



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

Date received **320120070P**

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites

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

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Robert	Surname:	Hall
Company name:					
Street address:	Shays Cottage		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Tosside		Fax number:		
County:	N.Yorkshire		Email address:		
Country:					
Postcode:	BD23 4SY				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 1AW		judith@jdixontownplanners.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Convert barn to two dwellings and creation of garden and parking area.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	BARN ADJ. TO SHAYS COTTAGE		
Street address:			
	TOSSIDE		
Town/City:	SKIPTON		
County:			
Postcode:	BD23 4SY		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	375358		
Northing:	453859		

5. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title:		First name:		Surname:	
Reference:	RV/2011/ENQ/00376				
Date (DD/MM/YYYY):		(Must be pre-application submission)			
Details of the pre-application advice received:					

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

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

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/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):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

Natural stone

Description of *proposed* materials and finishes:

Natural stone

Roof - description:

Description of *existing* materials and finishes:

Fibre cement

Description of *proposed* materials and finishes:

Blue slate

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Dry stone wall

Description of *proposed* materials and finishes:

Dry stone wall and stock proof fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Road plainings

Description of *proposed* materials and finishes:

Rolled stone

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None on barn

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

☒ Yes ☐ No

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

Design and Access Statement
Heritage Statement
Structural Survey
Protected species survey
TRI-0810-01 1:2500 Location Plan
TRI-0810-02 1:500 Location Plan
TRI-0810-03 Existing Floor Plan
TRI-0810-04 Existing Elevations
TRI-0810-05 Proposed Floor Plan
TRI-0810-06 Proposed Elevations
TRI-0810-07 Proposed Site Layout

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	2	4	2
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:

Stone barn and hardstanding

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

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

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

16. Trade Effluent

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

17. Residential Units

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

☒ Yes ☐ No

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Market Housing - Proposed

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

Market Housing - Existing

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

Proposed Market Housing Total

2

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
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	221.8	221.8	0.0	-221.8
Total		221.8	221.8	0.0	-221.8

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:

20. Hours of Opening (continued)

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?

00.12

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 A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Title: Mrs

First name: Judith

Surname: Douglas

Person role: Agent

Declaration date:

17/01/2012

☒ 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:

17/01/2012

☒ 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

17/01/2012

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for integrity, construction, load bearing capacity & stability.



320120070P

Rev. 0 Description Issued



TrioCAD
Software Ltd.
01753 672000
www.triocad.com

2 Beddles Close | Wipacine | Lancashire | LA10 5NG
01753 672000 Fax 01753 672001 email sales@triocad.com

Site Address
Mr Robert Hall
Shaws Farm, Tossie
Skipton BD23 4SY
Project Description
Change of use of Barn
to 2 new dwellings

Drawing Title
1:2500 Location Plan

Scale	Date	Drawn By
1:2500@A3	17/01/2012	MD
Drawing Number		

TRI-0810-01

Notes



North

100

Rev. 0 Description, Issued



TriCAD
Solutions Ltd.

2 Berkeley Ct. | Weybridge | Blackburn | Lancashire | BB1 1 9NG
Tel: 01254 616923 Fax: 01254 209754 Email: info@blackburn.co.uk

Silo Address

Mr Robert Hall
Shays Farm, Tosside
Skipton BD23 4SY

Project Description

Change of use of Bam
to 2 new dwellings

Drawing Title

Drawing Title
1:500 Location Plan

Scale

By

Discussion

TRI-0810-02

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HERITAGE STATEMENT

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

AT

**SHAYS FARM
TOSSIDE
SKIPTON
NORTH YORKS
BD23 4SY**

**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 SHAYS FARM TOSSIDES SKIPTON NORTH YORKS BD23 4SY

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.

Shays Farm comprises a farmhouse and attached cottage, a large detached stone barn, and various smaller out-buildings. The stone barn stands adjacent to a yard area which is in front of the farmhouse and cottage. The principle wagon entrance to the barn faces the yard. The barn is a traditionally constructed stone barn its original roof covering has been replaced by modern fibre cement sheets.

This group of buildings is set on gently sloping ground and is surrounded by open grazing land. Access to the farm is along a track which is also a bridleway.

Designated Assets, Local Plan, Desk Based Assessment.

The site is not within a designated conservation area and none of the buildings within the group are statutorily listed.

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.

In the previous application for the conversion of this barn to one dwelling in 2010 the County Archaeologists response to the consultation on that application was that a 'building of a similar size and orientation to that proposed to be convert can be seen on the 1st Edition 1:10560 OS surveyed in 1847' and that the barn is 'considered to be of some historic interest'.

We have also consulted the Community History Section of Clitheroe Library who have provided the maps attached in the appendix. The 1847 map shows a building in the position of the present barn and with a similar footprint together with buildings to the north west in a similar position to the farmhouse and cottage. The 1909 map clearly shows the barn in its present position with the same footprint as the main part of the barn as it is today. The notation B R suggests that the bridle footpath was in existence at this date although is marked as FP footpath on the 1955 map. The 1955 map again shows the barn, farmhouse and cottage in their current positions.

We can conclude that the heritage assets of this site are the barn, farmhouse and cottage, 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 1909. It is likely that there have been buildings on the site of the barn since at least 1847 but this may not be the same building as we see today.

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 1847. The barn is likely to have existed in its present form since before 1909. The architectural features of the barn are common to the area. The barn has a wagon entrance on the south west elevation facing the yard. On the north east elevation a lean to shippon has been added probably after the barn was first built. The main stone barn has evidence of blocked openings to the ground floor and lacks any first floor opening such as forking holes. The original roof covering has been replaced with fibre cement sheets

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

The planning application is for the conversion of the barn to two dwellings the creation of garden and parking areas. 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. With the exception of one new window on the ground floor, only existing openings have been used to light the new rooms within the barn. This has been achieved by reconfiguring the existing roof lights to light the upper storey.

As in the previous approval to convert the barn to one dwelling the yard area in front of the barn is to be divided by a dry stone wall and parking for each property is contained within the curtilage of the farm complex. The garden areas to the proposed dwellings are also within the existing curtilage of the farm. The setting of the heritage assets will not be adversely affected by the creation of the garden.

Appendix

- 1 Map 1847
- 2 Map 1909
- 3 Map 1955

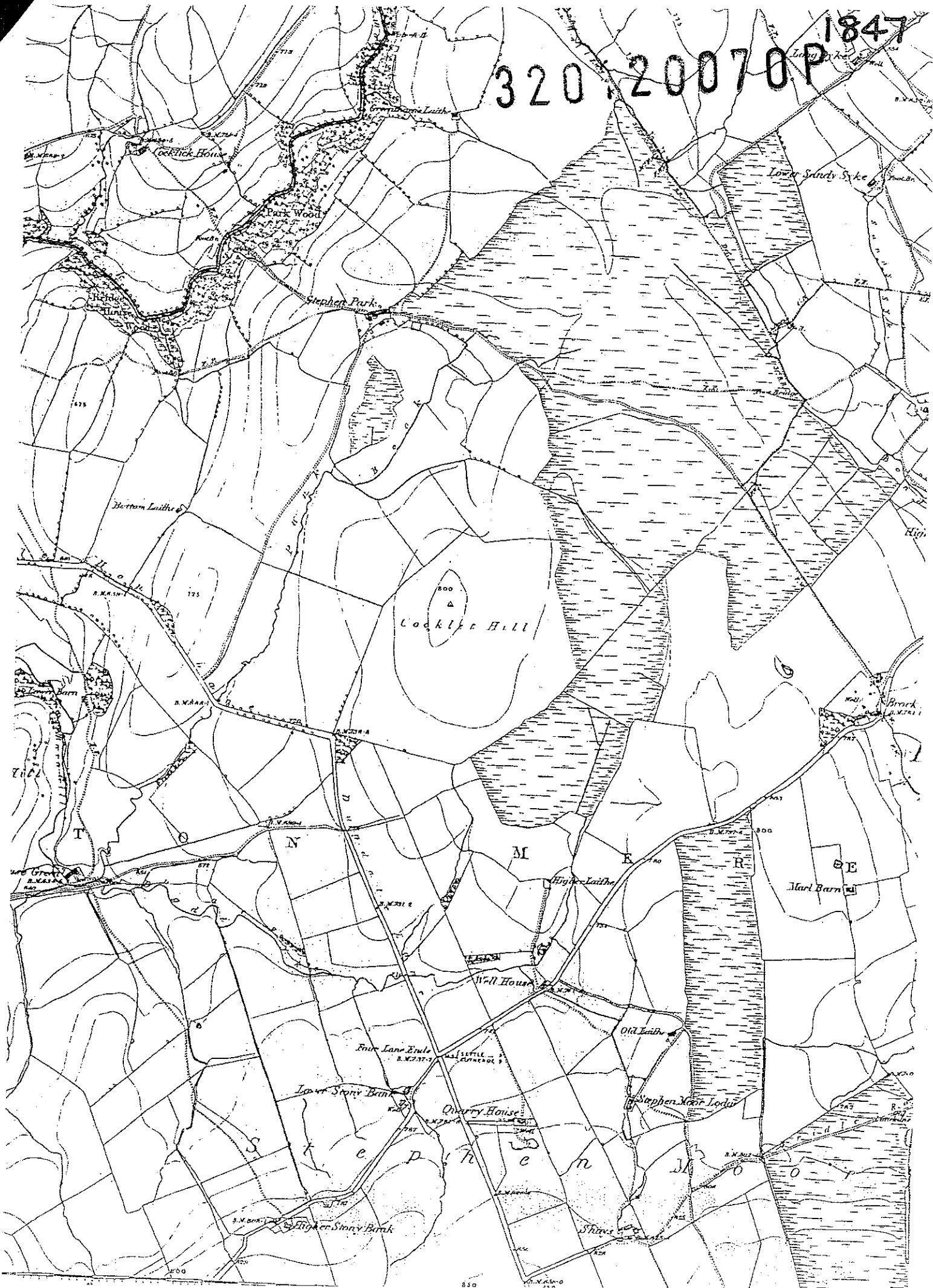
Judith Douglas BSc (Hons) Dip TIP, MRTPI

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

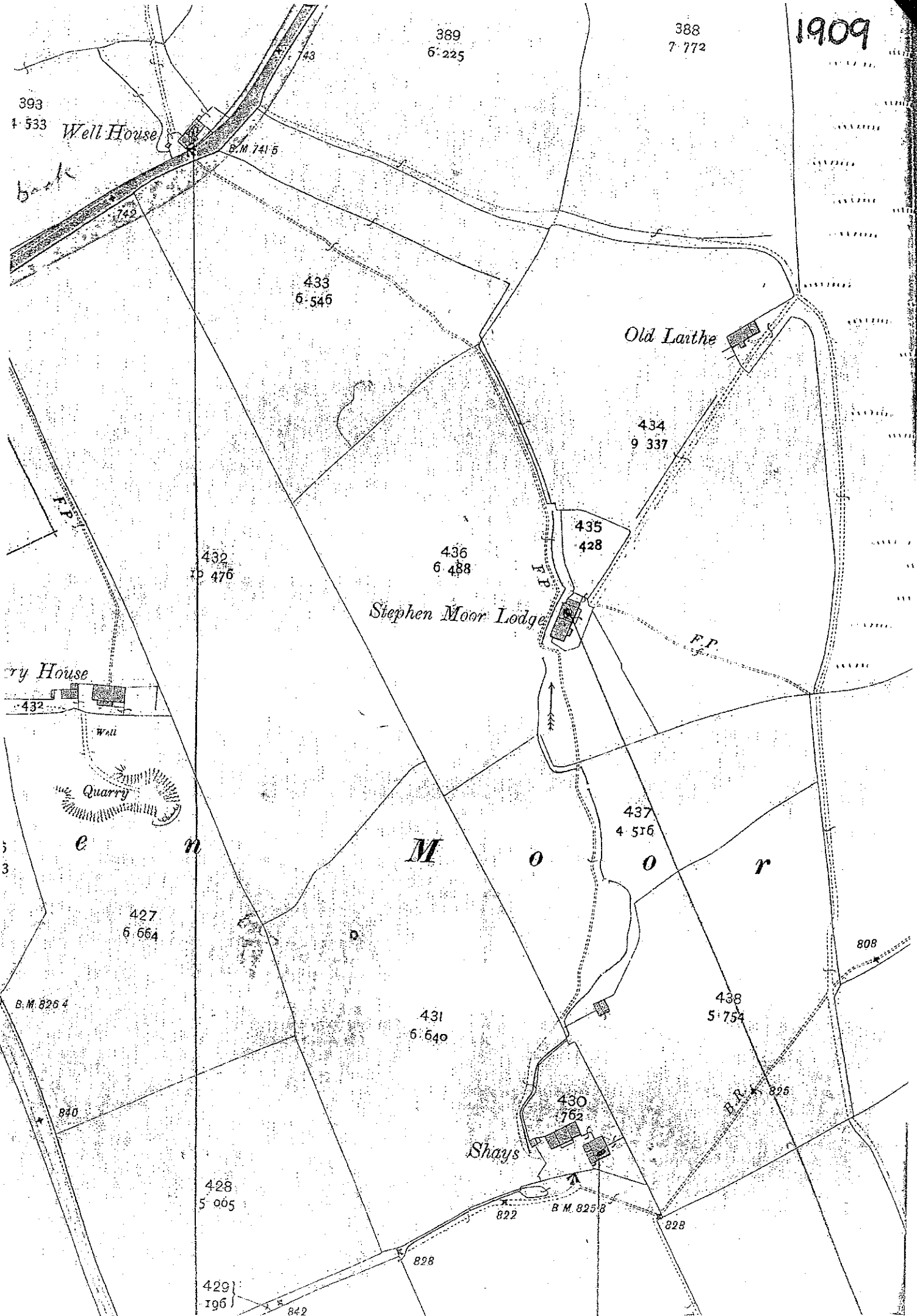
Tel: 01200 425051

January 2012

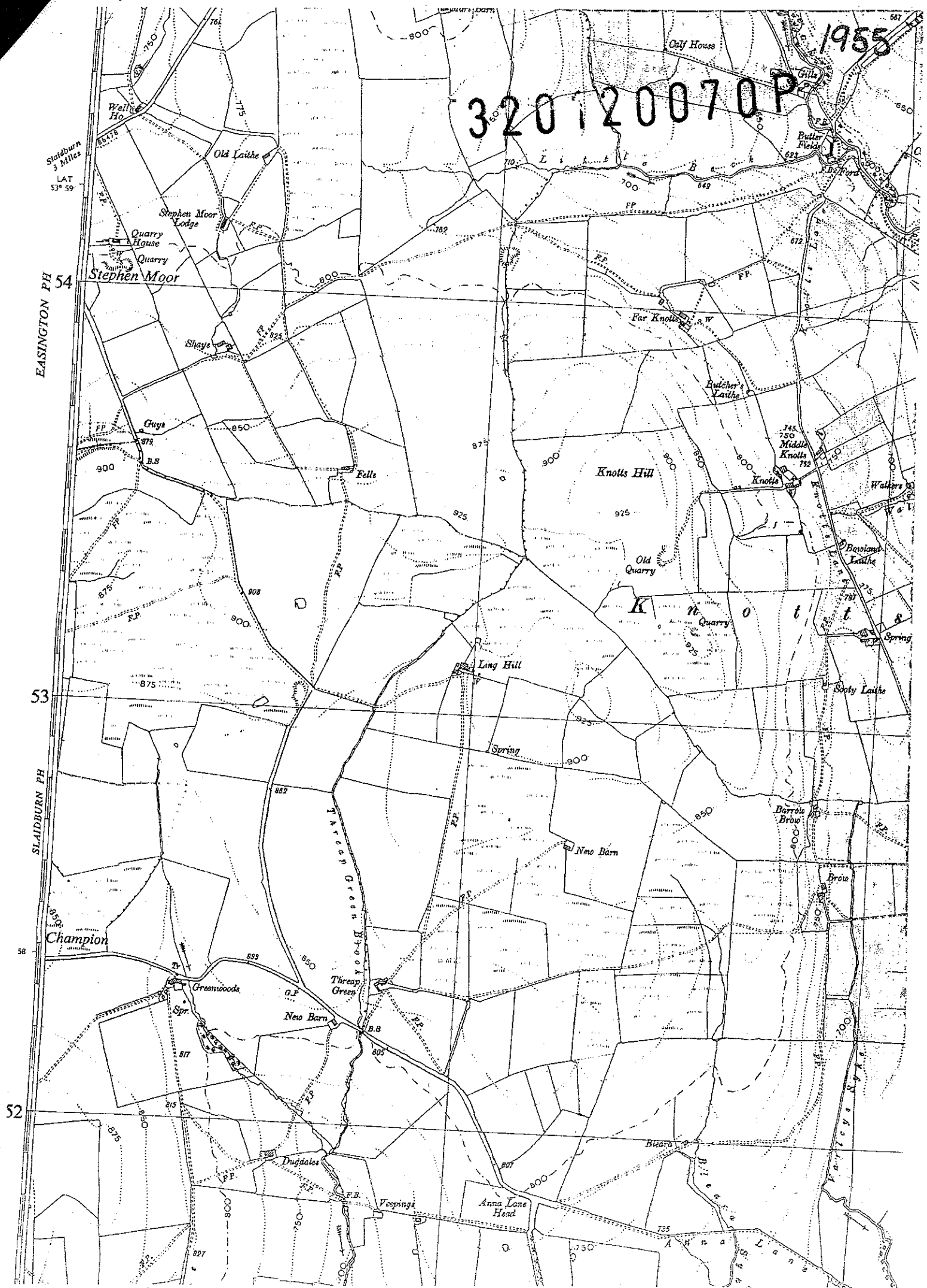
1847
320 20070P



1909



320720070P



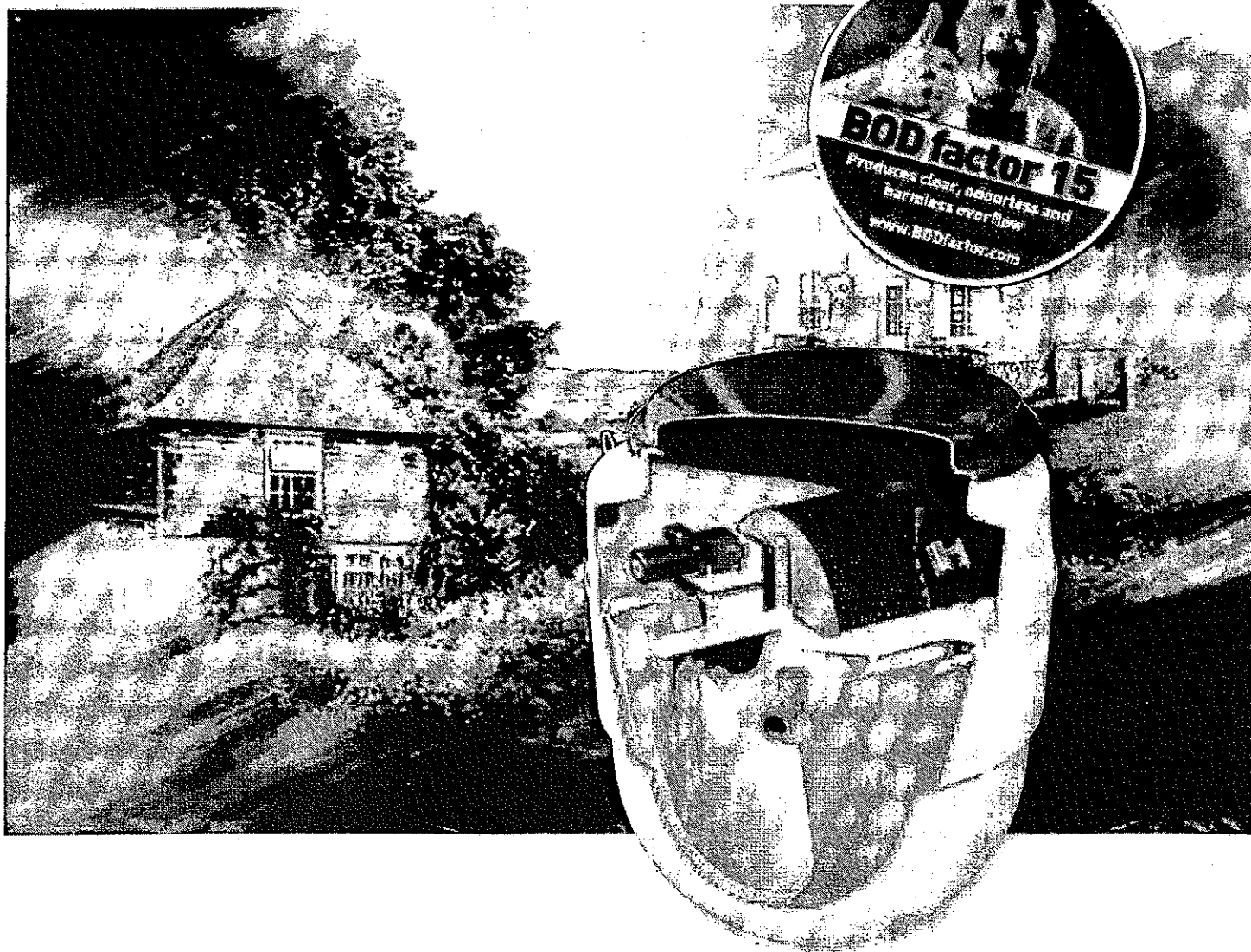
Environmental

320120070P

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.



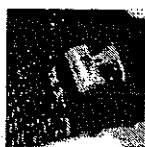
Low Running Costs

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

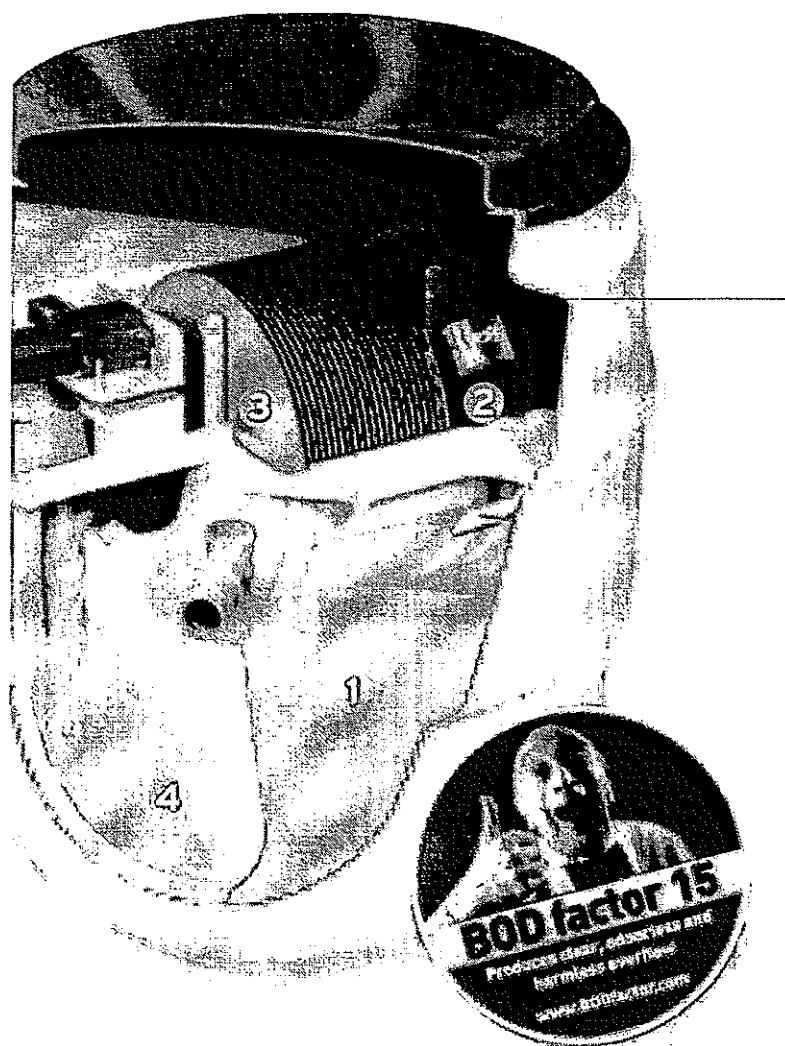
ensures optimum performance by smoothing peak flows and buffering biological loads over the whole working day.



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.



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	2450
Overall Length (B) mm	-	-	-	-	3340
Standard Drain 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

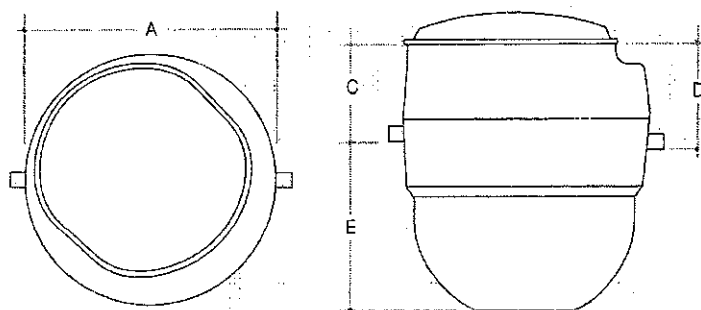
Applications which include waste disposal units will require special sizing. Please consult Kingspan Environmental.

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

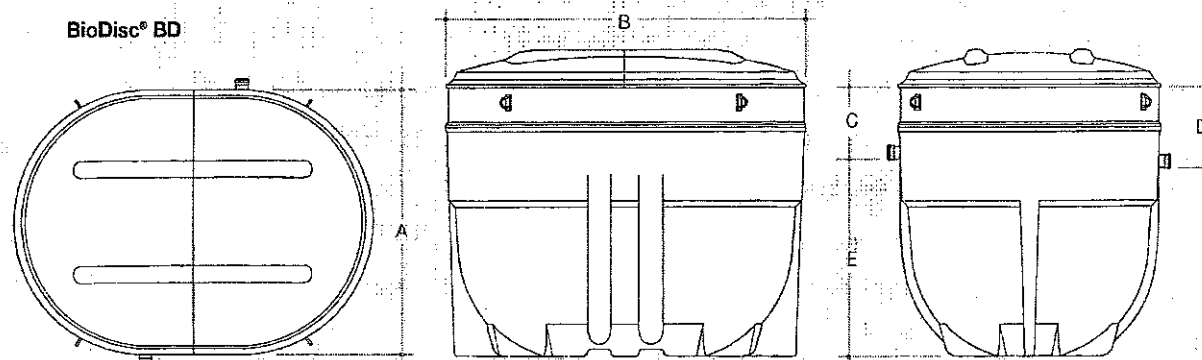
† Optional invert depth of 1100mm is available.

** 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.

Quick and Easy to Install

Supplied as a complete palletised unit with lifting and lowering fixings, the Klargester 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 Klargester 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.

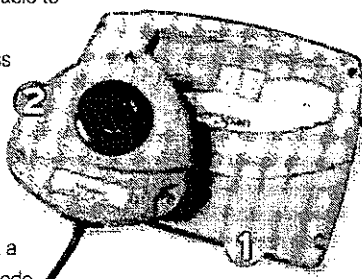
The control panel has a facility for telemetry to be fitted (supplied by others) to enable remote fault diagnosis by service engineer.

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.



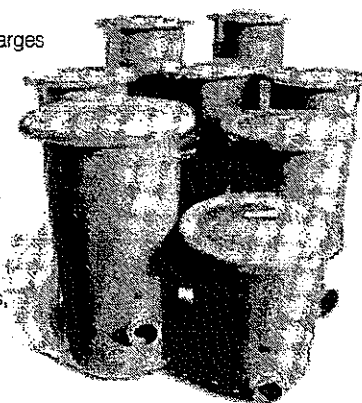
The new control and alarm panels offer a range of features and benefits including:

- 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

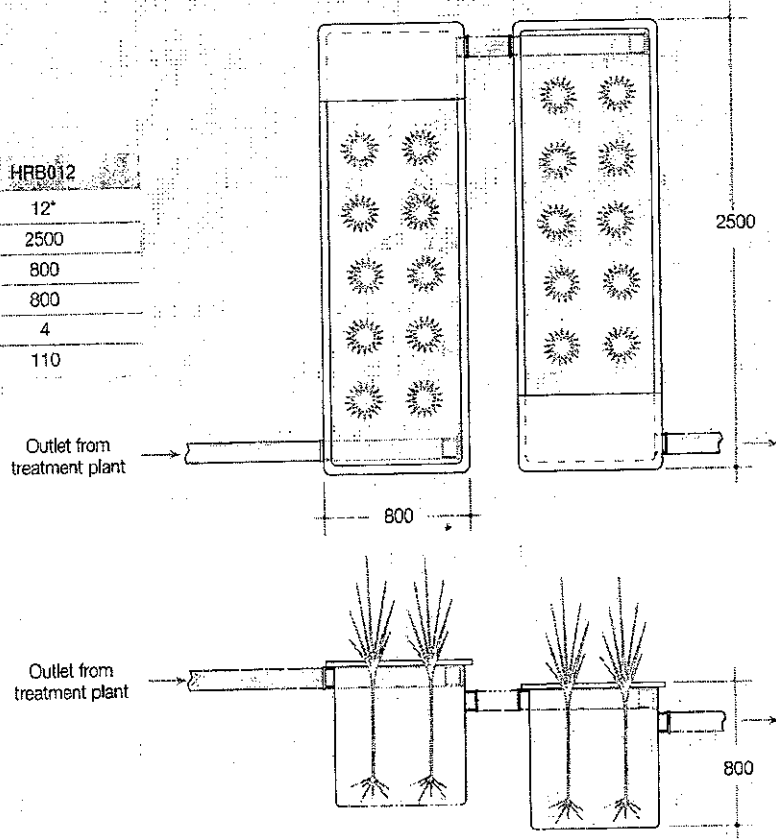
- Advanced Patented design delivers superior performance
- Pre-fabricated to ensure correct sizing
- Modules designed with a hydraulic gradient across the length of the units
- Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
- Adjustable outlet weir allows water level control
- 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)



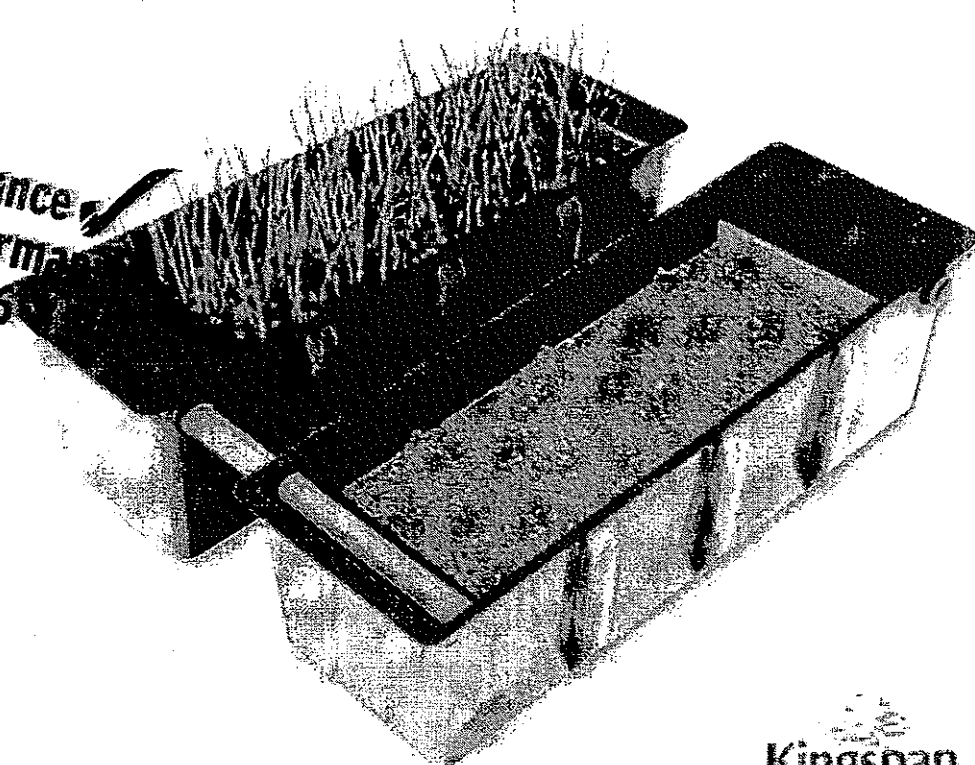
Specification

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



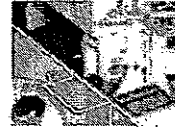
Commercial Sewage Treatment Plants



Large Capacity Pumping Stations



Stormwater Attenuation Systems



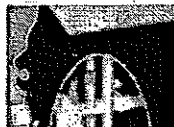
Residential & Commercial Rainwater Harvesting



Oil/Water Separators



Domestic Sewage Treatment Plants



Packaged Pump Systems



Reed Beds



Domestic Rainwater Harvesting



Garden Watering Systems



Septic Tanks



Below Ground Storage Tanks



Grease & Silt Traps



Packaged Drainage Systems

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 Klargestor BioDisc® 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.

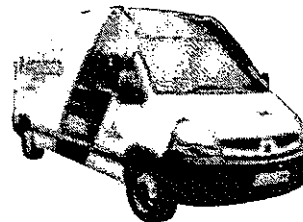
Kingspan Environmental Service

Who better to look after your treatment plant than the people who designed and built it?

Kingspan Environmental have a dedicated service division providing maintenance for wastewater treatment products.

Factory trained engineers are available for site visits as part of a planned maintenance contract or on a one-off call out basis.

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.kingspanenvservice.com**



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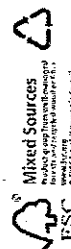
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In keeping with Company policy of continuing research and development and in order to offer our clients the most advanced products, Kingspan Environmental reserves the right to alter specifications and drawings without prior notice.



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Date: 16 June 2010

Our Ref: JFD/02/0403

Your Ref:

320120070P

FAO Mr Robert Hall

Shays Cottage

Tosside

Skipton

North Yorkshire, BD23 4SY

STRUCTURAL CONVERSION ASSESMENT AND METHOD STATEMENT

BARN AT SHAYS COTTAGE, TOSSIDE

SKIPTON, NORTH YORKSHIRE, BD23 4SY

TERMS OF REFERENCE

A structural inspection of the above property was carried out on 14 June, 2010, to examine and report on the current state and safety of an existing barn for conversion purposes.

The survey comprised a visual inspection of the elements and fabric of the barn in question, but did not include the following:

1. An under floor inspection.
2. A full roof space inspection
3. A moisture or timber survey.
4. An inspection of roof coverings, rainwater goods or flashings.
5. An inspection of drainage provisions on site.
6. An inspection of areas covered, unexposed or inaccessible.
7. An inspection of the main farm building, any outbuildings and external areas, including gardens, paving, walls and fencing, except where stated.

The recommendations given in this report relate to matters defined by the Terms of Reference and do not address other possible defects, which may exist outside the scope of this report.

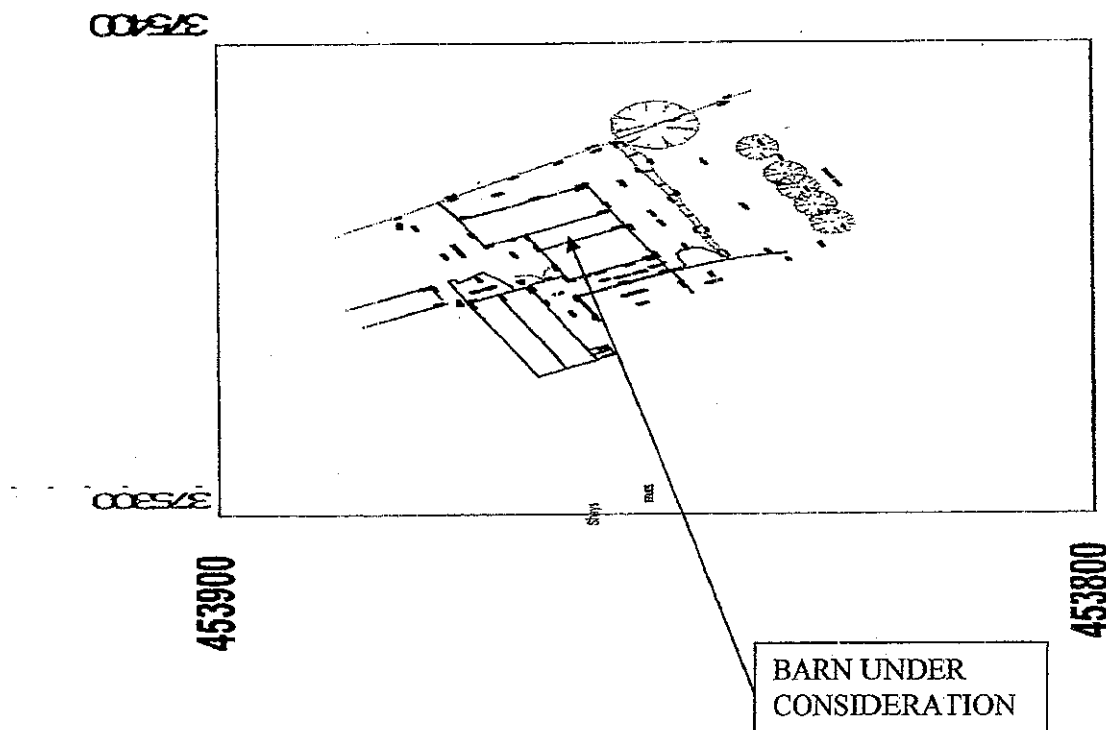
INTRODUCTION

Works should always be carried out following good practice and following an identified sequence, incorporating adequate precautions so as not to prejudice or weaken any part or whole of the existing structure.

Those responsible for carrying out conversion operations should take the responsibility to consult with the local authority where there is any doubt with regard to any part of demolition or part of the repair process or indeed when an unknown defect presents itself.

CONVERSION ASSESSMENT

Site/Location Address: Barn at Shays Cottage, Tosside, BD23 4SY. (Grid Reference: 453860:353360)



CONDITION OF EXISTING ROOF ELEMENTS

- **Conditions of Existing Barn Roof**

The roof coverings to the barn is corrugated profile sheeting over standard timber purlin and truss construction

The main timber purlin construction showed numerous areas of rot due to ingress of water at various points.

Areas of wood worm attack could be seen to various places and therefore a timber survey should be carried out to assess if any of the wood requires treatment or replacement due to residual strengths of the remaining timber being adequate or not; this is only required if the timbers are to remain.

The roof construction to all areas is in generally a poor state of repair that requires urgent attention. No access was possible for either the main barn or single storey roof areas and therefore no internal inspections of the roof construction were possible.

- **Alteration/repair/removal of existing barn roof.**

Requires a full re-roof for conversion as no insulation is present and areas of ingress of water can also be seen in numerous areas.

Due to areas of heavy rot it is suggested that the purlins are inspected at the time of the conversion works and replaced as necessary if in poor condition

CONDITION OF EXISTING WALL ELEMENTS

- **Conditions of Existing South Westerly Walls**

The construction of the walls to all elevations is random solid stone with rubble infill.

The main barn wall which is shown as position number 1 of the photographs showed the existing timber lintel over the main doorway to be defective and needs replacing.

Cracking to the wall externally could also be seen in the top left hand corner at eaves level.

The external walls shown on the plans as position 1 are reasonably plumb and in generally good condition showing no real signs of excessive movement or large cracking, except in the vicinity of the top left hand corner at eaves level. All the pointing however is in poor condition.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Internal lintels to all openings are defective and no damp proof course could be seen.

- **Alteration/repair/removal to the South Westerly Walls**

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All internal lintels to openings to be replaced with new concrete or Catnic lintels to internal masonry as per manufacturers' details and specifications.

All areas require the existing pointing to be removed and replaced. Any loose stonework must also be replaced as necessary once the pointing has been removed with stone work to match; this should be carried out both externally and internally

The installation of a damp proofing system will be required along with an internal lining wall to give additional restraint to the existing wall.

The top left hand corner must be rebuilt to remove the cracking and the wall should also be strapped for its full height back to the gable wall with horizontal restraint straps to safeguard against further movement.

- **Conditions of Existing South Easterly Walls**

The original barn wall as seen in photograph number 3 is reasonably plumb and in good condition externally showing no real signs of excessive movement or large cracking. The internal finish of the existing barn wall as seen in photograph numbers 5 & 6 can be seen to have large areas of render missing.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Internal lintels to all openings are defective and all the pointing is in poor condition.

No damp proof course could be seen.

- **Alteration/repair/removal to the South Easterly Walls**

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All internal lintels to openings to be replaced with new concrete or Catnic lintels to internal masonry as per manufacturers' details and specifications.

All areas require the existing pointing to be removed and replaced. Any loose stonework must also be replaced as necessary once the pointing has been removed with stone work to match; this should be carried out both externally and internally.

The installation of a damp proofing system will be required along with an internal lining wall to give additional restraint to the existing wall.

The top left hand corner must be rebuilt to remove the cracking and the wall should also be strapped for its full height back to the gable wall with horizontal restraint straps to safeguard against further movement.

- **Conditions of Existing North Westerly Walls**

The original barn wall as seen in photograph number 4 is reasonably plumb and in good condition externally showing no real signs of excessive movement or large cracking. The internal finish of the existing barn wall as seen in photograph numbers 5 & 6 can be seen to have large areas of render missing.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Internal lintels to all openings are defective and some of the pointing is in poor condition.

No damp proof course could be seen.

- **Alteration/repair/removal to the North Westerly Walls**

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All internal lintels to openings to be replaced with new concrete or Catnic lintels to internal masonry as per manufacturers' details and specifications.

Some areas require the existing pointing to be removed and replaced. Any loose stonework must also be replaced as necessary once the pointing has been removed with stone work to match; this should be carried out both externally and internally

The installation of a damp proofing system will be required along with an internal lining wall to give additional restraint to the existing wall.

The top left hand corner must be rebuilt to remove the cracking and the wall should also be strapped for its full height back to the gable wall with horizontal restraint straps to safeguard against further movement.

- **Conditions of Existing North Easterly Walls**

The original barn wall is reasonably plumb as seen in photograph 2 and in good condition externally showing no real signs of excessive movement or large cracking. The internal finish of the existing stable barn wall has large areas of render missing.

No trial holes have been dug so it was not possible to ascertain if any existing foundations exist and at what depth.

Internal lintels to all openings are defective and some of the pointing is in poor condition.

No damp proof course could be seen.

- **Alteration/repair/removal to the North Easterly Walls**

Inspections of the existing foundations are required to determine if built off suitable ground bearing capacities.

All internal lintels to openings to be replaced with new concrete or Catnic lintels to internal masonry as per manufacturers' details and specifications.

Some areas require the existing pointing to be removed and replaced. Any loose stonework must also be replaced as necessary once the pointing has been removed with stone work to match; this should be carried out both externally and internally

The installation of a damp proofing system will be required along with an internal lining wall to give additional restraint to the existing wall.

The top left hand corner must be rebuilt to remove the cracking and the wall should also be strapped for its full height back to the gable wall with horizontal restraint straps to safeguard against further movement.

DETAILS OF DEMOLITION WORK:

None of the existing barn external walls are to be demolished; the only external wall construction to be demolished is possibly to the front corner elevation to remove the large cracking.

Total wall area, measured externally = 306m²

Total wall area to be demolished = 12m²

% of walls to be demolished externally = 3.922%

PROPOSED NEW OPENINGS WITH EXTERNAL WALLS

- **South Westerly Walls**

No additional openings are to be made; only the existing openings are to be utilised.

- **South Easterly Walls**

No additional openings are to be made; only the existing openings are to be utilised.

- **North Easterly Walls**

No additional openings are to be made; only the existing openings are to be utilised.

- **North Westerly Walls**

No additional openings are to be made; only the existing openings are to be utilised.

FORMATION OF INTERNAL LINING WALLS

All the existing external walls to the barn are to be lined with 140mm thick concrete block walls to provide both additional lateral support to the walls and give support to the new first floor construction. This proposed first floor construction will also provide additional support to the existing walls.

These walls will be constructed off the new internal ground floor slab that will be thickened at the edges to provide adequate bearing pressures to the underlying strata.

EXISTING FLOOR CONSTRUCTIONS

The existing timber floor construction as shown on the attached plans is in poor condition; as only the steel beams remain. The structural sizes of the structural members may be inadequate to provide resistance to imposed live loads to meet Building Regulations approval.

Additional benefit to the existing external walls will also be created by installing new floors as this will give additional lateral restraint at mid height.

All new first floor construction will be of suspended timber construction supported off steel beam arrangements.

There is no real existing ground floor construction apart from compacted earth to most areas. This will require upgrading to consist of a 150mm thick hardcore base with a 150mm thick concrete slab over with 1 layer of A252 mesh to the top face. All details for damp proofing will be provided by the Architect at a later date.

Existing internal floor levels are similar to external floor levels and hence no retaining walls are required in the upgrading of the ground floor construction as this can be built directly off the existing floor level to provide a 150mm min level difference to the external levels.

GROUND WORKS REQUIRED

320120070P

- **Existing Walls**

All existing external and internal walls require inspection to determine if any foundations exist. This should be carried out by the provision of trial holes at various positions as agreed with the Structural Engineer to determine the ground conditions and the depth of the existing foundations.

Once the assessment of the existing foundation has been carried out it will be then possible to determine the extent of any under pinning that is required. All method statements for this work if required must be supplied to the local Building Inspector before any works commence on the upgrading of the foundation if required.

- **Services**

No services are provided to the existing barn in its present state.

All new services will be required, the details of which will be provided by the Architect. All new services are to be kept away from the existing structure in order to alleviate any affect of the existing structure.

METHOD STATEMENT FOR THE DEMOLITION OF ANY EXTERNAL WALL AREAS

- **Initial Procedures**

The areas, if any, to be demolished are listed on the attached drawings.

- **Initial Precautions**

Only one wall should be demolished at a time and be re-built before any other demolition work is carried out. As mentioned elsewhere before any wall is demolished adequate lateral restraint should be provided for the adjoining walls to the proposed demolished wall area.

Adequate support by means of scaffolding must also be provided to any existing load bearing structures on the wall to be demolished. This will include any roof purlins, roof trusses and first floor construction.

All the above procedures must be carried out by the contractor and must be approved by the local building inspector before the demolition is started.

- **Sequence of Works**

All scaffolding should be placed first to provide support to the existing purlins that sit on the wall to be demolished.

Additional scaffolding must also be provided to support to any existing floor constructions.

Additional scaffolding should also be placed externally and tied to existing flank walls to provide lateral restraint to the full height of the adjoining walls.

Any demolition of the walls should start from the roof level and work down accordingly.

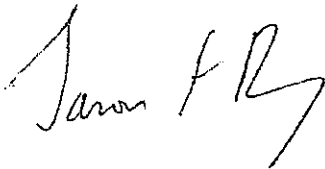
Barn at Shays Cottage, Tosside, Skipton, North Yorkshire, BD23 4SY

HEALTH AND SAFETY CONSTRUCTION

All work is to be carried out in accordance with the above Regulations. The Client shall appoint a competent person as Planning Supervisor and a Health and Safety Plan prepared before a Contractor is appointed. Designer's Risk Assessment analysis shall be supplied to the Planning Supervisor. The project must be notified to HSE. The Contractor shall develop the Health and Safety Plan and ensure all works on site comply with Health and Safety Law.

All materials and construction works are to comply with current BSI Standards and Code of Practice, Building Regulations and Schedules and Specifications. All materials and proprietary goods shall be stored, mixed and fixed in accordance with their suppliers/manufacturers instructions or specifications. The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the Inspector, whether or not indicated on the specified drawings.

Any variations from the drawing carried out without the Designer's written agreement shall be the responsibility of the Contractor.



Jason Day
Director
Romala Design Ltd

320120070P

APPENDIX



Photograph No. 1



Photograph No. 2

320120070P



Photograph No. 3

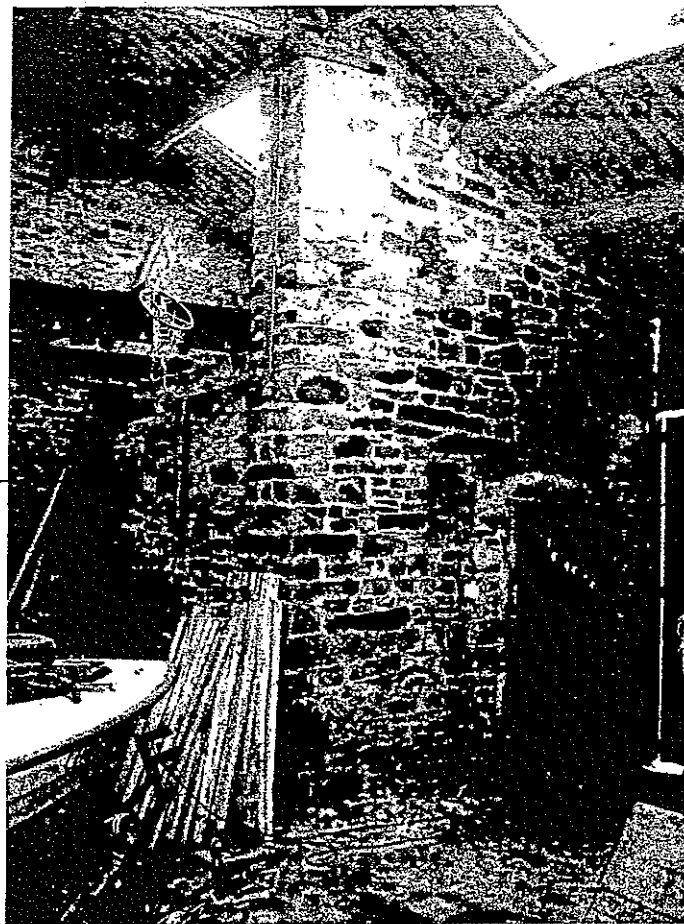
EXISTING EXTERNAL
MASONRY SHOWING SIGNS OF
MOVEMENT.
THIS MUST BE ADDRESSED AT
TIME OF CONVERSION WORK.



Photograph No. 4

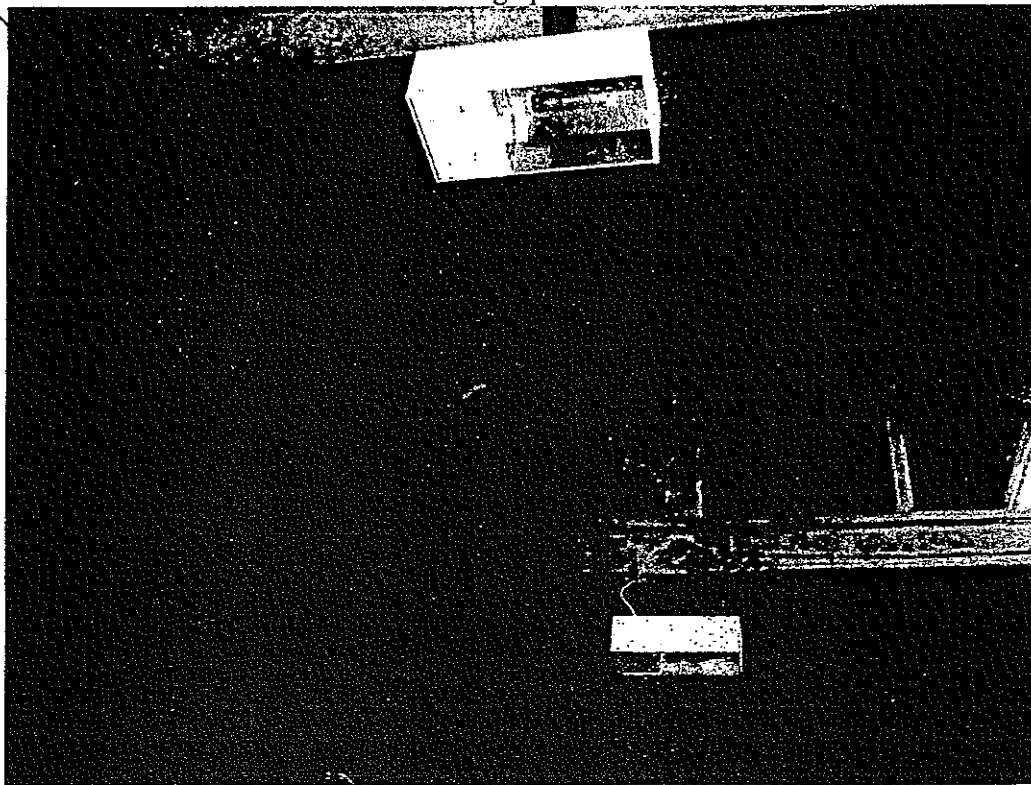
STONE WALL
TO BE
DEMOLISHED
TO OPEN UP AS
ORIGINAL
BUILDING LINE

SOME PURLINS
REQUIRE
ATTENTION.
TO BE DECIDED
AT TIME OF
CONVERSION



ORIGINAL
OPENINGS TO
BE RETAINED

Photograph No. 5



Photograph No. 6

**DESIGN AND ACCESS STATEMENT: BARN ADJACENT TO SHAYS COTTAGE,
TOSSIDE, SKIPTON. N.YORKS. BD23 4SY**

PROPOSAL: CONVERSION OF BARN INTO TWO DWELLINGS FOR MR R HALL

INTRODUCTION

Planning permission has recently been granted for the conversion of this barn into one dwelling. The applicant considers that there is a greater demand for smaller properties in this rural location rather than one large barn conversion and on this basis seeks permission to convert the barn into two dwellings.

SITE DESCRIPTION

320120070P

The barn is located adjacent to Shays Cottage in a group of buildings, collectively known as Shays Farm, approximately 4 km north east of Slaidburn. The group comprises a farmhouse, cottage and a redundant barn accessed from the main road along a metalled track, and terminating in a common parking and turning area. The surrounding land is in agricultural use and the landscape is fairly open in character. The farm is within an area designated as an Area of Outstanding Natural Beauty in the adopted Ribble Valley District Wide Local Plan.

The barn the subject of this application is largely unused with some domestic storage. The proposal is to convert this barn to two dwellings. All of the proposed accommodation is within the envelope of this stone barn. The parking and garden areas are former operational area/hardstanding to the barn.

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 HISTORY

3/2010/0569 Conversion of barn to one dwelling approved with conditions

INVOLVEMENT

Following the granting of planning permission for the conversion of the barn into one dwelling we have sought pre-application advice regarding the possibility of converting the

barn into two dwellings. We received pre-application advice from Graeme Thorpe who identified the potential need for new openings within the barn to light the accommodation for two dwellings as an area of concern. Following these discussions the proposed window arrangement has been modified to take account of his comments. See appendix.

EVALUATION

320120070P

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

Planning permission has been granted to convert the barn into one dwelling as such the principle of the conversion to residential accommodation has already been accepted by the Council. 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 substantial 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 cottage.

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. There is a national policy requirement for local authorities to maintain a continuing five year supply of housing. As at 1st October 2011 Ribble Valley can only demonstrate a 3.3 year supply of housing. In these circumstances of severe under-supply of housing land within the Borough, there is an added presumption in favour of the application. 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.

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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. In particular the proposed garden curtilages for the new dwellings within the barn conversion are within the curtilage of the farmyard, and will not extend into the surrounding fields. A dry stone wall provides a natural boundary on the eastern side of the barn. There will be no negative impact on the landscape as a result of the formation of the curtilages. Vehicle access is existing so there are no landscape implications arising from access.

Bridleway 16 runs past the site approaching from the west along the access track and passing the barn on its south side. The bridleway then continues in a north east direction. The bridleway slopes down towards the site as it approaches from the west rises slightly as it passes to the south of the barn and the slopes down to the north west. The appearance of the barn will remain largely the same when viewed from this public right of way.

Design

The proposed design of the conversion is of a high standard and complies with the various criteria and Policies G1 and H17. The existing barn is built in local stone with a fibre cement roof. It is proposed to cover the roof in natural blue slate, to match the roofs of adjacent properties.

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. On the existing front elevation there are 6 roof lights within the roof slope in two rows of three windows. The proposed design retains 6 roof lights but it arranges them in three rows of two roof lights. No new openings are proposed to this elevation existing opening in the walls and the wagon entrance are re-used.

On the rear elevation there are 7 roof lights. These are re-grouped to form two blocks of rooflights to light the first floor bedrooms. These roof lights are flush with the roof slope. The ground floor rooms are lit by the existing windows in the ground floor of the barn.

On the north side elevation only existing or blocked opening are to be used to light the interior no new openings are proposed. On the south side elevation two existing and one blocked opening are used with the addition of a new small ground floor window to light the lounge area.

The internal layout of the conversion of the barn to two dwelling has been achieved with the introduction of one new small opening on the ground floor of the building. The remaining windows and doors are incorporated in to the existing opening and blocked opening and the roof lights have been repositioned and amalgamated to provide lighting to the first floor and means on escape in the event of a fire.

Neighbour Amenity

There will be no direct impact on the neighbouring residential properties in terms of amenity. The principle elevations of the barn face east and west; the cottages are north and south facing. Both properties have adequate private amenity space.

Access

Vehicle access to the site is along a private track from the main road. The track has passing places along it and visibility for drivers at the junction of the track with the classified road is reasonable. The proposal complies with Policy T1.

Nature Conservation

A Bat and Owl Survey and Report are submitted with this application. This confirms that no signs could be found of bats or owls using the former barn. As such, the development should have no adverse effects on protected wildlife species and complies with Policy ENV7.

CONCLUSION

The proposal is to convert this traditional stone barn into two dwellings. This proposal has been shown to be in full compliance with criteria set out in Local Plan policies relating to the conversion of rural buildings to dwellings. The permanent residential accommodation

would assist in the delivery of housing to meet the Borough's housing provision levels and in a manner compliant with all relevant planning policies.

Appendix – Pre-application advice

Judith Douglas Bsc Hons DipTP MRTPI

Janet Dixon Town Planners Ltd

10A Whalley Road

Clitheroe

Lancs BB7 1AW

January 2012

320120070P

Dear Judith,

I write in respect of the above enquiry, and I apologise for the delay in responding. Following our discussions on site on the 9th of November 2011 relating to this Pre-App, and a further assessment of the details and information provided, I can now provide you with the following advice.

The barn in question is located adjacent to Shays Cottage within a group of buildings collectively known as Shays Farm. The group comprises a farmhouse, cottage, the redundant barn in question and a recently constructed agricultural building, and is accessed from the main road by an existing metalled track, terminating in parking and turning area. The site lies within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to the principle of the development, permission has already been granted for its conversion into one dwelling, with this scheme for its conversion into two. Given this falls below the threshold for 'Affordable Housing' requirements, there is no objection to the added unit.

The main difference between the two proposals is with regards to the number and type of openings proposed, as clearly with two units within this building, there is a greater need for light to habitable rooms. Policy H17 discusses the importance of good design to protect the rural environment. It notes more specifically that *'Planning permission for the conversion of buildings will be granted providing the design is of a high standard, in keeping with local tradition, particularly in terms of materials, geometric window form and window and door openings.'* In addition, it also notes that *'Too many doors and windows, the insertion of dormers, roof lights and chimneys and the alterations of roof trusses will devalue the character of buildings and that of the surrounding environment.'* The scheme to convert the building into one dwelling was considered appropriate as it utilised all of the existing openings in the building, without the need for the insertion of additional ones. On this basis, the impact on the character and setting of the building and the adjacent farmhouse was considered acceptable, and by virtue of the level of detail supplied, the wider landscape impact was also minimised. The building once completed was considered not to be over-domesticated in appearance, with its design complimenting the modernised farmhouse opposite.

The scheme now proposed sees two additional windows in the south side elevation with two large arrays of velux windows in the rear (east) elevation, although there was discussion in respect to creating vertical windows looking out over a flat roofed area within the roof, as well as the potential for other windows elsewhere on the building. As well as the above Policies, given the sites location within the Forest of Bowland A.O.N.B., Policy ENV1 must also be considered which states 'The landscape and character of the A.O.N.B. will be protected, conserved and enhanced, and in addition, development will also need to contribute to the conservation of the natural beauty of the area. The design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications.'

As discussed, I am not overly happy with either suggestion as they both create additional openings that would potentially be visually harmful to the character and setting of the building, without sufficient justification. As suggested, if you consider an option to be more suitable than another, I am happy to advise further however, the option to convert the building to one using the existing openings seems to be the most appropriate solution.

With regards to any potential impact on the residential amenity of the occupiers of the nearby properties, the introduction of new windows at first floor within the north (side) elevation would not be acceptable, however aside from this, I do not consider there will be a significant impact on the amenity of the occupiers of the adjacent dwellings by virtue of the proposed development.

I have not sought the views of the LCC Highways Officer, however I do not envisage that an additional dwelling at this location would prove detrimental to highway safety.

I hope this advice is useful, but please note, this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss the matter further I am happy to do so, however please note that any further advice given may be subject to an additional fee.

Kind regards,

**Graeme Thorpe BA (Hons) Dip TP MRTPI |
Senior Planning Officer |**

***Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire
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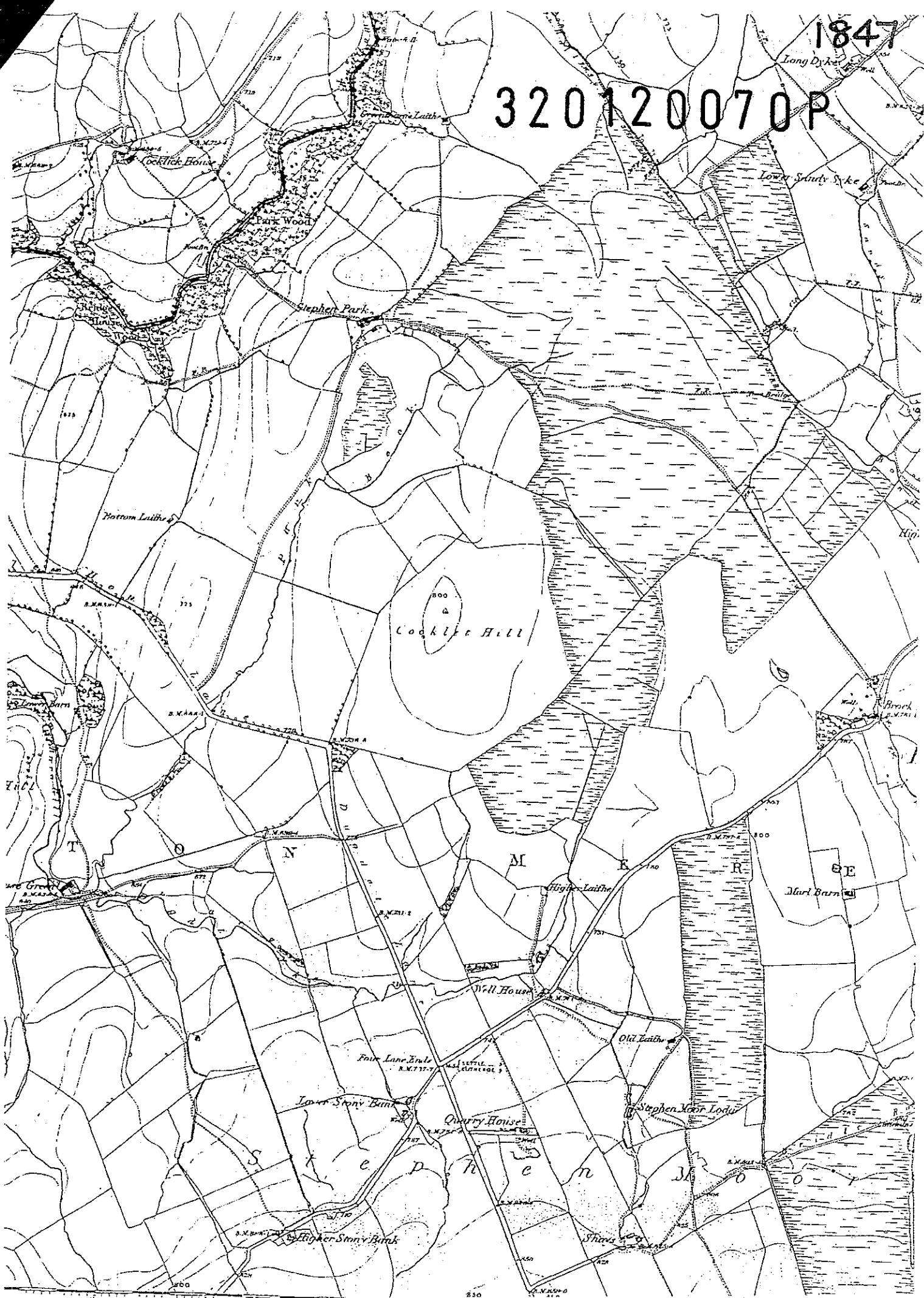
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Well House

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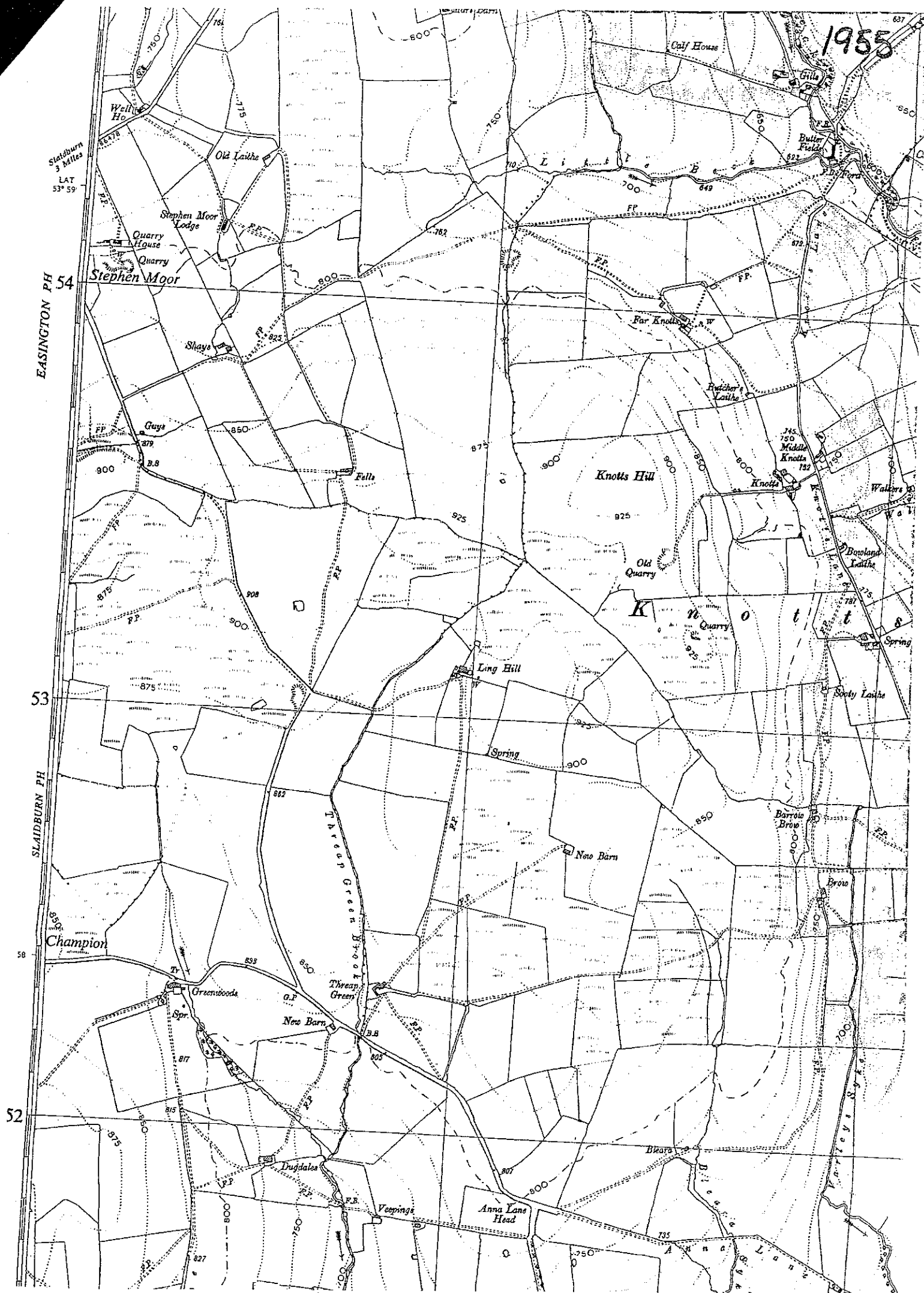
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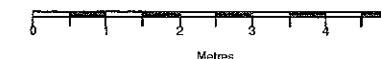
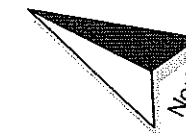
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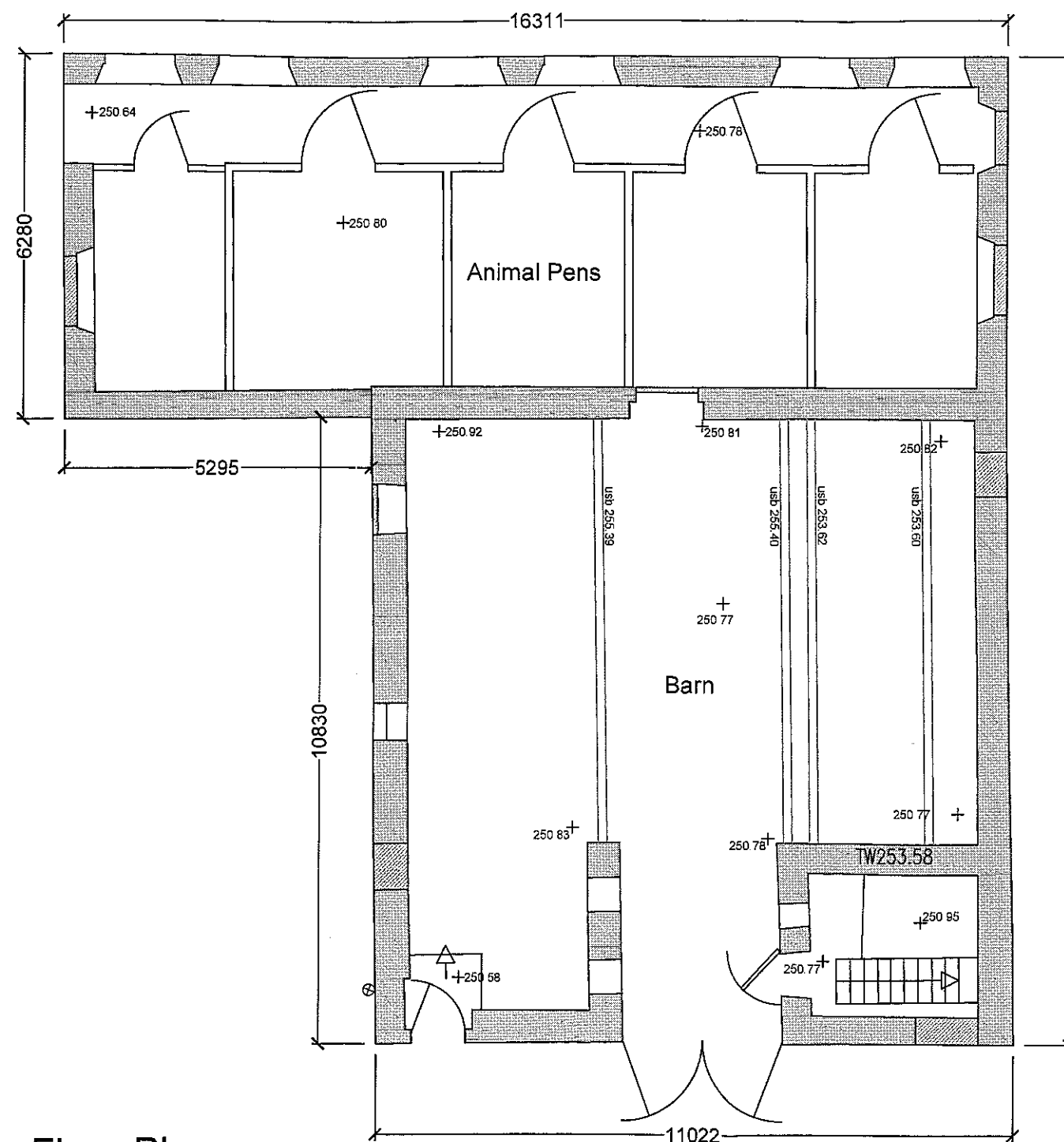


ABBREVIATIONS

TW Top of Wall

320120070P

Floor Plan



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Solutions Ltd.
BUILDING & LAND SURVEYOR

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tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Mr Robert Hall
Shays Farm, Tosside
Skipton BD23 4SY

Project Description

**Change of use of Barn
to 2 new dwellings**

Drawing Title
Existing
Floor Plan

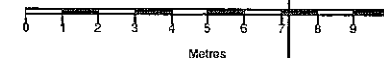
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Site Address

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Skipton BD23 4SY

Project Description

Change of use of Barn
to 2 new dwellings

Drawing Title

Proposed
Site Layout

Scale

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Date

17/01/2012

Drawn By

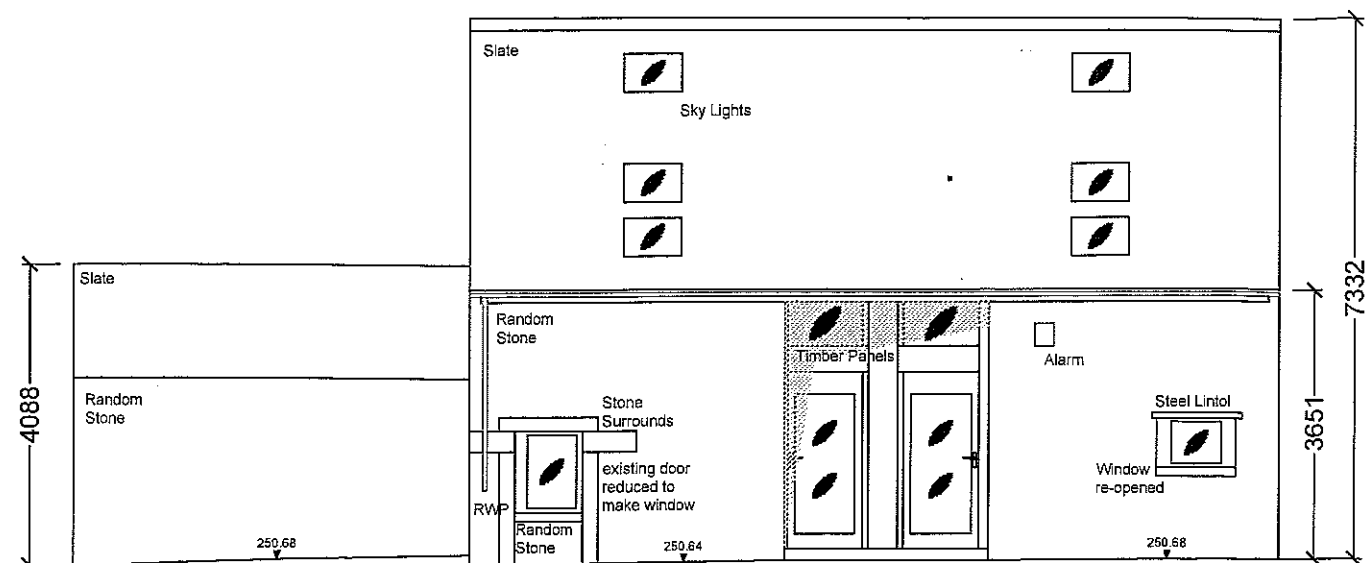
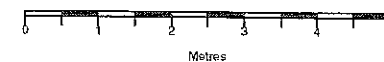
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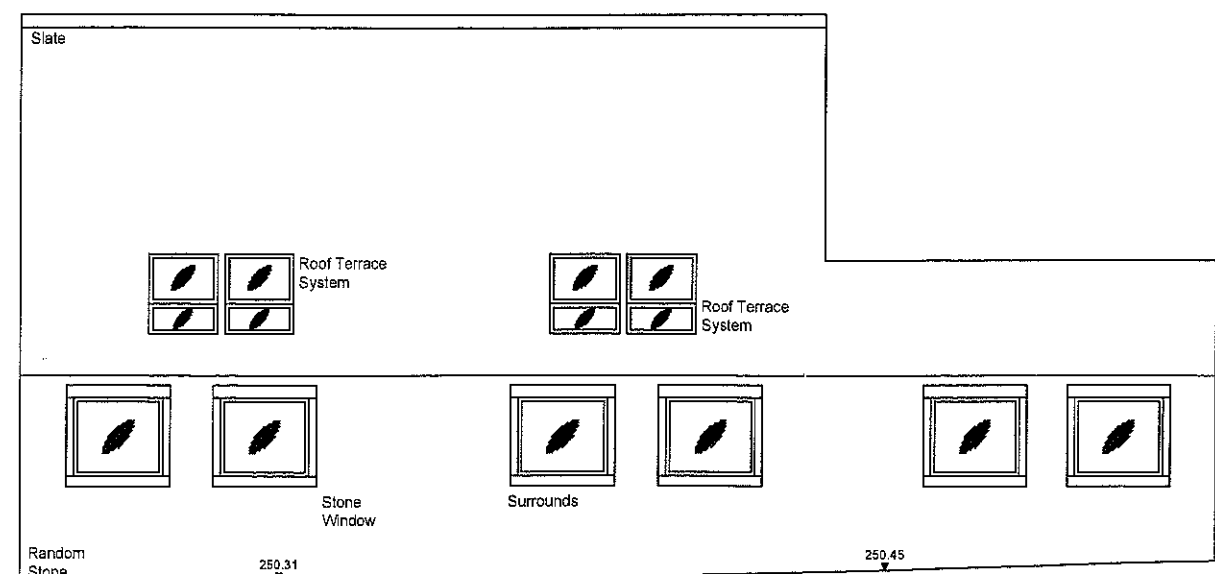
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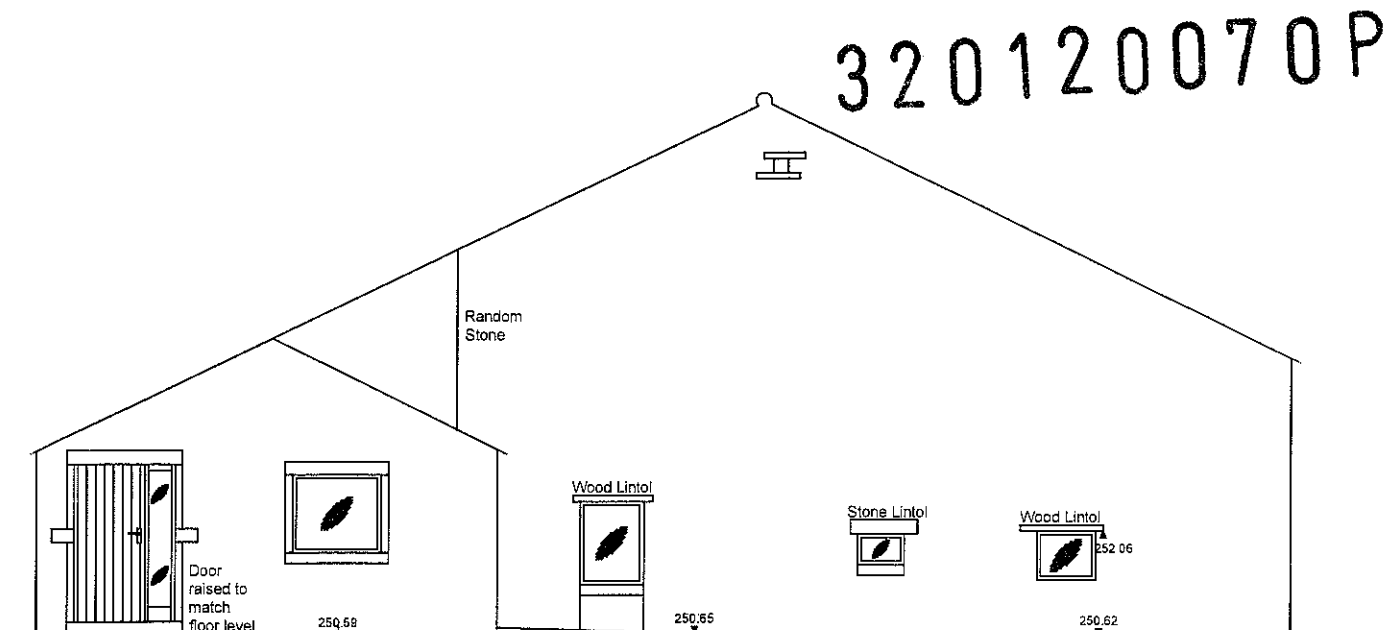
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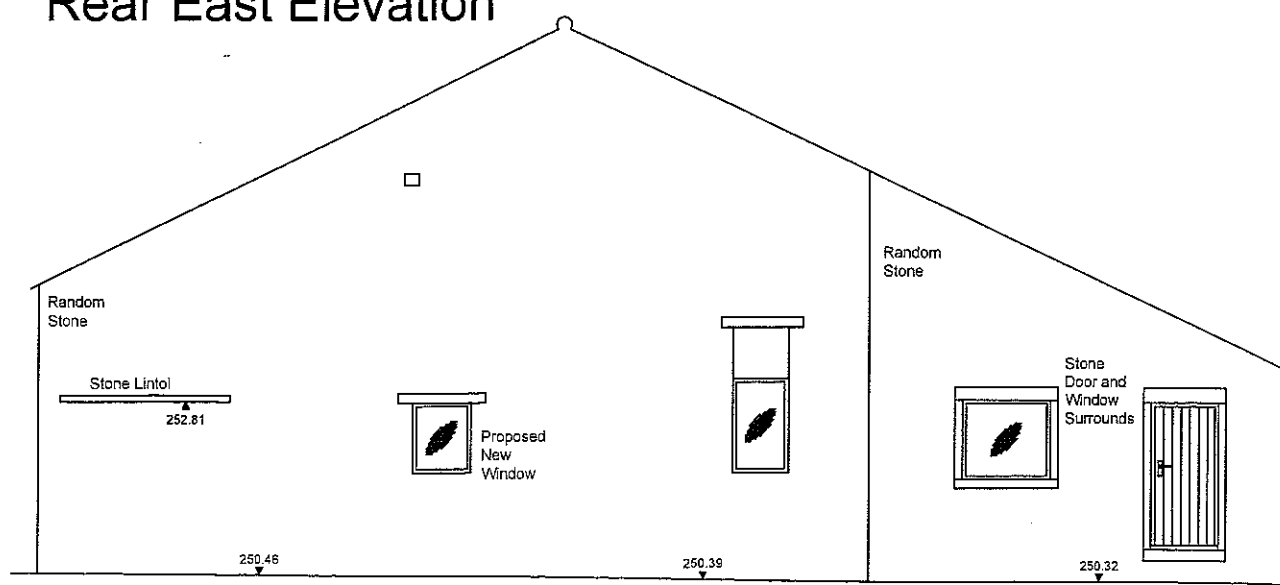
Front West Elevation



Rear East Elevation



North Side Elevation



South Side Elevation

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Site Address

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Skipton BD23 4SY

Project Description

Change of use of Barn
to 2 new dwellings

Drawing Title

Proposed
Elevations

Scale Date Drawn By

1:100@A3 17/01/2012 MD

Drawing Number

TRI-0810-06

Notes

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ABBREVIATIONS

TW Top of Wall

320120070P

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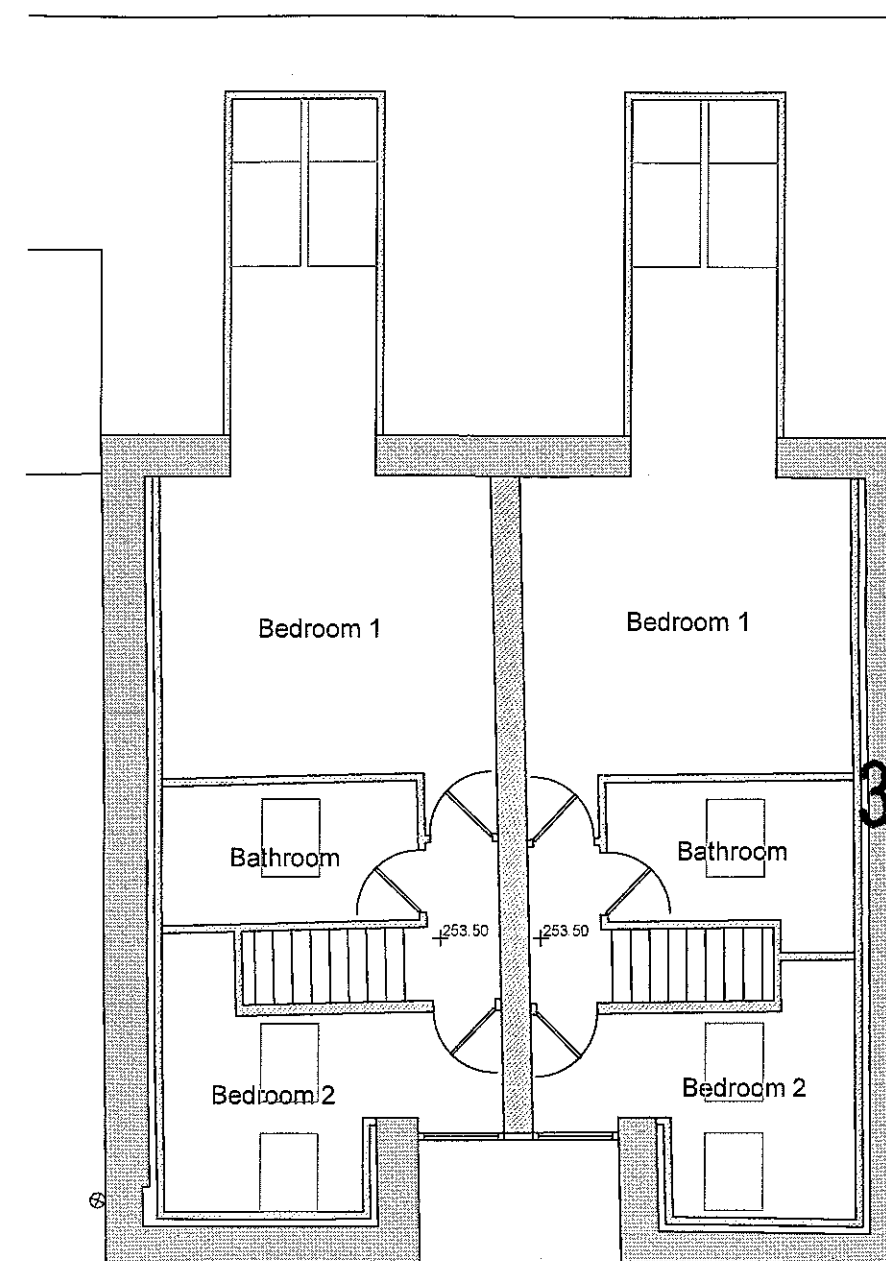
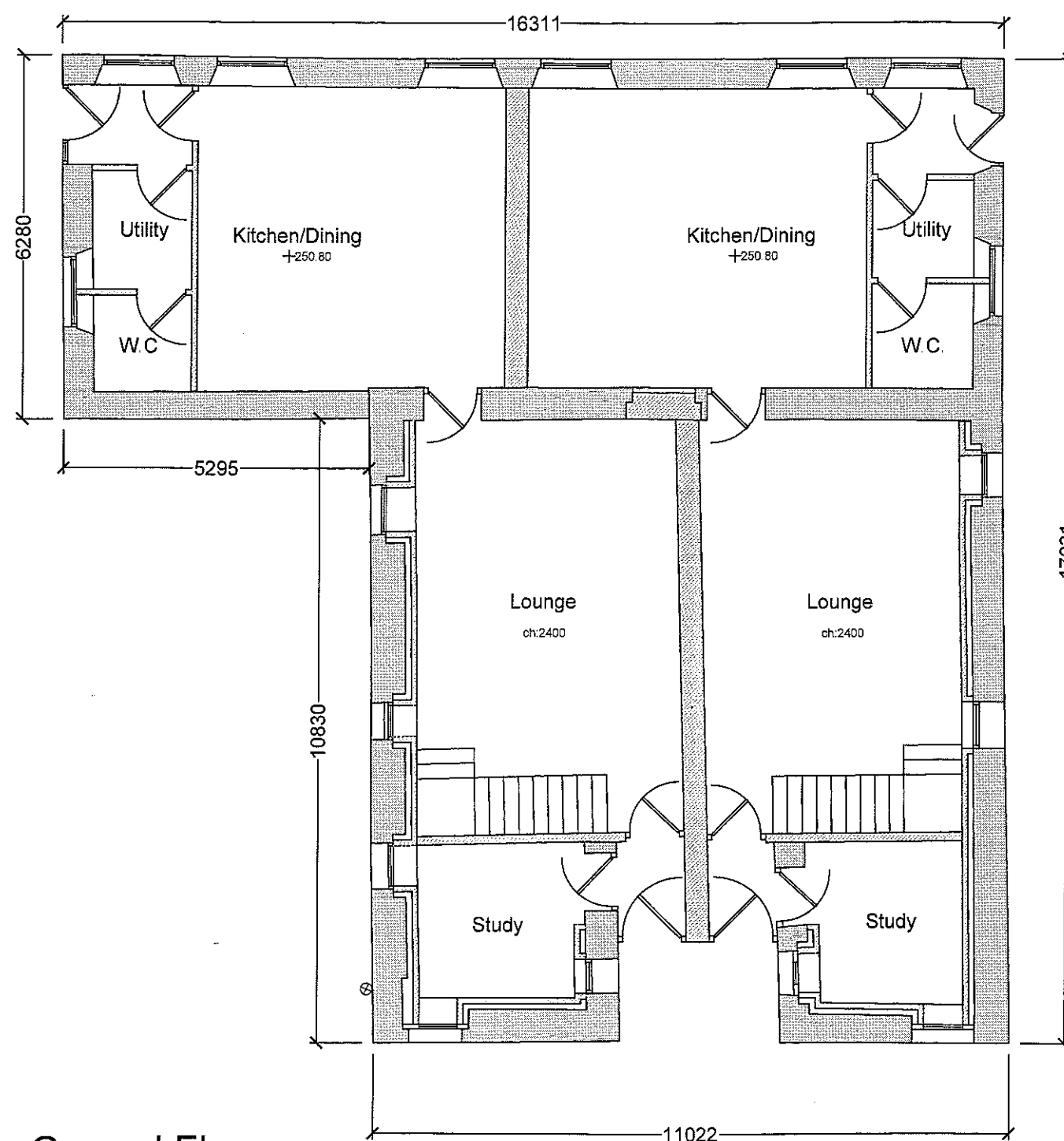
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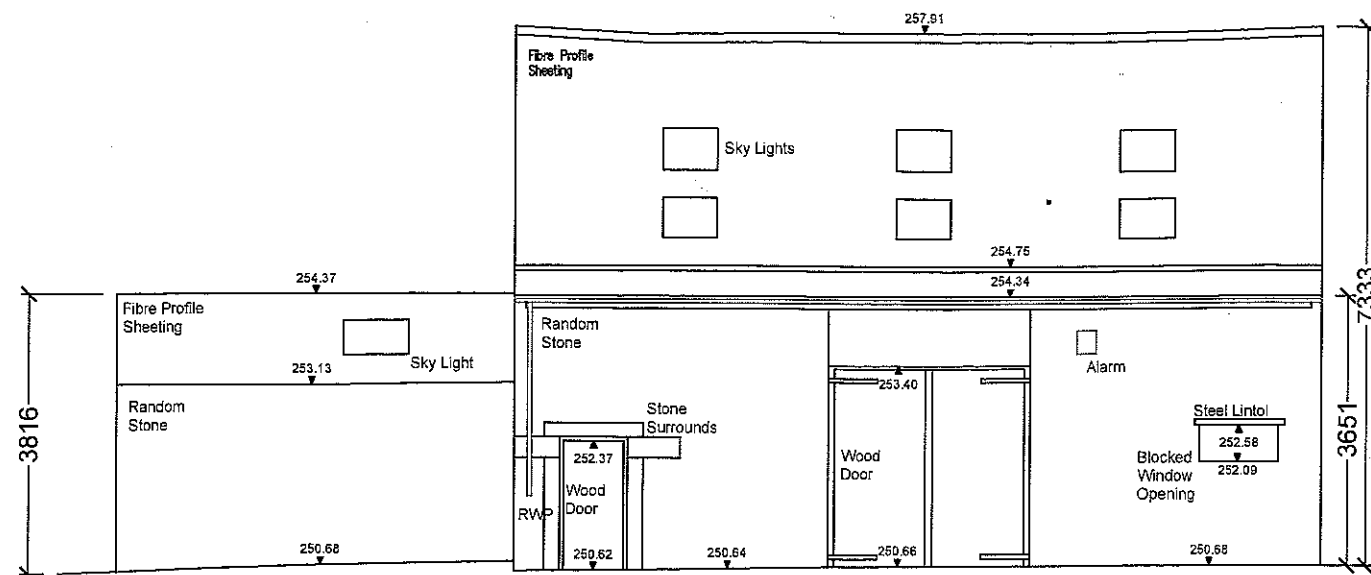
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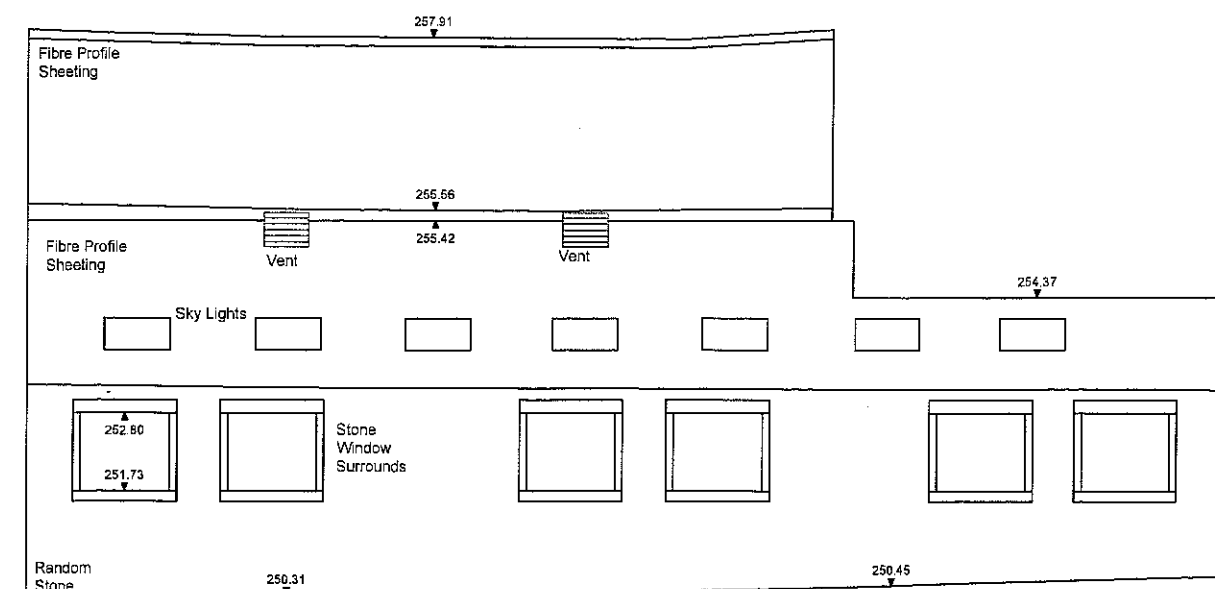
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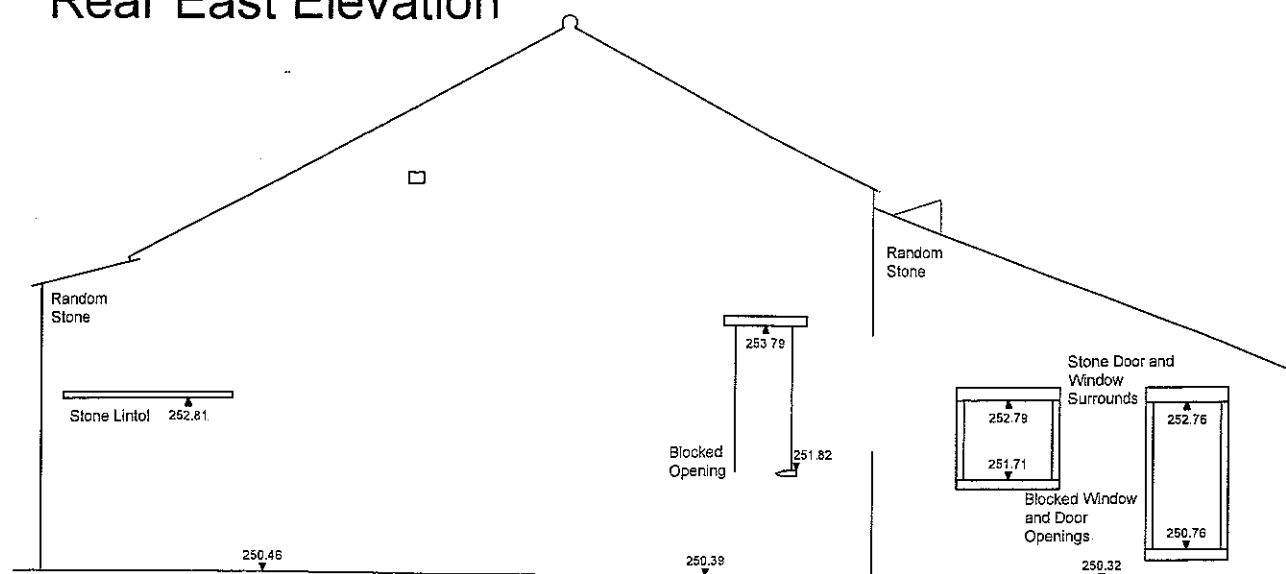




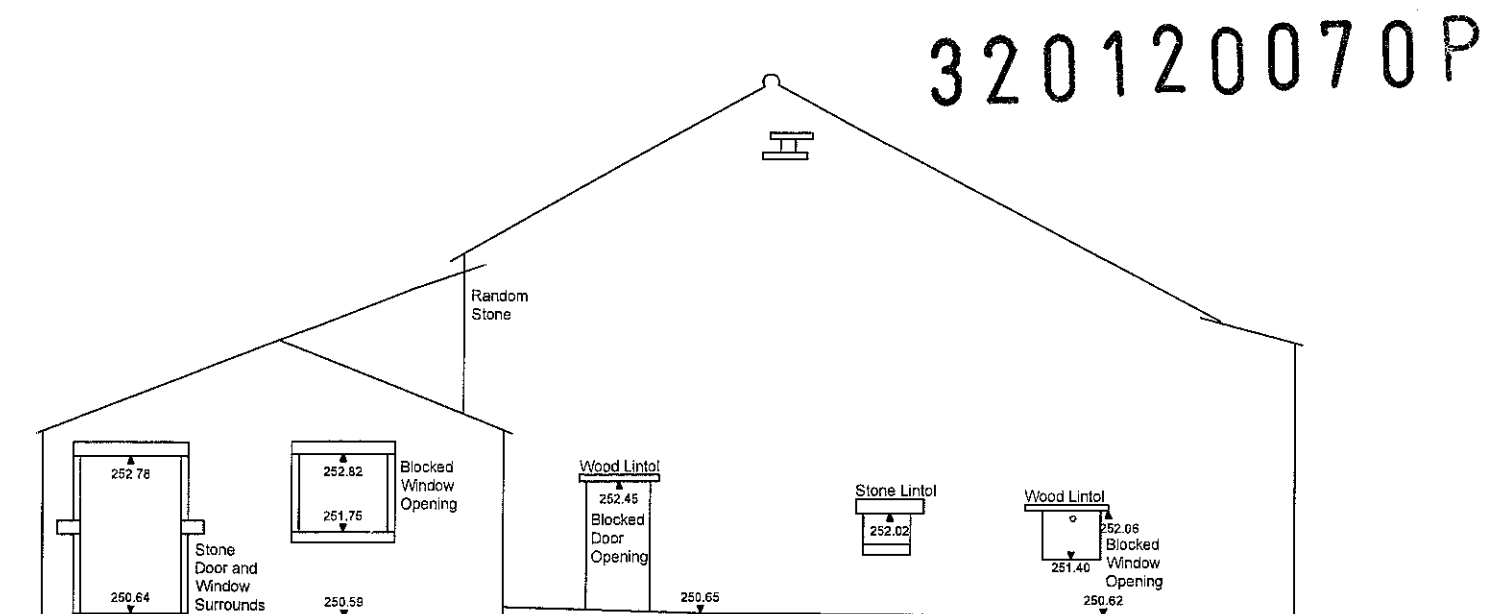
Front West Elevation



Rear East Elevation



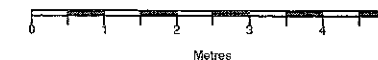
South Side Elevation



North Side Elevation

Notes

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Change of use of Barn
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Drawing Title

Existing
Elevations

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