



RIBBLE VALLEY
BOROUGH COUNCIL

13 DEC 2011

For office use only

Application No

320111045 P

Date received 13 12 11

Fee paid £170.00 Receipt No: 14568

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

Application for removal or variation of a condition following grant of planning permission

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title:	MR	First name:	R
Last name:	PACKER		
Company (optional):			
Unit:		House number:	
House name:	BROWSHOLME HALL		
Address 1:			
Address 2:			
Address 3:			
Town:	NR CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 3DE		

2. Agent Name and Address

Title:	MR	First name:	S.
Last name:	HERD		
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD		
Unit:		House number:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:	UK		
Postcode:	BB7 2AG		

3. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: **TITHE BARN AT**Address 1: **BROWSHOLME HALL**Address 2: Address 3: Town: **NR CLITHEROE**County: **LANCASHIRE**Postcode (optional): **BB7 3PE**

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

Easting: Northing: Description: **4. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

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

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

Officer name:

 MR J. MACHOLC

Reference:

 RV/2011/ENQ/00443

Date (DD/MM/YYYY):

(must be pre-application submission)

 06/12/2011

Details of pre-application advice received?

 TO SUBMIT AN APPLICATION TO VARY CONDITION NO.7 TO INCREASE USE OF THE FUNCTION ROOM UP TO 90 DAYS IN ANY CALENDAR YEAR WITH ACCOMPANYING INFORMATION.**5. Description Of Your Proposal**

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

 PROPOSED DEMOLITION OF EXISTING FARM BUILDINGS AS PART OF THE RELOCATION SCHEME FOR HOME FARM. CONVERSION OF TRADITIONAL BARN AND STORE TO PROVIDE SPACE FOR FUNCTIONS AND TOURISM USE IN CONNECTION WITH THE HALL INCLUDING CONSTRUCTION OF SINGLE STOREY REAR KITCHEN EXTENSION AND ASSOCIATED INTERNAL AND EXTERNAL WORKS INCLUDING FORMATION OF NEW VISITOR CAR PARK.Reference numbers **3/2007/1093 AND 3/2007/1094**Date of decision (DD/MM/YYYY): **17/01/2008** (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1	CONDITION NO.7 (ON EARLY APPROVAL)	6	
2		7	
3		8	
4		9	
5		10	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

 MARCH 2008 (date must be pre-application submission)

Has the development been completed?

☒ Yes ☐ No

If Yes, please state when the development was completed (DD/MM/YYYY):

 31/08/2010 (date must be pre-application submission)**6. Condition(s) - Removal**

Please state why you wish the condition(s) to be removed or changed:

 TO ALLOW THE APPLICANT GREATER FLEXIBILITY TO BE ABLE TO USE TITHE BARN TO MEET GROWING DEMAND AS A VENUE FOR A WIDE RANGE OF PRIVATE FUNCTIONS. TO PROMOTE BROWSHOLME HALL AND ENHANCE THE GROUNDS OF THE HALL FOR VISITORS AND GENERATE ADDITIONAL EMPLOYMENT.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

 TO READ: 'THE USE OF THE FUNCTION ROOM FOR PRIVATE PARTIES INCLUDING WEDDINGS AND OTHER SIMILAR EVENTS SHALL BE LIMITED TO 90 DAYS IN ANY CALENDAR YEAR. A REGISTER OF BOOKINGS SHALL BE KEPT AND MADE AVAILABLE TO THE COUNCIL TO INSPECT AT REGULAR INTERVALS'

7. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

7. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

AGRICULTURAL HOLDINGS CERTIFICATE**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

8. Planning Application Requirements - Checklist

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

3 copies of a completed and dated application form: ☒3 copies of ~~other plans and drawings or~~ information necessary to describe the subject of the application: ☒**9. Declaration**

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

07/12/2011

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

@sunderlandpeacock.com**12. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

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

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

320111045 P

Statement of Case

TITHE BARN BROWSHOLME HALL PROPOSAL TO VARY PLANNING CONDITION NO. 7

Planning Approval and Listed Buildings Planning Consent
Various works including conversion of barn for functions and tourism use.
Application No 3/2007/1093 & 94
Decision Date 17th January 2008

1. Background

Browsholme Tithe Barn was completed on 31st August 2010, the first event being a farmers market on 5th September.

Condition 7 states:

'The use of the function room for private parties, including weddings and other similar events shall be limited to 28 days in any calendar year'

The proposal is to vary this condition to increase use to 90 days in any one year.

2. Overview

The business plan for the Tithe Barn, made in Autumn 2007, was to increase the tourism associated with the Hall. To a large extent this has proven successful though not necessarily in ways that we had anticipated.

The current economic climate has had a significant impact on activities where we aimed to attract individual members of the public; whereas approaches for private use of the Barn have been more than expected. For example a two day Civil War Re-enactment in June barely attracted 400 people, in May a Hawk Display less. An art exhibition was a relative success but the frequency of similar events has had to be reduced. In comparison a recent opera performance was a sell out. The monthly farmers market has drawn between 350 -600 on a regular basis and will we hope during 2012 become a known established event. Day visitors have increased partly due to the fact we have more to offer, such as refreshments; but the cost of fuel has undoubtedly had an impact on casual weekend trade and will continue to do so.

To our surprise we have attracted far more private functions this calendar year than we expected including book launches, AGM's, a 60th birthday and of course weddings; many of these being enticed by the historic backdrop of the Hall and the facilities the Tithe Barn has to offer. I am not aware that there are any complaints from local residents and we are careful to monitor noise and take any action to prevent nuisance. Next year we anticipate that enquiries will exceed the use limited in the planning condition.

Marketing to the wider general public has always been a challenge but it has been made much harder by the recession and price of fuel; this is the reason for seeking a broader market to use the Tithe Barn and therefore greater flexibility in the planning use. The Tithe Barn has created 1 ½ full time, and up to 20 part time employees within management, catering, gardening, maintenance and car park. Functions demand a greater number of staff.

The Tithe Barn won the LABC 'Best Small Commercial Building' in the Northwest, a commendation in the Sotheby's National Restoration Award and a highly commended in the national Hudsons Award for Best Restoration.

3. Summary of Events and Functions at the Tithe Barn 2011 (1st year Trading)

Over the calendar year we have held the following number of events and functions in the Tithe Barn:

Weddings	18	
Private functions	10	28
Group Tours	35	
Farmers Market	11	
Public open events (eg opera, pantomime etc)	5	51
Hall open days	28	28

4. Estimated Private Functions at the Tithe Barn 2012 (2nd year Trading)

We have received the following provisional bookings for next year

Weddings	28 booked, 7 provisional Majority booking 15-18 months in advance
Private functions	Unknown as yet as they are booked 2-3 month in advance.

After Xmas engagements and we anticipate further interest in use as a wedding venue, with reasonable expectation of 45 bookings subject to planning.

5. Estimated Private Functions at the Tithe Barn 2013- 14 (3rd 4th year Trading)

While the impact of the recession is unknown we believe that there is a very strong demand to use the Tithe Barn as a venue for a wide range of private functions, at times when the Hall is not open to the public particularly out of season.

We have yet to actively market the venue for private corporate use, funerals, christenings and use by local societies due to the restriction on functions.. However it quite conceivable that the demand for private functions may amount to 90 daytime and evening events over a calendar year

6. Impact on the surrounding environment.

Cars: Public events undoubtedly create far greater car movements than private functions, which are usually easily contained within the Tithe Barn car park. We continually review signage and have installed new gates at the entrance to the inner stable yard to control traffic movements.

Licensing: The Tithe Barn has a premises licence and all evening functions cease at midnight. However we anticipate 50 % of the demand for private functions will be during the day.

Sound: We are not aware of any formal complaints regarding the level of sound from the Tithe Barn and have used a decibel meter to monitor levels inside and outside the barn.

7. Sustainability

It is our experience that for private functions that there is a strong synergy with local businesses spreading economic benefit beyond the Tithe Barn itself. Our website (www.browsholme.com) gives full details of those businesses including:

- Churches
- Bed and breakfast/hotels
- Photographers
- Florists
- Musicians
- Taxi & Coach Hire
- Beauty and Hairdressers
- Tables , Chairs and Linen Hire

Private clients increasingly use and are encouraged towards green forms of travel (taxi/ group travelling). As we are finding more people are visiting Tithe Barn as a destination for private parties we are not reliant on the day visitors or passing trade due to rising fuel costs.

8. Other matters

Our medium term objectives are as follows

- to seek more coach parties to the Hall who will use the facilities at the Tithe Barn
- to establish the Bowland Farmers Market in the local calendar to mirror the success of that at Houghton Tower.
- to arrange more public performances of music and theatre in the Tithe Barn

and subject to planning approval

- to increase private corporate use of the Barn
- to accommodate the demand for weddings and private functions
- to seek new markets such as civil funerals and christenings

We would anticipate an increase in full time staff by the end of 2012, not only to manage the events, but also enhance the grounds of the Hall for the enjoyment of visitors; if the variation to the condition were approved.

Robert Parker
7th December 2011

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

320111045P

Planning Fax: 01200 414487

Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2007/1093

DECISION DATE: 17 January 2008

DATE RECEIVED: 22/11/2007

RECEIVED

18 JAN 2008

APPLICANT:

Mr R Parker
Browsholme Hall
Nr Clitheroe
BB7 3DE

AGENT:

Sunderland Peacock & Associates Ltd
Stanley House
Lowergate
Clitheroe
BB7 1AD

PARTICULARS OF PROPOSED WORKS: Proposed demolition of existing farm buildings as part of the relocation scheme for Home Farm. Conversion of traditional barn and store to provide space for functions and tourism use in connection with the Hall including construction of single storey rear kitchen extension and associated internal and external works including formation of new visitor car park (Listed Building Consent).

AT: Home Farm Browsholme Hall Nr Clitheroe BB7 3DE

Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990

- 2 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

- 3 The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

- 4 Prior to commencement of development precise details of the access to the site including the tarmacing of the site entrance shall be submitted to and approved in writing by the LPA.

REASON: In the interest of high safety.

- 5 Works shall only take place on the stone barn between 1 October and 30 April unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

- 6 No work shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

- 7 The use of the function room for private parties including weddings and other similar events shall be limited to 28 days in any calendar year. A register of bookings shall be kept and made available to the Council to inspect at regular intervals.

REASON: To safeguard adjacent residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

- 8 The tea shop and gift room facilities shall be solely used as ancillary to the main tourism facility of Browsholme Hall.

REASON: To minimise travel movement and to comply with Policy G1 of the Districtwide Local Plan.

APPLICATION NO. 3/2007/1094

DECISION DATE: 17 JANUARY 2008

9. Prior to commencement of use, details of overspill car parking arrangements for large events shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure adequate parking exists for such events and to safeguard residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

10. The use of this building and land in connection with this permission shall be restricted to the hours of between 0800 and 2400 hours.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and to safeguard residential amenity.

11. The site entrance works shall be carried out before use of the building commences and thereafter maintained to the satisfaction of the Local Planning Authority.

REASON: In the interest of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy RI1 - General Recreation and Tourism Policy.
Policy RI3 - Conversion of Buildings to Tourism Related Uses.
Policy 1B - Joint Lancashire Structure Plan
Policy 5 - Joint Lancashire Structure Plan
Policy 21 - Joint Lancashire Structure Plan

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.


STEWART BAILEY

DIRECTOR OF DEVELOPMENT SERVICES