



RIBBLE VALLEY  
BOROUGH COUNCIL

26 JAN 2012

FOR THE  
ATTENTION OF

For office use only

Application No: 320120093 P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission.  
Town and Country Planning Act 1990

**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:	Sam	Surname:	Hardman
Company name:					
Street address:	Out Lane Head Farm			Telephone number:	
				Mobile number:	
Town/City:	Nr Preston			Fax number:	
County:	Lancashire			Email address:	
Country:					
Postcode:	PR3 2NQ				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

**2. Agent Name, Address and Contact Details**

Title:	Mrs	First Name:	Julia	Surname:	Pye
Company name:	Julia Pye				
Street address:	Hill Crest Farm			Telephone number:	
	Startifants Lane			Mobile number:	
	Chipping			Fax number:	
Town/City:	Preston			Email address:	
County:					
Country:	United Kingdom				
Postcode:	PR3 2NP				juliapye1@hotmail.com

**3. Description of the Proposal** - see attached e-mail

Please describe the proposed development including any change of use:

Amendment to previously approved application for change of use of barn and garage application number- 3/2011/0004  
Amendment to include change of pitch to roof and location in the interest of highway safety.

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	OUT LANE HEAD FARM		
Street address:	OUT LANE		
	CHIPPING		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2NQ		

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

Easting:	360398
Northing:	443727

#### 5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

#### 7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

#### 9. Materials

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

##### Walls - description:

Description of *existing* materials and finishes:

Concrete Block

Description of *proposed* materials and finishes:

NATURAL RANDOM SANDSTONE

##### Roof - description:

Description of *existing* materials and finishes:

Farmscape profile 6 cement fibre sheets

Description of *proposed* materials and finishes:

NATURAL RECLAIMED SLATE

##### Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

GARAGE DOORS AND PERSONELL DOOR TO BE DARK STAINED TIMBER

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:

drawings  
design and access statement  
location map

## 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	4	4	0
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

n/a

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:

Agricultural

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

#### 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

#### 19. Employment

If known, please complete the following information regarding employees:

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

#### 20. Hours of Opening

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

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

#### 21. Site Area

What is the site area?

76.68

sq.metres

#### 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

## 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: Mr First name: Sam Surname: Hardman  
Person role: Applicant Declaration date: 23/11/2011 ☒ Declaration made

## 25. Certificates (Agricultural Land Declaration)

## Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: Mr First Name: Sam Surname: Hardman  
Person role: Applicant Declaration date: 23/11/2011 ☒ Declaration Made

## 26. Declaration

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



Date 05/01/2012

Louise Blatchford

**From:** Julia Pye Planning [jpyeplanning@gmail.com]  
**Sent:** 23 July 2012 13:11  
**To:** Louise Blatchford  
**Subject:** Re: Out Lane Head - amendments to approved application  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** amended drawing to scale for louise.pdf; design and access garage.doc

Hi Louise

I am happy for you to alter the description to 'Amendment to previously approved application for change of use of barn and garage (application no: 3/2011/0004). Amendment to garage to include change of pitch to roof and location, in the interest of highway safety'.

I have also had a look at the drawing and printed it off my end the one attached should scale correctly.

I also attach the revised design and access statement

Kind Regards

Julia

**From:** Louise Blatchford  
**Sent:** Monday, July 23, 2012 1:01 PM  
**To:** Julia Pye Planning  
**Subject:** FW: Out Lane Head - amendments to approved application

Hi Julia

In answer to your e-mail asking if the Out Lane Head garage application is valid yet - I sent two e-mails (see below) on Friday afternoon.

Kind regards  
Louise

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**From:** Louise Blatchford  
**Sent:** 20 July 2012 17:08  
**To:** 'Julia Pye Planning'  
**Cc:** Lesley Lund  
**Subject:** FW: Out Lane Head - amendments to approved application

Hi Julia

I've just been looking at the dimensions on the garage drawing and they don't measure off properly at 1:100 A3 size, please can you have a look at the drawing?

Thanks  
Louise

---

**From:** Louise Blatchford  
**Sent:** 20 July 2012 16:59  
**To:** 'Julia Pye Planning'  
**Subject:** Out Lane Head - amendments to approved application

Hi Julia

23/07/2012

I've now had chance to look through all the paperwork for Out Lane Head for the amendments to the garage. We just need to add 'garage' to the description so it'll read as follows:

'Amendment to previously approved application for change of use of barn and garage (application no: 3/2011/0004). Amendment to garage to include change of pitch to roof and location, in the interest of highway safety'. Please can you just e-mail to say you're happy with this.

In the D&A under 'Use' please can you alter 2010 to 2011?

The application is valid from 18th July so please can you send the above as soon as possible

Many thanks  
Louise

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**From:** Julia Pye Planning [mailto:jpyeplanning@gmail.com]  
**Sent:** 18 July 2012 12:18  
**To:** Louise Blatchford  
**Subject:** Re: Outstanding applications

Hi Louise

Design and access for the garage attached, hopefully this is all the outstanding information sent to you know!

Let me know if you need anything else.

Kind Regards

Julia

**From:** Louise Blatchford  
**Sent:** Wednesday, July 18, 2012 11:52 AM  
**To:** Julia Pye Planning  
**Subject:** RE: Outstanding applications

Hi Julia

Thanks for all your e-mails, I've got loads of appeal work to do at the moment so I probably won't get chance to look through everything you've sent until later on today.

Kind regards  
Louise

---

**From:** Julia Pye Planning [mailto:jpyeplanning@gmail.com]  
**Sent:** 18 July 2012 11:50  
**To:** Louise Blatchford  
**Subject:** Re: Outstanding applications

Hi Louise

I have had a look at Question 18 and this looks ok? I have but the change of floor space on the application form Can you please let me know what I need to do for this.

Thanks

Julia

23/07/2012

**From:** Louise Blatchford  
**Sent:** Wednesday, July 18, 2012 8:29 AM  
**To:** Julia Pye Planning  
**Subject:** RE: Outstanding applications

320120093 P

Hi Julia

Thanks for the amended drawing, don't worry about posting any, we now have a printer that can print out to scale! I'm just thinking - I think the proposed site plan will need to show the proposed garden area and parking area for the converted dwelling.

Kind regards  
 Louise

---

**From:** Julia Pye Planning [mailto:jpyeplanning@gmail.com]  
**Sent:** 17 July 2012 15:26  
**To:** Louise Blatchford  
**Subject:** Re: Outstanding applications

Hi Louise

Lanshaw Barn amended drawing attached. How many copies do you want me to put in the post?

Kind Regards

Julia

**From:** Louise Blatchford  
**Sent:** Tuesday, July 10, 2012 6:11 PM  
**To:** Julia Pye Planning  
**Subject:** Outstanding applications

Hi Julia

Just going through outstanding applications and we're still waiting for information on the following:

- Out Lane Head - extensions to two agricultural buildings - discrepancies between dimensions on floor plans and elevations (North and South elevations), question 18 needs altering and dimensions need to be made bigger on the elevations.
- Out Lane Head - amendment to 3/2011/0004 - only have plans showing existing building and proposed garage (none of the elevations or floor plans labelled). Need location plans, site plans and design and access statement
- 3/2012/0089 Lanshaw Barn - need a proposed site plan, also the dimensions of the existing looks bigger than the proposed development.

Kind regards  
 Louise

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23/07/2012



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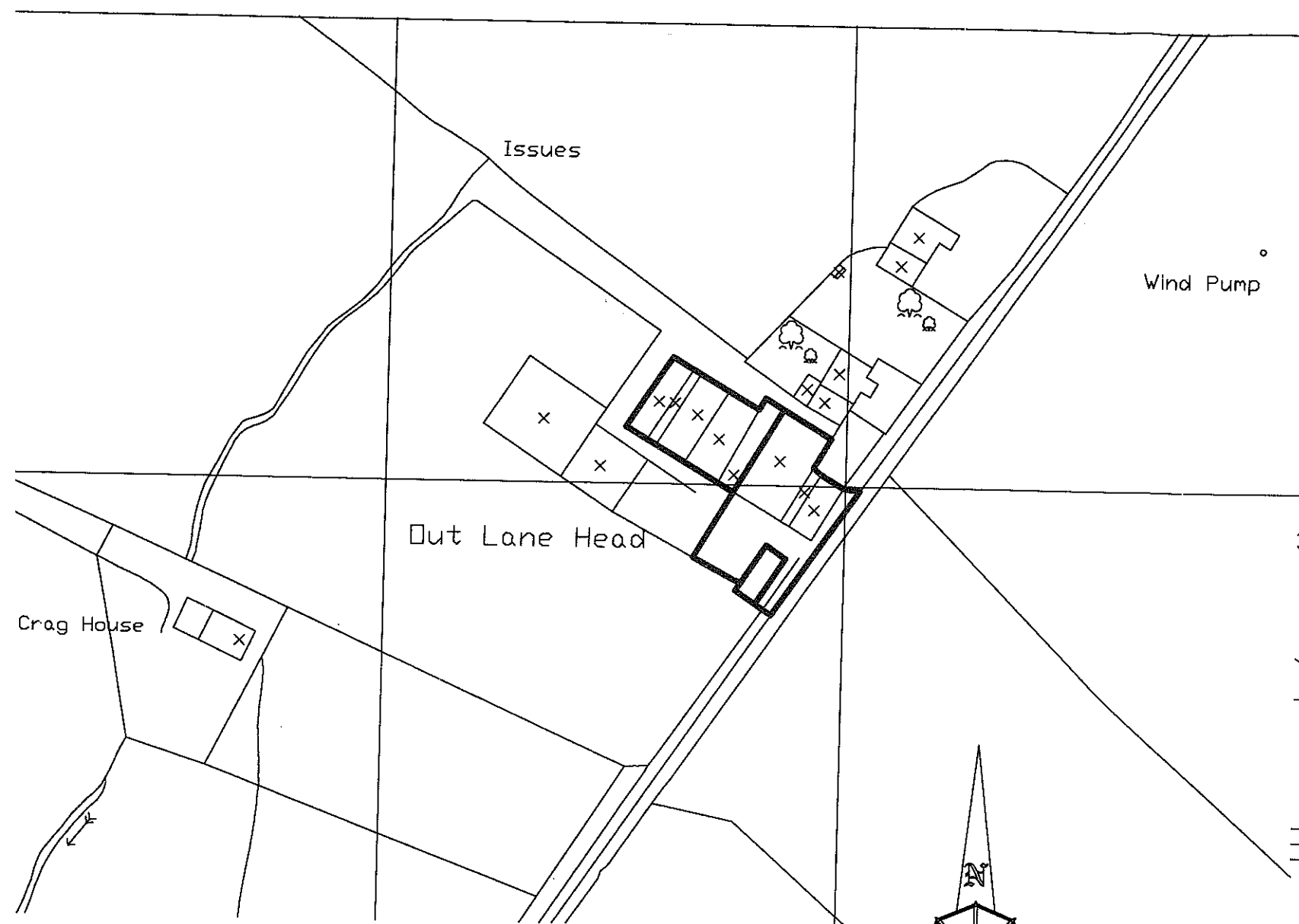
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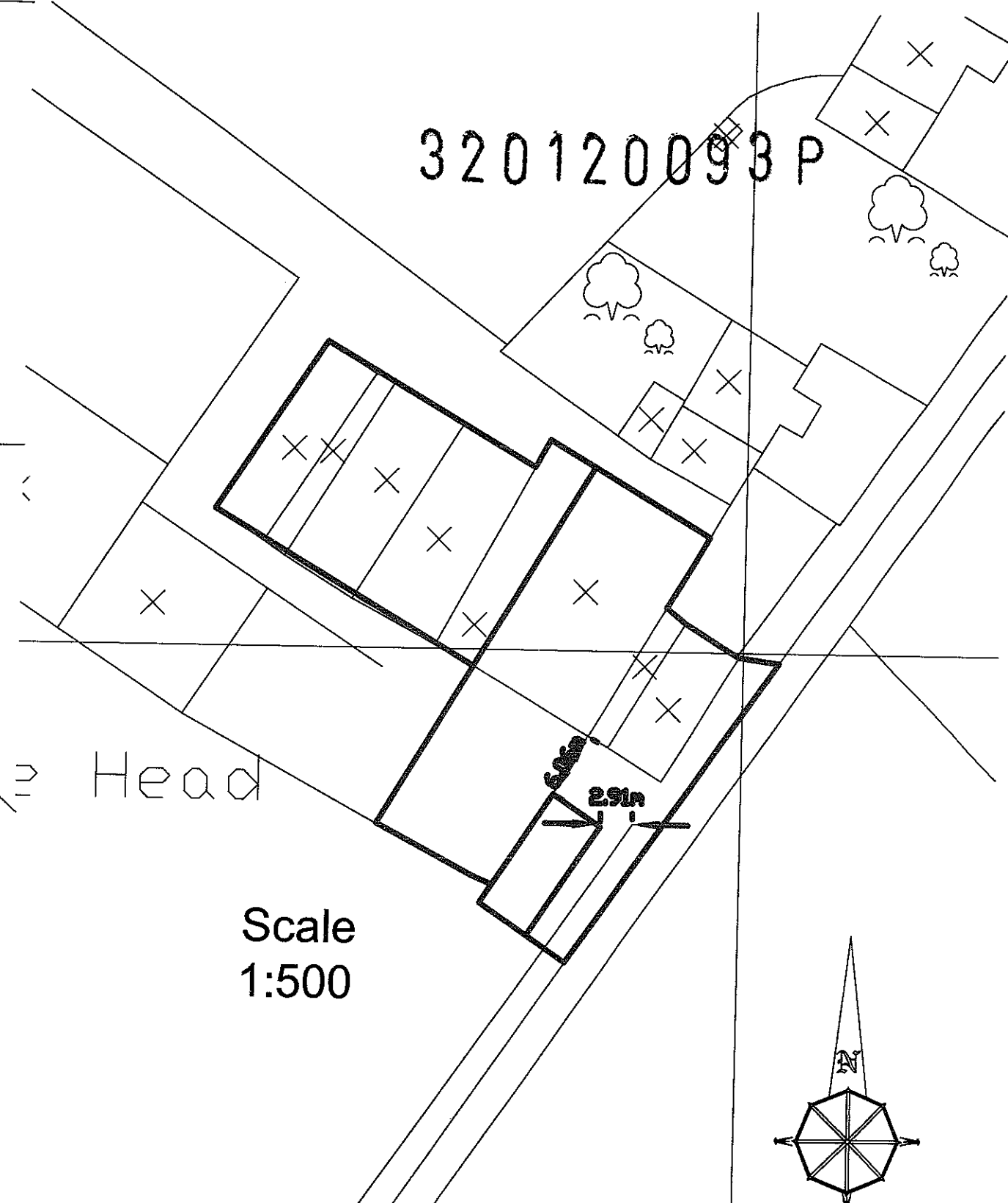
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Scale  
1:1250



Scale  
1:500

320120093 P

# **Design and Access Statement**

**In Support of a Planning Application for**

**Amendment to approved plan for  
conversion of barn and outbuilding into  
garage to amend the location and pitch of  
the roof of the garage**

**Mr Sam Hardman  
Outlane Head Farm  
Out Lane  
Chipping  
Preston  
PR3 2EQ**

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

## **Amount**

This application relates to changes to the approved garage. We are proposing to change the location of the garage by 2m and also change the pitch of the roof on the garage from a mono pitch to an apex roof.

## **Use**

The garage will be used to provide under cover parking for the barn which gained successful planning approval in 2011. The garage will be used for domestic use only and form part of the curtilage of the barn conversion.

## **Layout**

The layout of the garage remains the same as existing. It will provide two under cover parking spaces and will have a personell door for access. The garage has moved 2m to the east due to the implications for highway safety. By moving the garage the entrance and exit to the site will be much improved and allow vehicles to leave and enter the site in a much safer manner.

## **Scale**

The scale of the garage is in keeping with the site and will be no larger than the existing block building already on site. However the pitch of the roof has changed to an apex pitch as historically this building had this type of roof, see historic photos sent with the application.

## **Landscaping**

No futher hard or soft landscaping is proposed as part of this application as it would not be beneficial however if the Local Authority felt it was necessary the applicant would be willing to discuss this.

320120093 P

## **Appearance**

The block outbuilding will be demolished and replaced with a garage built out of natural random stone, which is more in keeping with the barn conversion and adjacent properties. The roof will be constructed from natural reclaimed slate again to ensure that its appearance will not be conspicuous on the landscape.

## **Access**

Access to the garage will remain to the east of the garage however due to the relocation of the building this access will be very much improved and the visibility increased. There is adequate room on the site for the turning and manovering of vehicles and room for emergency services if they were ever required on site.

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Outline + Tech

071611970



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Outline Head. 30/6/1967