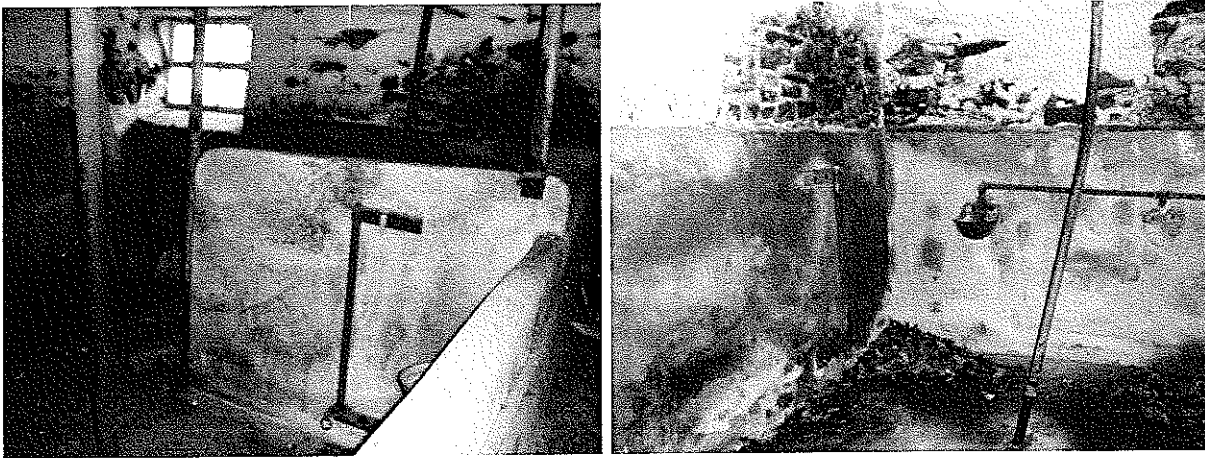


Eastern gable



Front elevation facing south

Within the barn any historic fittings have been removed and replaced with modern concrete alternatives.



Interior of barn

Assessment of the Impact of the Development on the Heritage Assets.

The planning application is for the conversion of the barn to one dwelling, creation of a domestic curtilage, garden and parking area.

The barn is no longer suitable for modern farming practices. The proposed conversion offers the opportunity to restore the building and to secure the future of the building by finding a suitable alternative use.

The retention and reuse of all the existing openings in the barn, including the wagon entrance, has been the guiding factor in the design of the conversion of the barn. Additional windows have been introduced in to the least significant elevation of the barn which is not readily visible from any public view point.

There are no proposals to alter the farm yard area at the front of the building which is not included within the application site. This aspect of the heritage asset has been protected. This has been achieved by locating the new domestic curtilage on the north side of the building within an area which is presently agricultural land but not particularly visible in the landscape. The setting of the heritage assets will not be adversely affected by the creation of the garden.

320110826P



Area where garden will be situated

Appendix

1 Map 1848

2 Map 1894

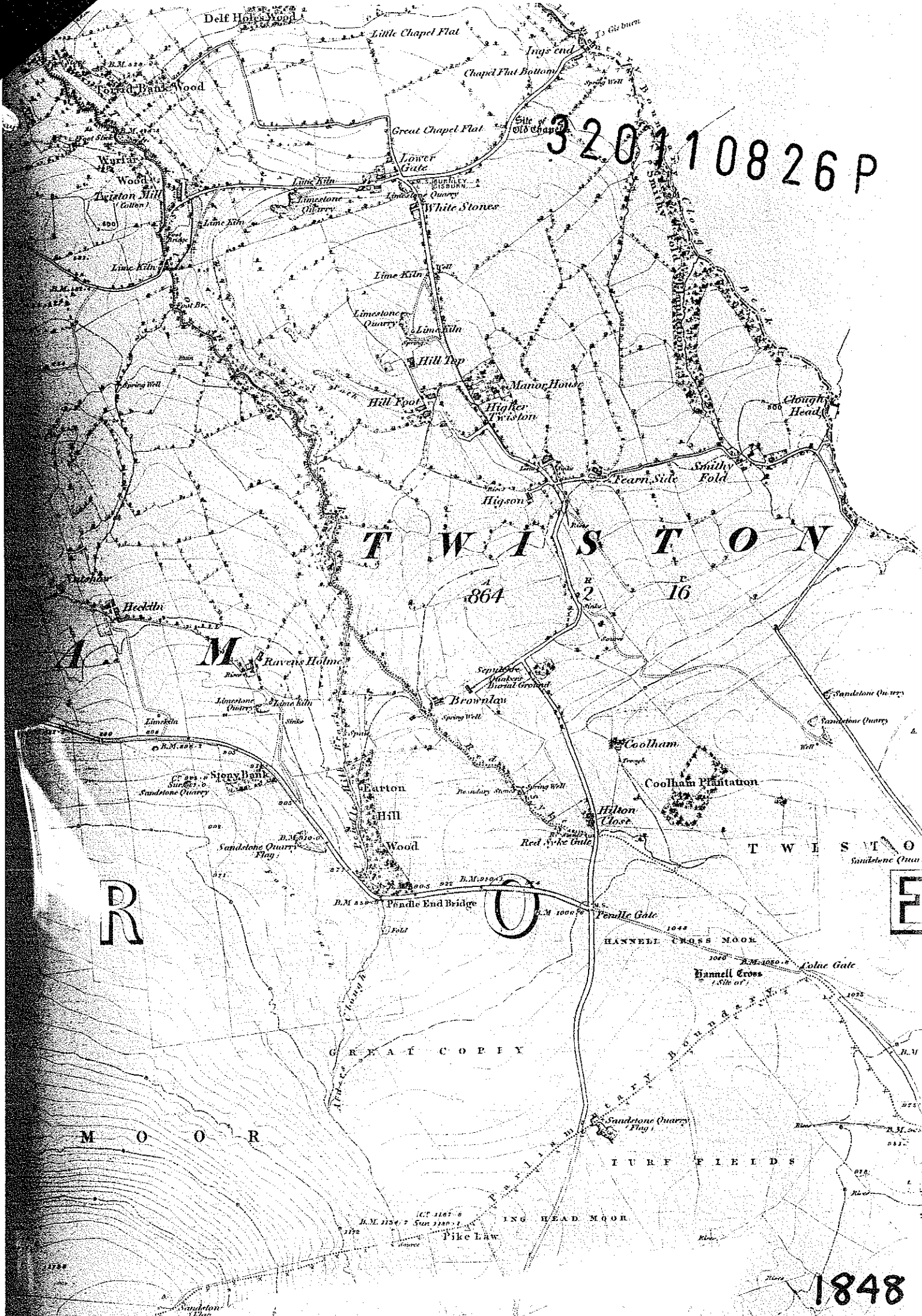
3 Map 1912

Judith Douglas BSc (Hons) Dip TIP, MRTPI

**Janet Dixon Town Planners Ltd
10A Whalley Road, Clitheroe, Lancashire BB7 1AW**

Tel: 01200 425051

October 2011



320110826P

T W I S T O N

864 2 16

T W I S T O

R

O

E

M O O R

T U R F F I E L D S

I N G H E A D M O O R

1848

Wilkens
Farm

House
Higher Twiston

Manor House

Hill Foot

Hill Top

Old Quarry

1912

3 ft. F.F.

FF

et al.

73
-824

53
5.458

72
3.472

56
1-897

B.M. 743.4

55
2.083

51
19.204

50
7.328

48
17.387

59
4-914

68
2.411

70/ 396

71
2.181

07
-350

B.M. 778-8

1

350

778-8

..

1

STACY B. PETERSON

100

100

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

100

Les Gooding Design Ltd. Structural and Civil Engineering Consultants

High Beech House, Crow Trees Brow,
Chatburn, Clitheroe, Lancs. BB7 4AA

Tel. 01200 440322
Fax. 01200 440323

320110826P

STRUCTURAL ENGINEER'S REPORT

at

Hillfoot Barn, Higher Twiston, Clitheroe, Lancs.

22nd September 2011

Les Gooding Design Ltd. Structural and Civil Engineering Consultants

High Beech House, Crow Trees Brow,
Chatburn, Clitheroe, Lancs. BB7 4AA

Tel. 01200 440322
Fax. 01200 440323

22nd September 2011

320110826P

Structural Engineer's Report
Hillfoot Barn
Higher Twiston
Clitheroe
Lancs.

TERMS OF REFERENCE

A structural inspection of the above property was carried out on Thursday the 22nd September 2011 at the request of the owner, Mr Richard Palmer. It is Mr Palmer's intention to convert the barn into a dwelling and as such is in need of a Structural Report to assist the application to be submitted to the Local Planning Authority.

The inspection consisted of a visual appraisal of the elements of superstructure only and was carried out to determine the nature of any structural defects affecting the stability of the property and to put forward recommendations for any repair, remedial or reconstruction works thought necessary.

Woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and we are therefore unable to report that any such part of the property is free from defect.

320110826P

INTRODUCTION

The barn structure is typical of ancillary farm buildings dating from the 19th Century. The main open barn area is extended by a storage building adjoining the western gable end and this structure is further extended to the west by a small lean-to structure.

All external walls are formed in solid, random stonework, some 500mm or so thick.

The roof structure to the main barn area consists of three timber trusses spanning from side to side of the building. Timber purlins run from gable end to gable end, supported by the timber trusses and carry timber rafters which in turn carry the outer covering of the roof in the form of stone flags. The roof covering to the two attached areas also consists of stone flags carried by timber rafters, in turn carried by timber purlins.

The main entrance to the barn is located on the south facing side elevation. The doorway here extends almost to roof level and has a series of timber beams over to support the small area of stonework above and the ends of the timber roof rafters.

OBSERVATIONS AND CONCLUSIONS

320110826P

The barn structure and ancillary outbuildings were found to be in good condition with all walls being relatively plumb with no significant indications of any form of subsidence movement being present. The proposed conversion works will include the addition of internal walls and a first floor structure which will increase the overall stability of the property generally.

Certain existing doorways and window openings were found to have external timber lintels which will need to be replaced using stone or reinforced concrete.

The external roof slopes generally were found to be relatively true and the visible internal roof timbers within the barn were seen to be in good condition when viewed from ground level. Close inspection of the truss and rafter ends will be required during any conversion works that take place to ensure these are also sound.

In conclusion, it was found that the barn structure and ancillary outbuildings were found to be in good condition, from a structural stability point of view and as such are suitable for conversion into a dwelling without the need for any significant rebuilding works.

STANDARD EXCLUSIONS

320110826 P

This survey has been carried out primarily to determine the overall structural stability of the property concerned and does not include the following items listed in the paragraphs below, unless specifically referred to in the forgoing report.

Inspections of roof space, under floor inspections, timber survey, moisture survey, inspection of roof covering, rainwater goods and flashings, inspection of electrical or plumbing installations, inspection of decorations, inspections of areas covered, unexposed or inaccessible, inspection of cavity wall ties, inspection of drains and sewers, inspection of foundations etc. unless specifically mentioned within the fore going report.

The possible presence of hazardous building materials such as asbestos and the like has not been investigated and no liability is accepted for the inclusion of such materials in the building fabric.

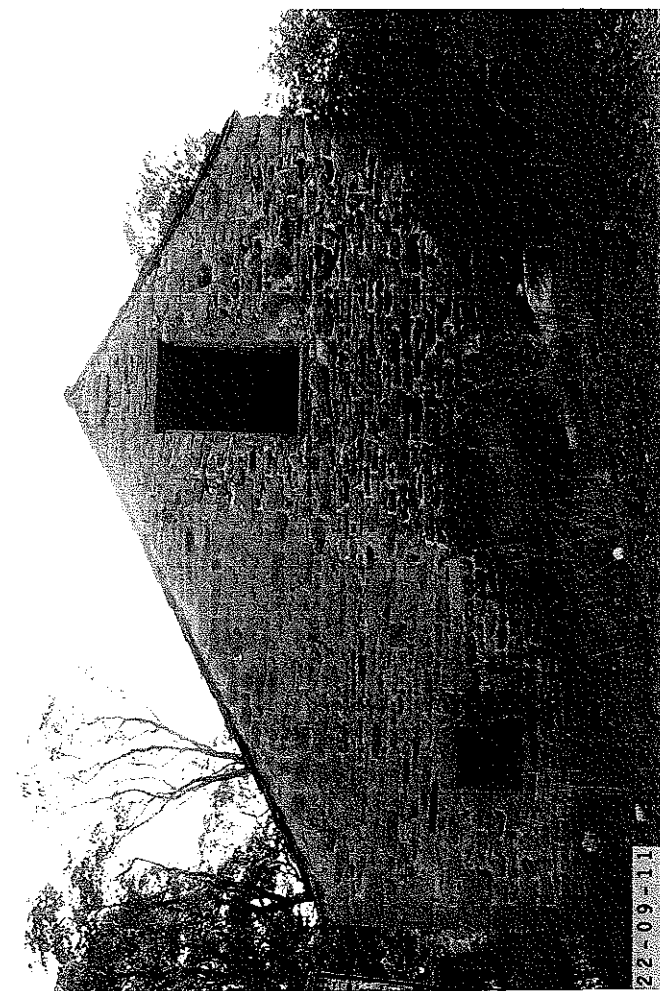
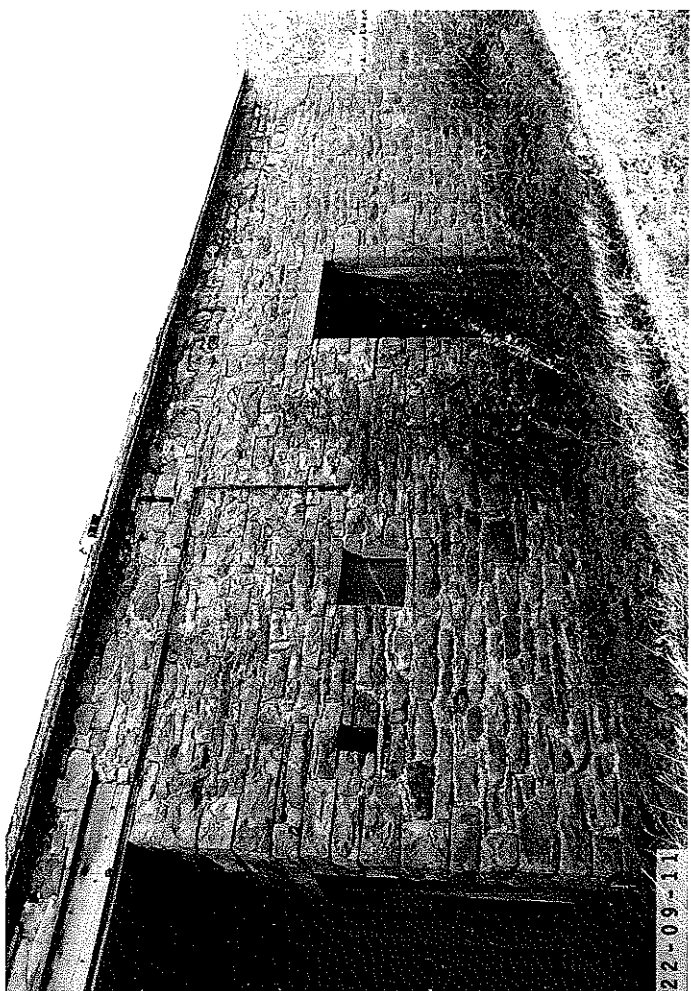
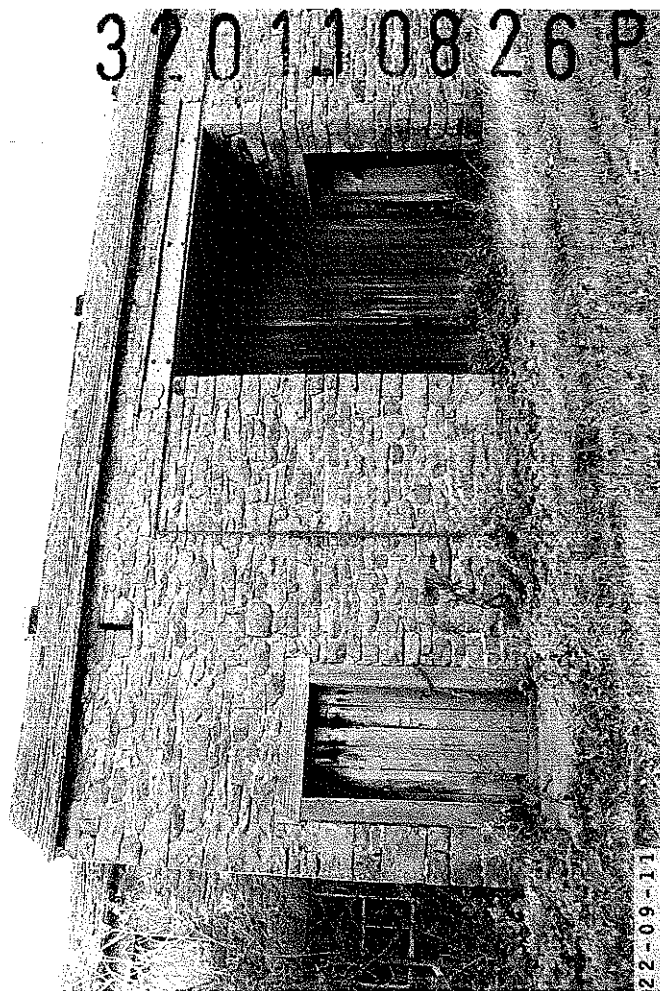
The report shall be for the private and confidential use of the client for whom the report is undertaken and should not be reproduced in whole or in part, nor be relied upon by third parties for any use without the express written authority of the engineer.

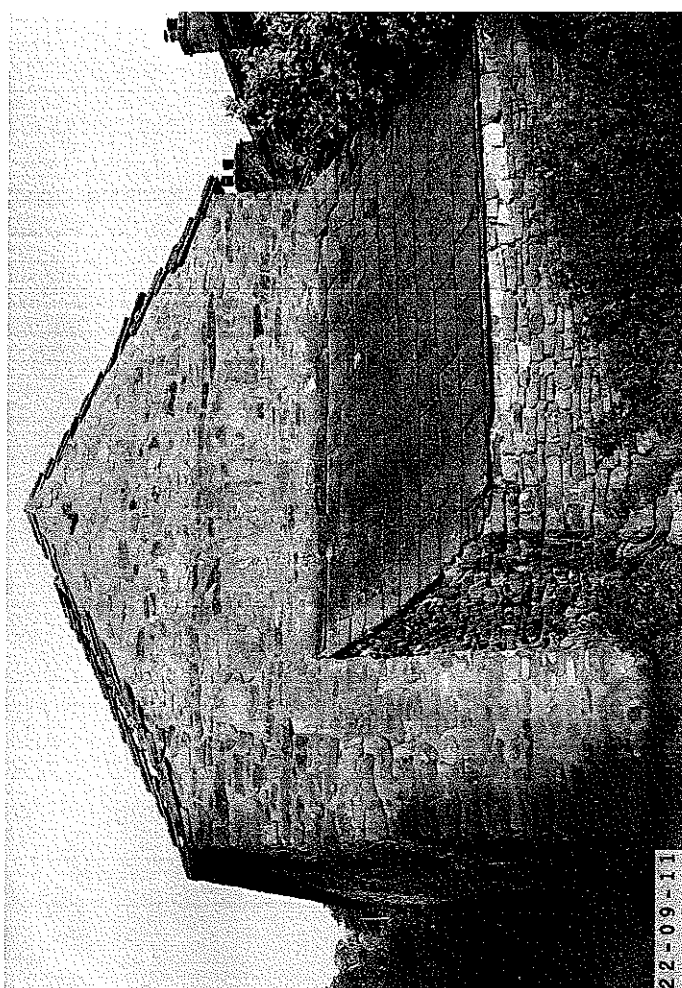
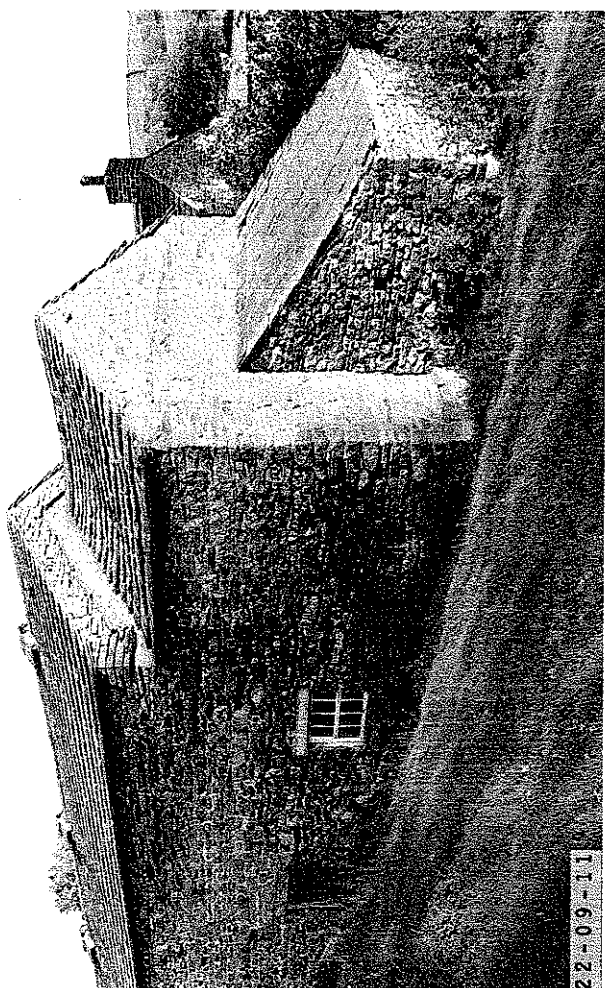
It must be noted that any works carried out in accordance with this report will not necessarily guarantee that no further movement will occur to any part of the property, but that the recommended schedule of works is intended to ensure that, should any further movement take place, the property will remain in a stable structural condition.

{ **Note;-** The cost of further inspections and supervisory works that may be required by Banks or Building Societies etc. are not covered by the fees for this report. }

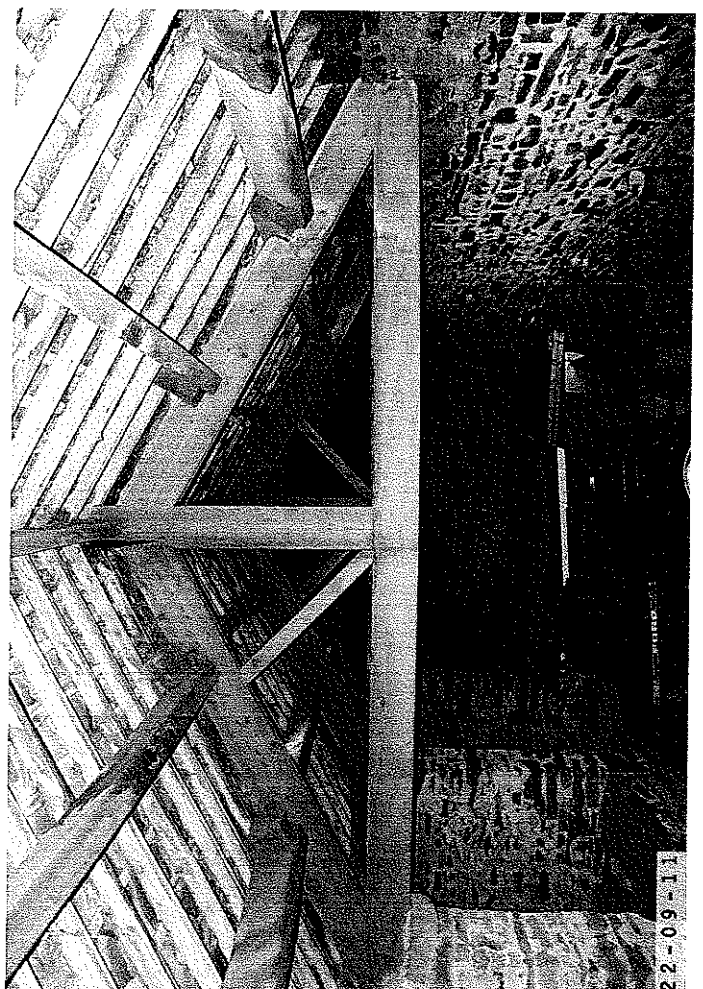
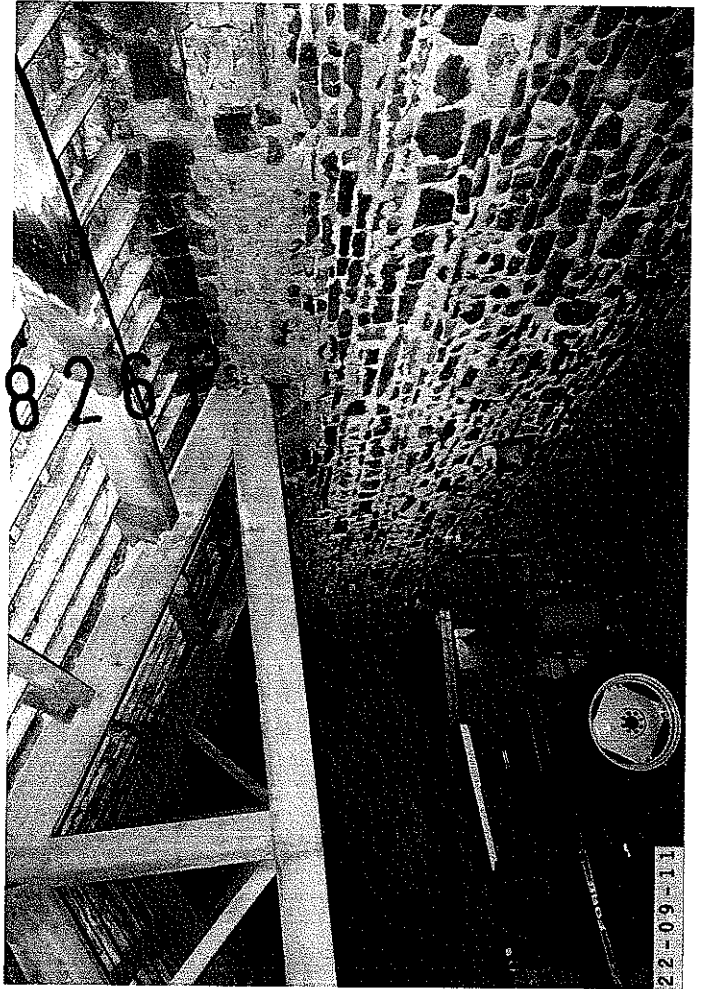


L Gooding





320110826



320110826P

BAT SURVEY

AT
HILLFOOT BARN.
HIGHER TWISTON
CLITHEROE

DATE AND TIME OF VISIT
29TH SEPT 7.00pm - 8.00pm.

WEATHER CONDITIONS

Clear evening .no breeze 20° C

REFERENCE NO. 4182

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

320110826P

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

320110826P

PROPOSED DEVELOPMENT

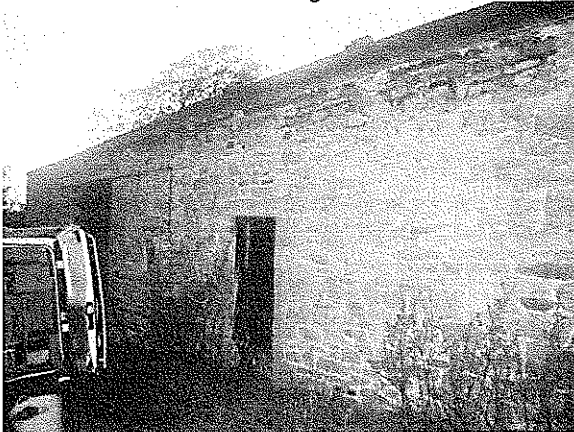
Conversion of barn to dwelling.

TYPE OF BUILDING

X

HOUSE
BARN
GARAGE
OTHER

COMMENTS: The building is a detached barn.



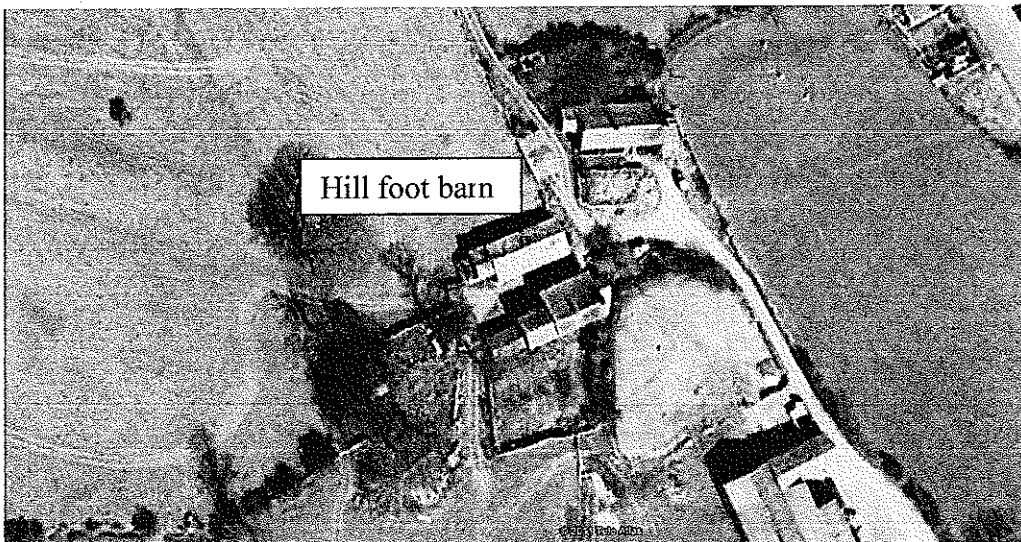
South east elevation

LOCATION

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The barn is located in the hamlet of Twiston, it is adjacent to Hill foot farm which is parallel to the barn and located in a small settlement which also consists of another dwelling and further barn buildings along the access lane. The properties are surrounded by agricultural land.



BUILDING ADJACENT TO OR WITHIN 10M OF

X

TREES
HEDGEROW
OPEN WATER

320110826P

COMMENTS: There is a line of trees which runs in a south westerly direction from the south west corner of the barn. There is a large mature tree to the north west in the field. Shrubbery forms a boundary to the farmhouse garden.

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are random stone.

ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof is grey slate.

Yes No

BAT ACCESS POINTS IN WALLS

X	
---	--

COMMENTS: The stone work is generally in good condition with no significant cracks and crevices but there are numerous vent holes and a pitching hole to the north east gable which potentially provides free access for bats.



North east



North west

Yes No

BAT SIGNS, EXTERNAL SEEN
DROPPINGS

X	
	X

MAGENTA BAT5 DETECTOR RESULT

X	
---	--

COMMENTS: At approx 7.15pm a single pipistrelle bat emerged from the trees and proceeded to forage among the trees and shrubs for 45 mins the bat did not emerge or enter the barn. No signs of droppings could be found on any sills or ground surrounding the building.

Yes No

ROOF SPACE

TRUSSED
PURLINS
FELT

X	
X	
	X

COMMENTS: Timber trusses and purlins are in good condition with no suitable cracks or crevices for bats.



320110826P

BAT ACCESS POINTS IN ROOF

Yes	No
☒	☐

COMMENTS: There are ridge vents in the roof but the slates are generally in good condition with no access points.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

COMMENTS: The bat detector result was negative in the barn and no signs could be found that bats ever enter the barn even to forage although the possibility cannot be ruled out.

CONCLUSION

Although a foraging bat was witnessed in the area it appeared to have no connection with the barn. The location has abundant potential bat habitat and the conversion of this barn will not harm any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)
LOW

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.

320110826P

- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

Environmental

320110826

Certified up to 95%
efficient to European
Performance Standards

Klargester BioDisc® BA-BD

High Performance Package Sewage Treatment Plants
for Residential Applications



Sustainable, Reliable, Affordable


Kingspan®

Klargester BioDisc® BA-BD from Kingspan Environmental

For domestic dwellings without access to mains drainage, the Klargester BioDisc® provides a reliable, efficient and environmentally safe solution to your sewage disposal needs.

It is ideal for locations where discharge is to sub-surface irrigation, or to a suitable watercourse where approved by the Regulator, and where a septic tank will not meet the required standards.

 **Certified to European Standard EN 12566 - Part 3 - Annexe B Performance Tests**

In 2005, the Klargester BioDisc® underwent 40 weeks of stringent testing to assess its treatment efficiency as part of Kingspan Environmental's commitment to meet the new European Standard for small treatment plants.

After delivering exceptionally high levels of pollution removal (95%) under varying loads and conditions, the Klargester BioDisc® was awarded its Performance Certificate. The test report also highlighted:

- The Klargester BioDisc® operates without noise or odour
- Maintenance requirements are low with good access
- No technical or mechanical faults
- Low power consumption at 1.3kw/d - approx 10-14 pence per day*
- Low sludge build up and large storage capacity

Designed for Quality, Reliability and Peace of Mind

Kingspan Environmental has pioneered the development of packaged treatment plant with many thousands of successful installations worldwide. The Klargester BioDisc® is robustly constructed from corrosion free materials, manufactured and performance tested in accordance with BS EN 12566-3 and has been awarded British and Irish Board of Agrément Certification (for BA, BA-X and BB sizes only).

Kingspan Environmental is an accredited company under ISO 9001:2000 quality management systems. Kingspan Environmental offer a range of alarm systems to alert the end user to mechanical failure. The installation of such, will be required under BS EN 12566-3.



Unique Design

The Klargester BioDisc® is the only packaged sewage treatment plant utilising Rotating Biological Contactor technology for small domestic applications.

This process offers inherent cost and performance benefits with a low carbon footprint.

Assured Performance

Klargester BioDisc® is a high performance package treatment plant which, in normal domestic situations, will produce effluent qualities of better than 15mg/l BOD, 25mg/l SS and 15mg/l ammonia.



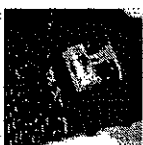
Low Running Costs

Klargester BioDisc® has the lowest running and maintenance costs of any packaged treatment plant in its class.

The single home unit requires an annual de-sludge only, the motor rating is 50 watts and routine mechanical maintenance is minimal.

Low Lifetime Costs

Lowest running costs combined with the quality and durability of the equipment - particularly the drive motor which has a considerably longer service life than the pumps and blowers fitted to competitive units - all add up to a significantly lower lifetime cost for the Klargester BioDisc®.



Process Stability

The Klargester BioDisc® is recognised for its process performance. This is further enhanced by Kingspan Environmental's unique Managed Flow System, which ensures optimum performance by smoothing peak flows and buffering biological loads over the whole working day.

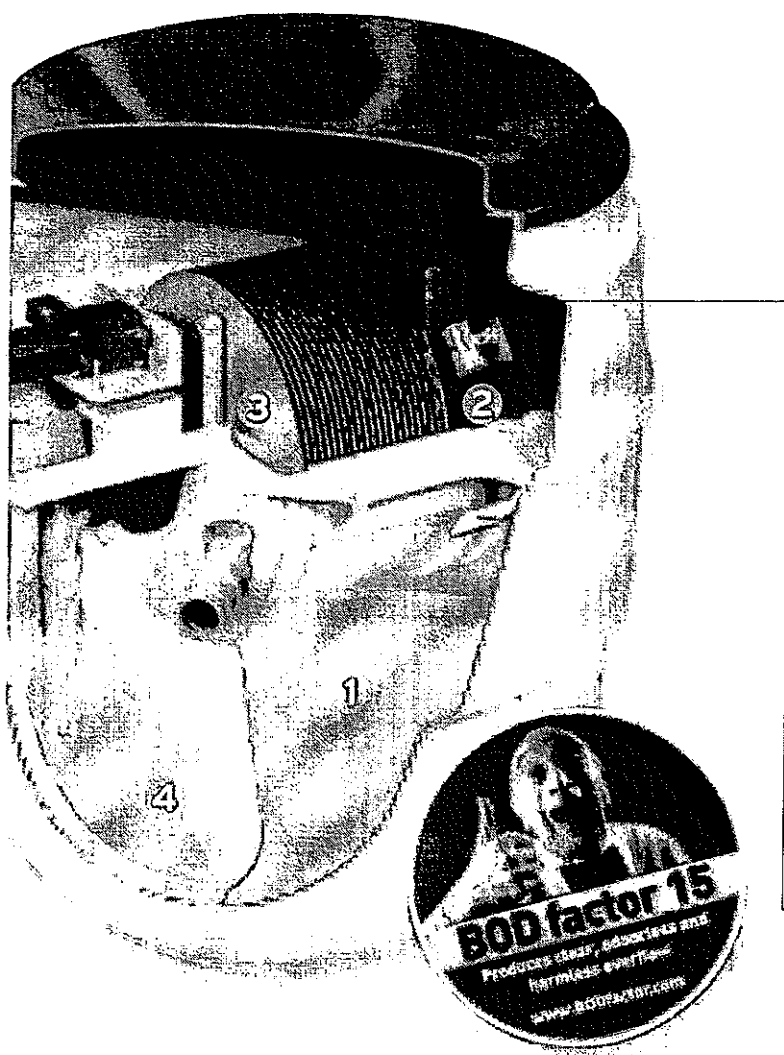


Low Profile Covers

Access for service and maintenance is provided via a durable, unobtrusive cover at ground level.

* BA model BioDisc® - prices subject to local supplier.

320110826P



How the Klargester BioDisc® Works

Central to the operation of each Klargester BioDisc® is the Rotating Biological Contactor (RBC), which supports a biologically active film or biomass on to which aerobic micro-organisms, naturally found in sewage, become established. Natural breakdown of sewage can then occur as described below.

The Breakdown Process

Wastewater and sewage flows into the primary settlement zone ① where solids are settled out and retained. This accumulated sludge should be drawn out periodically.

Partially clarified liquor containing fine suspended solids flows upwards into the first stage Biozone ② for breaking down by micro-organisms on the RBC. Suspended solids return to the primary settlement zone and the liquor is transferred to the second stage Biozone ③ for further treatment.

Any solids remaining are settled out in the final settlement tank ④. The very high effluent quality is discharged to a watercourse.

Rotating Biological Contactor (RBC)

The RBC comprises banks of vacuum formed polypropylene media supported by a steel shaft. This is slowly rotated by a low energy consumption electric motor and drive assembly.

Note: The Klargester BioDisc® is designed to deal with normal domestic sewage. If the sewage is likely to contain unusual substances, please consult Kingspan.

Dispersal

Subject to relevant authorities consent and site conditions, the plant discharge can be a watercourse or to a drainage field.

Standard Invert Options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The Klargester BA, BA-X and BB BioDisc® are available with an integral pump to move effluent from point of treatment if site level demands.

Nationwide Availability

Kingspan Environmental products can be sourced from your local builders merchant or through local pollution control specialists.

Klargester BioDisc® BA-BD from Kingspan Environmental

Specification

Unit Size	Single House *		Multiple Houses		
	BA	BA-X	BB	BC	BD
Population Equivalent	1 house, up to 4 bedrooms	1 house up to 7 bedrooms	2 houses up to 8 bedrooms	3 houses up to 12 bedrooms	4-5 houses 15-16 bedrooms
Overall Diameter / Width (A) mm	1995	1995	1995	2450	3340
Overall Length (B) mm	-	-	-	-	2450
Standard Drain Inlet Inlet (C) mm	750*	750*	750*	600†	600†
Standard Outlet (D) mm	835	835	835	685	685
Depth from Invert to Base (E) mm	1400	1400	1400	1820	1820
Pipework Diameter (mm)	110	110	110	110	110
Sludge Storage Period (approx)	12 months	9 months	6 months	7 months	6 months
Standard Power Supply	Single phase	Single phase	Single phase	Single phase	Single phase
Motor Rating	50W	50W	50W	75W	75W
Weight (tonnes) standard units	0.388	0.418	0.418	0.650	1.100

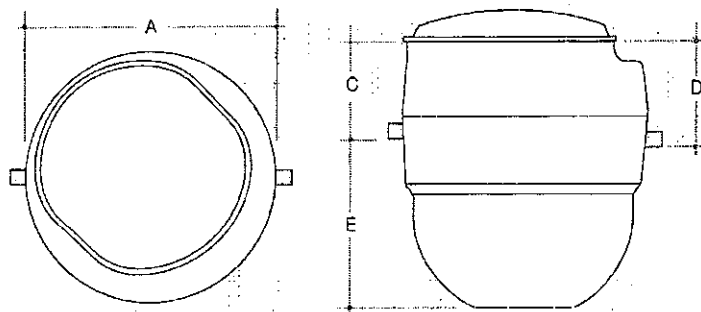
Applications which include waste disposal units will require special sizing. Please consult Kingspan Environmental.

* Optional invert depths of 450mm and 1250mm are available.

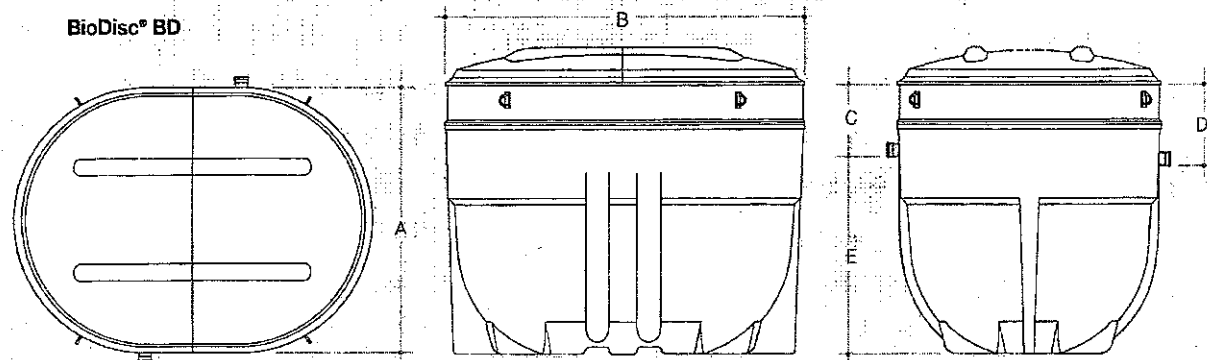
† Optional invert depth of 1100mm is available

** Optional integral pump available in BA, BA-X and BB models

BioDisc® BA, BA-X, BB and BC



BioDisc® BD



Sizing Your Treatment Plant

The above table is a general guide to selecting the correct Klargester BioDisc® for your property but, with many variables to consider, it is essential to obtain an accurate assessment.

We are pleased to offer professional advice by adhering to British Water's sizing criteria published in their guidance booklet 'Flows and Loads'. By following this best-practice, Kingspan Environmental will ensure you are installing the most suitable Klargester BioDisc® model to serve your needs.

320110826P

Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargestar BioDisc® is ready for installation on a suitably prepared site. The unit should be stabilised in concrete and the back fill completed with concrete.

We can provide an installation service through our network of Approved Installers and full details are provided in our comprehensive installation instructions covering all site conditions. Additional technical information sheets are available on the Klargestar BioDisc® process, siting, installation, effluent disposal and other specific topics.

Please contact Kingspan Environmental for further information

Hiab Off-loading

Kingspan Environmental can provide on-site mechanical off-loading, if required (subject to location, please enquire)

Complete Monitoring and Control

Kingspan Environmental's high-tech control panel features an alarm and digital read-out display, providing the homeowner with an immediate alert should any problem occur.

The control panel ① is able to communicate the nature of any fault, including loss of disc rotation* pump failure*, or power failure. The display will inform the householder, or maintenance representative on site via a digital display and fault code.

The system also features a highly visible external beacon ② (optional) as a primary warning.

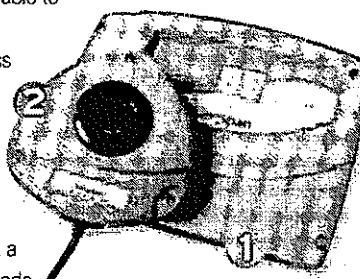
The control panel has a facility for telemetry to be fitted (supplied by others) to enable remote fault diagnosis by service engineer.

Alarms are now required for sewage treatment plants in the event of a power failure.

EN 12566-3 Section 6.0 para 6.1.1 states:

"Plants shall be provided with an alarm to indicate operational failure (for example electrical, mechanical or hydraulic failure). The manufacturer shall indicate which kind of failure is detected with the alarm."

* Optional sensor fittings.



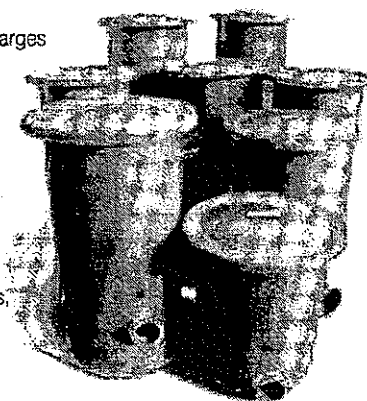
The new control and alarm panels offer a range of features and benefits including:

- Digital display with fault code to speed up fault diagnosis
- Rapid wiring installation
- Facility for optional telemetry to be fitted
- Flasher beacon available if required (optional)

Sample Chambers

When a treatment plant discharges into a watercourse, it is a regulatory requirement to have a sampling point so that the effluent quality can be periodically checked by regulatory bodies.

Available to suit all outlet depths of our standard ranges, a Kingspan Environmental sample chamber provides the solution, enabling both quick installation and easy access for accurate and convenient effluent testing.



Solutions for All Your Off-mains Needs

Kingspan Environmental has a sewage treatment solution to meet a wide range of requirements, from single house treatment plants to larger industrial/commercial and community developments:

- Individual houses (of all sizes)
- Off-mains developments of various sizes (housing, commercial, industrial)
- Offices and commercial properties
- Upgrading existing septic tank systems

If you already have a septic tank and would like to upgrade to a sewage treatment plant, we can meet your requests.

The company has the expertise and experience in upgrading to biological treatment plants and has a network of Certified Installers that can carry out the work effectively and efficiently.

If you must pump sewage to the mains, we can supply you with a pump station to meet your requirements. Please contact Kingspan Environmental for further details.

Klargester Reed Beds from Kingspan Environmental

What is a Reed Bed?

A reed bed is a filtration process used in conjunction with a Klargester BioDisc® treatment plant to further enhance the quality of the effluent migrating into a drainage field or surrounding watercourse.

Benefits

- Tertiary treatment for new applications with tight discharge consents
- Satisfies new building regulations
- Improved effluent quality for existing works
- Very low maintenance
- Aesthetically pleasing and environmentally friendly
- Easy to install and maintain
- Significantly improves discharge after a treatment plant

Design

- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control
- Modular system comprising of:
 - 2 individual reed beds = Single house application**
 - 4 individual reed beds = Two house application**
- One piece GRP moulding installed flush to the ground
- Reeds and GRP beds supplied. Washed pea gravel, 'growing' media by others (not included)
- Effluent discharge is typically improved by at least 50%, providing reduced BOD and suspended solids
- Provides rooting zone depth of 600mm (required by Phragmites Australis)

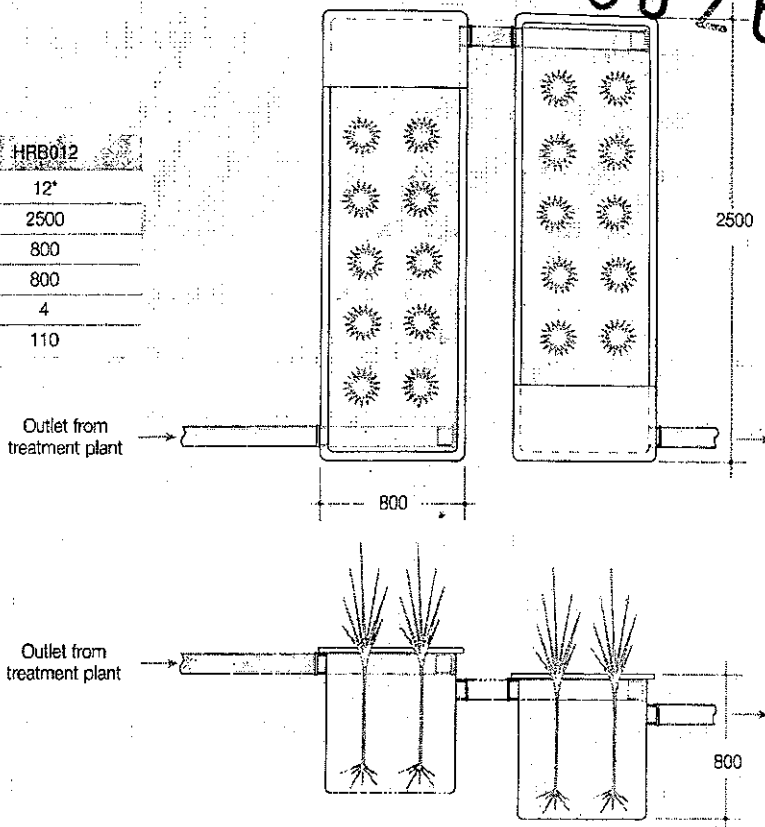


320110826P

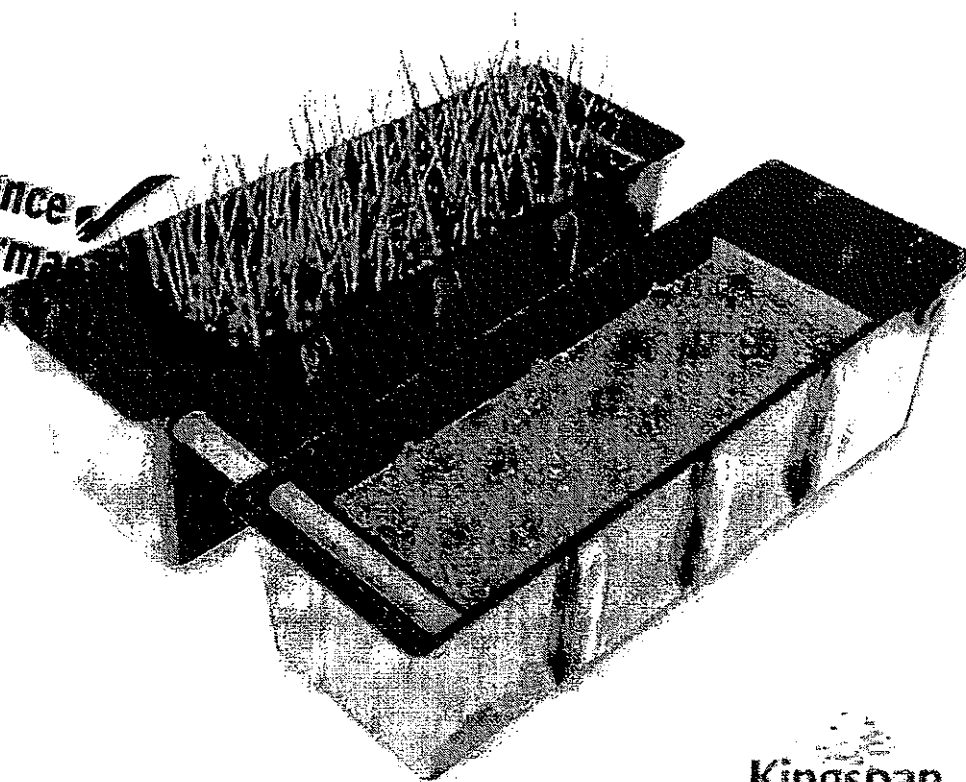
Specification

Reed Bed	HRB006	HRB012
Population Equivalent	6	12*
Length (mm)	2500	2500
Width (mm)	800	800
Depth (mm)	800	800
No. Required	2	4
Outlet Size (mm)	110	110

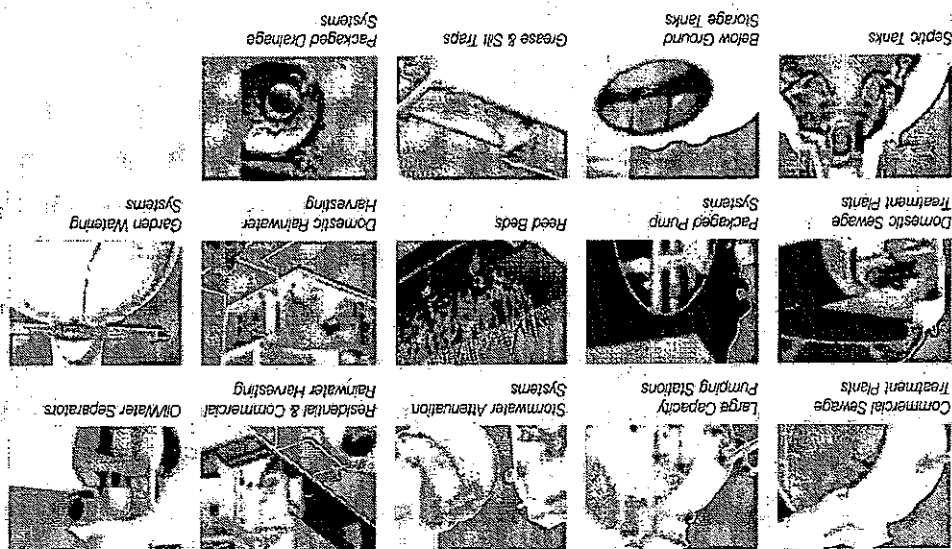
*12 population equivalent maximum



Performance
Tested in Germany
to EN12566



Kingspan Environmental Solutions



Kingspan Environmental Approved Installers



Strategically located throughout the UK and Ireland, Kingspan Environmental Approved Installers are appointed following a selection process which assesses their installation expertise, reputation and financial status. These performance criteria, together with their design skills and knowledge of Kingspan Environmental products are also reviewed to ensure that the highest levels of professionalism are maintained.

Larger Applications

Kingspan Environmental also manufactures a range of Klargester BiDisc® plant to cater for larger applications such as residential developments, caravan sites and hotels. As specialists in wastewater treatment we are able to provide solutions for many different applications. Please contact us for further information.



Environmental Service



To find out more about protecting your investment and ensuring peace of mind, contact us on 0845 355 0555 or visit us online at www.kingspanenvironmental.com



Kingspan



Kingspan Environmental

UK: College Road North Aston Clinton Aylesbury, Buckinghamshire HP22 5EW

Tel: +44 (0) 1286 633000 Fax: +44 (0) 1296 633001

Scottish Office: Tel: +44 (0) 1355 248484

Ireland: Unit 1a, Derryboy Road, Carnbane Business Park, Newry, Co. Down BT35 6QH

NI Tel: +44 (0) 28 302 66799 Fax: +44 (0) 28 302 60046 ROI Tel: 048 302 66799 Fax: 048 302 60046

email: klargestester@kingspanenv.com

Visit our website www.kingspanenv.com or our group website www.kingspan.com

Kingspan Environmental reserves the right to alter specifications and drawings without prior notice.

