

The Planning Inspectorate

31 JAN 2013

For official use only
(Date received)

23-Jan-2013 18:09

PLANNING APPEAL FORM (Online Version)

To help you fill in this form correctly, please refer to the guidance leaflet "How to complete your planning appeal form".

WARNING: The appeal and essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

APPEAL REFERENCE: APP/T2350/A/13/2191626

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Mr Andrew Rigby

Address Higher Woodhead Lane
Slaidburn
Clitheroe

Phone no. 07974 309170

Fax no

Postcode BB7 3AH

E-mail

Please confirm how you wish to correspond with us: Electronically, via the email address specified above
On paper, by post. ☒

B. AGENT DETAILS FOR THE APPEAL (if any)

Name Mrs Julia Pye

Address Hillcrest Farm, Startifants Lane
Chipping
PRESTON

Your reference 3523Rig

Phone no. 07803 557019

Fax no.

Postcode PR3 2NP

E-mail jpyeplanning@gmail.com

Please confirm how you wish to correspond with us: Electronically, via the email address specified above
On paper, by post. ☒

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Ribble Valley Borough Council

LPA's reference number 3/2012/0089

Date of the planning application 31 Jul 2012

Date of the LPA's decision (if issued) 21 Sep 2012

D. APPEAL SITE ADDRESS

Address Lanshaw Barn
Woodhouse Lane
Slaidburn
Lancashire

Postcode

Grid Reference: Easting 3701100

Northing 4538290

Is the appeal site within a Green Belt?

YES

NO ☒

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

YES

NO ☒

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site
(in hectares)

0.18

Area of floor space of proposed development
(in square metres)

180

Has the description of the development changed from that stated on the application form?

YES

NO ☒

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

Proposed conversion of barn to residential unit

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:-

Please tick **one** box only ☒

- 1 Refuse planning permission for the development described on the application form or in Section E. ☒
- 2 Grant planning permission for the development subject to conditions to which you object.
- 3 Refuse approval of the matters reserved under an outline planning permission.
- 4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).

or

- 6 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

CHOICE OF PROCEDURE

There are 3 possible choices:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1. THE WRITTEN REPRESENTATIONS PROCEDURE _____ ✓

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is particularly suited to small-scale developments (e.g. individual houses or small groups of houses; appeals against conditions or changes of use).

- a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? YES ✓ NO
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES NO ✓

If so, please explain below or on a separate sheet.

2. THE HEARING PROCEDURE _____

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or on a separate document why you think a hearing is necessary.

Please answer the question below.

- a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. YES NO

3. THE INQUIRY PROCEDURE _____

This is the most formal of procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or in a separate document why you think an inquiry is necessary.

- a) How long do you estimate the inquiry will last?
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

No. of days

- b) How many witnesses do you intend to call?

No. of witnesses

- c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below.
Please continue on a separate sheet if necessary.

YES

☐

NO

☐

H. GROUNDS OF APPEAL

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

YES

NO ☒

** See separate documents **

H. GROUNDS OF APPEAL (continued)

1. (part one) APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeals site. If you do not own the appeal site or only own a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal. **YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.**

If you are the sole owner of the whole appeal site, certificate A will apply:

Please tick **one** box only

✓

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to every one else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form.

I (part two) AGRICULTURAL HOLDINGS CERTIFICATE

We also need to know whether the appeal site forms part of an agricultural holding.

Please tick either (a) or (b).

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

OR

(b)(i) The appeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant:

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

Tenant's name	Address at which the notice was served	Date the notice was served

Details of additional tenants

J. ESSENTIAL SUPPORTING DOCUMENTS

You **must** send the documents listed 1-7 below with your appeal form.
Please tick the boxes to show which documents you are enclosing.

- | | | |
|---|---|---|
| 1 | A copy of the original planning application sent to the LPA. | ✓ |
| 2 | A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA
<u>at application stage</u> (this is usually part of the LPA's planning application form). | ✓ |
| 3 | A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. | ✓ |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show <u>two named roads</u> so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | ✓ |
| 5 | Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
Please number them clearly and list the numbers here or on a separate sheet: | ✓ |
| 6 | Copies of all additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
Please number them clearly and list the numbers here or on a separate sheet: | |
| 7 | A copy of the design and access statement sent to the LPA (if required) | ✓ |

You must send copies of the following, if appropriate:

- | | | |
|----|--|---|
| 8 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA .
Please number them clearly and list the numbers here or on a separate sheet: | ✓ |
| 9 | Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. : | ✓ |
| 10 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission , please enclose:
(a) the relevant outline application;
(b) all plans sent at outline application stage;
(c) the original outline planning permission. | |
| 11 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the <u>original permission</u> with the condition attached. | |
| 12 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | |

K OTHER APPEALS

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

L CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (*if you do not your appeal will not normally be accepted*).

I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature

Date 23 January 2013

Name (in capitals) Mrs Julia Pye

On behalf of (if applicable) Mr Andrew Rigby

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

- Send a copy to the LPA**

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- You may wish to keep a copy of the completed form for your records**

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number:

APP/T2350/A/13/2191626

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

* The Documents Listed Below Will Follow By Post *

===== GROUNDS OF APPEAL =====

** Grounds of Appeal 1

===== ESSENTIAL SUPPORTING DOCUMENTS =====

** 01. A copy of the original planning application sent to the LPA.

** 02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).

** 03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

** 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of th

** 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

** 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

** 07. A copy of the design and access statement sent to the LPA (if required).

** 08. Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

** 09. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

**Written Appeal against Refusal of Planning Permission
Issued on 21st September 2012**

Reference Number 3/2012/0089

Site Location

Lanshaw Barn, Woodhouse Lane, Slaidburn, Lancashire, BB7 3AH.

**Appellant: Mr A. Rigby, Higher Woodhouse Farm, Higher Woodhouse Lane,
Slaidburn, Lancashire, BB7 3AH.**

Agent
**Mrs Julia Pye
Hill Crest Farm
Startifants Lane
Chipping
Preston
PR3 2NP**

JANUARY 2013.

1. INTRODUCTION

- 1.1 To appeal against the Refusal of Planning Permission served on 21ST September 2012.
- 1.2 The information provided will set out a description of the site and its surroundings. It summarises previous planning history and relevant planning consultations

2. SITE & SURROUNDINGS

- 2.1 The Notice relates to Lanshaw Barn, Woodhouse Lane, Slaidburn, Lancashire BB7-3AH.
- 2.2 The applicants agricultural holding comprises of 465 acres of grazing and meadow land surrounding the appeal site and includes rented land in the local surrounding villages of West Bradford, Bolton by Bowland and Slaidburn.
- 2.3 The applicant is a local resident, living all his life at Woodhead Farm as his father farmed here before him. He bought the farm from his father approximately three years ago and has been trading as a sole trader as A. Rigby since 2001. As you can see from the list of prior planning applications (below) the applicant has built up a farm stead around the farm house at Woodhead Farm.
- 2.4 The applicant farms approximately 600 head of breeding ewes together with approximately 250 hogs. Lambs from the breeding ewes are reared and sold finished. In addition to his flock of sheep he also farms a suckler herd comprising of approximately 70 cows, together with 20 heifers and 60 to 70 calves. All young stock produced are sold finished, with heifers being finished at approximately 18 months old and bullocks are sold at approximately 12 months of age.
- 2.5 The land at the appeal site has been under the applicants control since he purchased from his father in 2009. The applicants father farmed this land before him.
- 2.6 The applicant is also in control of several parcels of land both owned and rented below is a breakdown of all the land in the applicants control.

127 Acres of land at Higher Woodhead Farm

- 84 Acres of land at West Bradford, occupied on an 11 month tenancy for
Approximately 12 years.
- 114 Acres of land at Slaidburn, which is occupied on a secure Agricultural Holding
Act tenancy.
- 103 Acres of land at Bolton by Bowland, occupied on a 11 month tenancy for
Approximately 13 years.
- 37 Acres of land at Slaidburn, occupied on a 11 month tenancy for
Approximately 11 years.

3. PLANNING HISTORY ON THE APPEAL SITE

- 3.1 3/2012/0089** Proposal of Barn to Residential Unit

PLANNING HISTORY ON OTHER SITES WITHIN THE APPELLANTS CONTROL

- 3.2 3/2010/0885** Phase 2 of a 4 phase application for an Agricultural Building.
Approved.
- 3.2 3/2010/0886** Phase 3 of a 4 phase application for an Agricultural Building. Approved.
- 3.3 3/2010/0884** Phase 1 of a 4 phase application for an Agricultural Building. Approved.
- 3.4 3/2010/0887** Phase 4 of a 4 phase application for an Agricultural Building. Approved.
- 3.5 3/2005/0189** Proposed change of use of agricultural land forming extended
residential cartilage to allow single storey extension and general improvements to
the farm house Re – submission of application 3/2004/1217. Approved.
- 3.6 3/2005/0190** Proposed change of use of agricultural land to allow extended
residential cartilage to allow erection of garage and formation of new vehicular
access road. Re – submission of application 3/2004/1216. Approved.
- 3.7 3/2004/1216** Proposed change of use of agricultural land to allow extended
residential cartilage to extend erection of garage and formation of new vehicular
access. Withdrawn.
- 3.8 3/2004/1217** Proposed change of use of agricultural land forming extended
residential cartilage to allow single storey extension and general improvements to
farm house.

. The above applications relate to Lanshaw Barn and Woodhead Farm there is no
further planning history relating to any of the appellants land.

4 REASONS FOR ISSUING THE NOTICE.

Ribble Valley Borough Council refused planning permission for the Change of Use of
the proposed conversion of Lanshaw Barn to Residential Use on 21st September
2012 on the following grounds:

1. The proposal is considered contrary to the provisions of Policies G1, ENV1, and H17 of the Districtwide Local Plan and guidance within the National Planning Policy Framework, by virtue of the size and position of the rooflights, the cumulative impact of further window openings and the treatment of existing openings, is unsympathetic to the building's historic fabric, its setting, and the visual amenities of the Area of Outstanding Natural Beauty.
2. The proposal given the extent of rebuild would be tantamount to a new dwelling in the Area of Outstanding Natural Beauty without special justification and as such would be detrimental of the visual amenities of the locality, contrary to Policies H16 and ENV1 of the Districtwide Local Plan. Given the buildings isolated location it would also result in the creation of a dwelling in an unsustainable location and as such contrary to paragraph 55 of the NPPF.
3. The Policy by virtue of its harmful effect from the likely impact of domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines on this part of the open countryside would represent an urban encroachment to the detriment of the surrounding countryside and the setting of the field barn. It is therefore considered contrary to Policies G1, ENV1 and H17 of the Districtwide Local Plan.
4. If allowed the development would set a dangerous precedent for the acceptance of similar unsympathetic proposals destroying the character and appearance of other barn conversions which would be both contrary to policy and to the detriment of the visual amenities of this Area of Outstanding Natural Beauty.

5. GROUNDS AND FACTS

- 5.1 Lanshaw Barn is on Woodhouse Lane on the outskirts of Slaidburn Village. At one time the barn would of belonged to Lanshaw Farm, but has historically been separated for some time. The barn, although is not closely linked to other buildings in close proximity to it, is in no way an isolated field barn. The list below demonstrates this;

Higher Wood House to Lanshaw Barn is 519.37 meters away
Lanshaw Farm to Lanshaw Barn is 116.23 meters away
Lanshaw Farm to Bridge End is 294.56 meters away
Bridge End to Myttons is 122.48 meters away
Gold Hill to Proctors Farm is 561.56 meters away
Proctors farm to Dunsop Farm is 244.87 meters away
Dunsop Farm to Higher Wood House is 310.48 meters away
Higher Wood House to shay House is 884.70 meters away
Shay House to Lanshaw Barn is 685.36 meters away
Lanshaw Barn to Bridge End is 362.68 meters away
Bridge End to Proctors Farm is 682.74 meters away

Myttons to Gold Hill is 551.15 meters away
Lanshaw Barn to Wood House Gate is 1176.04 meters away
Wood House gate to Bridge End is 991.47 meters away
Lanshaw Barn to Dunsop Fold Farm is 430.34 meters away
Lanshaw Barn to Gold Hill is 730.48 meters away

In this area it is more common to have dwellings spread out rather than clumped together and a dwelling in this location would certainly not be out of character on Woodhouse Lane and demonstrates that it is not isolated and due to its location it matches the pepper potting of dwellings along Woodhouse Lane. Due to the topography surrounding Lanshaw Barn and nearby farms and dwellings the conversion of this barn would not damage the rural landscape, in fact by converting the barn into a dwelling, the rural landscape in this instance would be enhanced.

5.2 With reference to the Structural Survey carried out by D Lingard and Associates Ltd I refer to the original Structural Report quoting:

- a. The barn and lean-to walls are generally sound except for the outer and side walls of the projecting section of the easterly elevation which have suffered significant displacement.
- b. Cracking was evident internally to other walls which were reasonably plumb and which are likely to be repaired by stitching. The diagonal cracking to masonry joints over the window opening to the southerly gable has resulted from defective timber lintel.
- c. The grey slate roof coverings have largely collapsed to the front side of the property, mainly due to defective purlins and truss towards the southerly end of the building, however other trusses and purlins appear sound.
- d. The proposals for conversion can be carried out satisfactorily, so as to ensure long term stability.

This would then demonstrate that no more than 30% of the barn would have to be rebuilt.

- 5.3 The nearest residential dwelling being Lanshaw Farm have already a garden, showing domestic paraphernalia, so it would not be out of local character for Lanshaw Barn. Any sheds etc would be subject to further planning constraints. Therefore the local planning authority would have some control over the domesticity surrounding the Barn.
- 5.4 The only new window openings are in the roof and will be conservation type windows that are widely used throughout the Ribble Valley, these roof light windows are proposed rather than windows in the side elevations of the barn, which would cause more of an impact on the barn's agricultural character and also letting natural light into the rooms.
- 5.5 With reference to Amenities Electricity connection will not be a problem as there is

already a pole sited adjacent to the barn nor will water as there is already a water supply in existence to the field. With the barn being situated near the roadside the refuse and recycling wagon already passes on its way to Higher Woodhead Farm as does the postman therefore the conversion of this barn to a dwelling will not have a strain on infrastructure.

5.6 Every application should be based on its own merit therefore setting a precedent and should be disregarded.

6. PLANNING POLICY

Ribble Valley Borough Council Planning Policy Districtwide Local Plan states as follows.

POLICY G1.

All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining applications the following criteria will be applied:

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

- l. Developments should be economic in the use of land, water and aggregates and should not prejudice developments which would provide significant environmental and amenity improvements.
- m. Where it is the intention to rely upon an private water supply, developments should provide an adequate means of water supply, which will not derogate existing users.

In certain cases additional factors may be taken into account.

POLICY ENV1.

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of this area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also had to be economic and social well – being of the area.

POLICY H16.

Conversions of buildings to dwellings will be granted providing:

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

POLICY H17.

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

- a. the design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and

door openings:

- b. the impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated:
- c. the access to the site should be of a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area.

7. CONCLUSION

If left in its current state of disrepair the barn will only deteriorate and become an eye sore in this Area of Outstanding Natural Beauty, by being converted it will ensure that the building is used to its full potential keeping its original features of an agricultural barn. Due to the condition of the building it is now redundant in terms of modern agricultural farming practices and it makes sense for the barn to be converted into a domestic dwelling as it has no value in terms of agriculture. Conversion will increase the efficiency of the site and turn a redundant building into one of value. The conversion will also ensure that the building is protected against dilapidation in the future and will remain part of the heritage of the countryside. The scale of the development will not alter in terms of size, bulk or mass from the existing barn.

- DE1 Enforcement Appeal Form
- DE2 Written Appeal
- DE3 Agricultural Holding Certificate
- DE4 Detailed Drawings
- DE5 Site Location Plan
- DE6 Heritage Statement
- DE7 Design and access statement
- DE8 Structural Survey
- DE9 Bat and Owl Survey
- DE10 Refusal Notice