



RIBBLE VALLEY
BOROUGH COUNCIL

- 8 FEB 2012

FOR THE
ATTENTION OF

For office use only

Application No

320120131P

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:	Hand D	Surname:	Whittle	
Company name:						
Street address:	Sudell House			Country Code	National Number	Extension Number
	Brabner Lane			Telephone number:		
	Whittingham			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	PR3 2JD					

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

2. Agent Name, Address and Contact Details

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

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retention of existing building and use as workshop / offices

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

☒ Yes ☐ No

If Yes, please state the date when the building, work, or use started:

01/05/2009

Has the building, work or change of use been completed?

☒ Yes ☐ No

If Yes, please state the date when the building, work, or change of use was completed:

01/09/2011

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	BUILDINGS ADJACENT ROADSIDE FARM		
Street address:	PRESTON ROAD		
	ALSTON		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3BL		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	359941		
Northing:	435226		

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:	Ms	First name:	Rachel	Surname:	Horton
Reference:	RV/2011/ENQ/00343				
Date (DD/MM/YYYY):	24/11/2011	(Must be pre-application submission)			

Details of the pre-application advice received:

See supporting statement

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:

Waste will be collected within internal storage bins

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

☒ Yes ☐ No

If Yes, please provide details:

Recyclable waste will be collected within internal storage bins

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:

Natural Slate

Description of *proposed* materials and finishes:

Natural 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

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:

See supporting statement and plans

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/public carrier vehicles	0	2	2
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:

Vacant building

Is the site currently vacant? ☒ Yes ☐ No

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

No previous use - building not been used since erection in 2011

When did this use end (if known) (DD/MM/YYYY)? 01/09/2011

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

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	170.0	170.0

18. All Types of Development: Non-residential Floorspace (continued)

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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	0.0	0.0	0.0	0.0
	Total	0.0	0.0	170.0	170.0

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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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	
B1C	09.00	18.00					☐

21. Site Area

What is the site area?

00.25

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:

Light industrial workshop and offices

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: Mr First name: Mike Surname: Gee

Person role: Agent

Declaration date:

08/02/2012

☒ 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

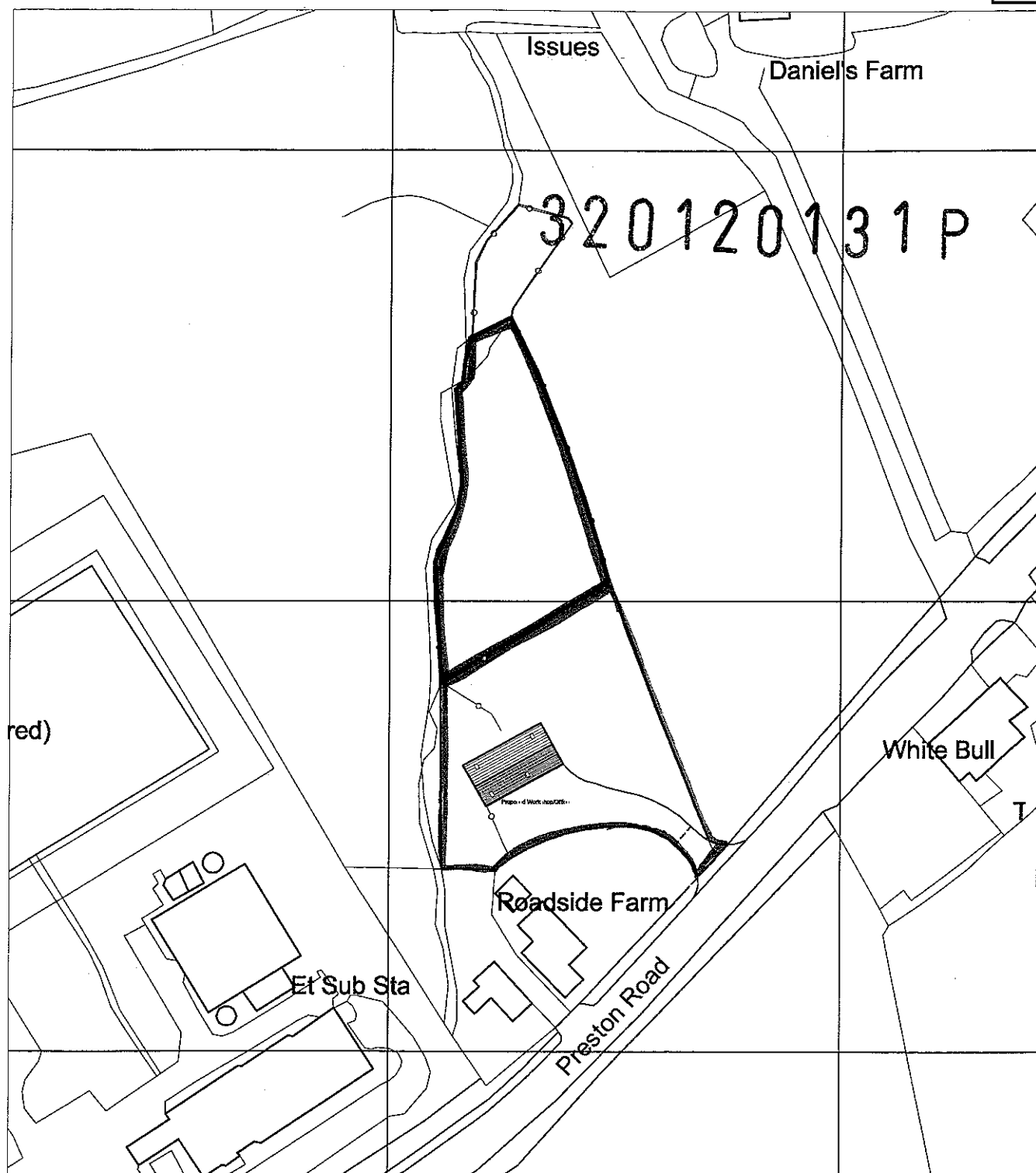
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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

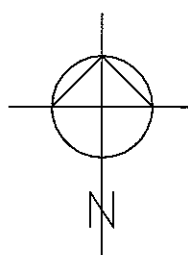


Date



LOCATION PLAN

1136/01
 Roadside Farm
 Preston Road
 Alston
 Nr Longridge
 Scale: 1/1250



**HUGHES
 TREACHER**

ARCHITECTS
 The Old Police Station
 Golden Hill
 Leyland
 Preston
 PR25 3NN
 Tel: 01772 452321
 Fax: 01772 622599
 Email: hughestreacher@aol.com
www.hughestreacherarchitects.com

RIBA 
 Chartered Practice

PLANNING, DESIGN AND ACCESS STATEMENT**SITE: ADJACENT ROADSIDE FARM, PRESTON ROAD, ALSTON, PRESTON,****PROPOSAL: RETENTION OF EXISTING BUILDING AND USE WORKSHOP / OFFICES****1. INTRODUCTION**

- 1.1 This planning, design and access statement is in support of a planning application to retain a building for use as a workshop / offices.

2. SITE AND SURROUNDINGS

- 2.1 Roadside Farm is situated in an area of open countryside characterised by sporadic development, mid-way between Longridge and Grimsargh, approximately 8 km to the north east of Preston. The property is accessed directly from the B6243 Preston - Longridge road. The application building is set into the site from the road, sited approximately 25 metres to the north of two dwellings formed from a converted barn at Roadside Farm.

3. PLANNING HISTORY

- 3.1 Planning permission 3/2008/0380 was granted on 23 June 2008 for the conversion of a workshop / office building at Roadside Farm to small office units and the erection of a new workshop / office building. The permission was implemented, although the new workshop / office building was built to a slightly different (smaller) size than that permitted.
- 3.2 Planning permission 3/2010/0480 was granted on 22 July 2010 for change of use of a workshop building to two dwellings. The planning permission has been implemented and the houses occupied.

4. PROPOSAL

- 4.1 The proposal is to retain the existing building for use as a workshop / offices.

5. BACKGROUND

- 5.1 The building to which this application relates was erected in 2011. Whilst the intention was to erect a building pursuant to the extant planning permission 3/2010/0380, the

9. 613A

building as erected is of slightly different proportions to the permitted building. In summary, the length of the building is 19.6m as compared to the approved 20.9m, the depth of the building is 10.4m as compared to the approved 12.9m, the height to eaves of the building is 3.4m as compared to the approved 3.7m, and the height to ridge of the building is 6.1m as compared to the approved 7.4m. The departure from the detail of the approved plans resulted from a re-appraisal of the project due to the need to accommodate the surveyed position of the water main that crosses the site, a desire to minimise the building costs and a genuine misunderstanding about the status of the plans.

6. PLANNING POLICY

- 6.1 The main component of the Development Plan (against which all planning applications have to be considered) is the Ribble Valley Local Plan (adopted in June 1998).

Ribble Valley Local Plan

- 6.2 The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal:
- Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy, including the development being sympathetic to existing and proposed land uses and highway safety considerations;
 - Policy G5: Settlement Strategy - outside the main settlement and village boundaries, planning consent will only be granted for small scale developments;
 - Policy ENV3: Open Countryside – development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, features and building materials;
 - Policy EMP9: Employment – the supporting text to the policy recognises the need to retain employment uses in the rural areas of the Borough.

Regional Spatial Strategy

- 6.3 The Regional Spatial Strategy (RSS) currently remains as part of the Development Plan.
- 6.4 The RSS set out the strategic planning and development framework at a regional level. It was primarily directed at providing a framework for policy planning at the local level. As such, its provisions are of no direct relevance to the application proposal.

National Policy

- 6.5 PPS4: Planning for Sustainable Economic Growth Policy EC10 states that local authorities should adopt a positive and constructive approach towards planning applications for economic development.

Local Development Framework

- 6.6 Ribble Valley Borough Council is only at a relatively early stage in the replacement of the Local Plan with a Local Development Framework (LDF). The Council has been primarily engaged in the process of evidence gathering. It produced a six page Core Strategy Issues and Options Consultation Leaflet in 2007, followed in 2010 and 2011 by consultations on the vision, optional strategies for the distribution of housing development, key statements and development management policies. At the present time, no regard can be given to the LDF as a source of policy guidance.

7. PRE-APPLICATION CONSULTATION

- 7.1 Pre-application advice was sought in respect of the use of the building. The advice received was that it would be beneficial to submit a planning application for the new development in order to regularise the planning situation. The applicant is appreciative of the advice provided and it confirms that a development would be acceptable (as, indeed, was the development previously approved).

8. DESIGN AND ACCESSUse

- 8.1 The proposal is for the use of the building as a light industrial workshop / offices.

Amount

- 8.2 The proposed building would have a footprint of 200m² with an internal floor area of approximately 170m².

Layout

- 8.3 The position of the building was decided having regard to the surveyed alignment of the water main which crosses the site, site characteristics, the amenities of the occupiers of nearby properties, the existing access arrangement, and landscape and amenity considerations. In particular, the building has been set back within the site, so that it does not have any harmful visual impact within the area, is not within the direct line of sight from the main windows of the converted barn but maintains the impression of a natural grouping of buildings.

Scale

- 8.4 The building would have an eaves height of 3.4m and ridge height of 6.1m. The scale is slightly less than the previously approved building, but remains commensurate with the converted barn at Roadside Farm and, indeed, shippon etc style buildings that would be typically found in a farmyard setting.

8.5 Appearance

The building has been designed to reflect the character and appearance of a typical shippon / agricultural building that may be found in the local area. It is constructed of stone, with stone detailing to window surrounds / door heads and a natural blue slate roof. Again, reflecting the vernacular of the local area.

Landscaping

- 8.6 No additional landscaping is proposed as part of the development and none was required further to the previous grant of planning permission (3/2008/0380). However, the existing field boundaries running north – south to either side of the application site and the frontage to Preston Road are formed of hedges, and assisting absorbing the development into the local landscape.

8.7 Access

Access from Preston Road would be via the existing driveway, which was improved following the earlier grant of planning permission and in accordance with LCC's requirements. Adequate turning and parking space for vehicles would be available within the site. Preston Road is well served by public transport, with a frequent service between Longridge and Preston. Level access would be available into the building.

9. **PLANNING ASSESSMENT**

7.1 Having regard to relevant policy, the main issues for consideration in this case are:

- the principle;
- visual amenity and landscape impact;
- highways and access;
- employment; and
- neighbour amenity.

7.2 Each of these issues is addressed in turn below.

Principle

7.3 The principle of the erection of a new workshop / office building has already been established through the grant of planning permission 3/2008/0380, which remains extant. The proposal is for the retention of a building erected in the same general location as the approved building, but to a lesser footprint and height. The departure from the detail of the previously approved plans resulted from a re-appraisal of the project due to the need to accommodate the surveyed position of the water main that crosses the site, a desire to minimise the building costs and a genuine misunderstanding about the status of the plans.

Visual Amenity and Landscape Impact

7.9 The proposal is located in an area characterised by sporadic development. It would have no greater impact on the visual amenities of the area than the approved scheme. Indeed, with the scheme as built being slightly smaller than the previously approved building the overall impact would be slightly reduced. The building has been set back

within the site, so that it does not have any harmful visual impact within the area; it is not within the direct line of sight from the main windows of the converted barn, but maintains the impression of a natural grouping of buildings. The building has been designed to be of traditional character and appearance in keeping with the character and appearance of the area, local vernacular and the adjoining converted barn.

Highways and Access

- 7.10 Vehicular access to the building would be from the B6243 Preston Road via an existing driveway, which was improved following the earlier grant of planning permission and is constructed in accordance with LCC's requirements. Adequate turning and parking space for vehicles would be available within the site. Preston Road is well served by public transport, with a frequent service between Longridge and Preston. Having regards to the scale of the building and the nature of the proposed use, traffic generation would be light and could be readily and safely accommodated on the local highway network and through the existing access. Indeed, the proposal would generate the same level and nature of traffic as would have been associated with the previously approved building. As such, there are not considered to be any highway safety or access concerns.

Employment

- 7.11 The use of the building would assist in supporting economic development and diversification at an accessible location within a rural area.

Neighbour Amenity

- 7.12 The proposal would result in no detriment to the amenities the nearby residents could reasonably expect to enjoy. Indeed, the proposed workshop / office use would fall within Use Class B1 and be as per the use of the previously approved building.

8. CONCLUSION

- 8.1 The proposal is to retain a building for use as a workshop / office. Planning permission 3/2008/0380 was previously granted for a workshop / office building in this location. As such, the principle of the acceptability of the development has already been accepted. For the reasons outlined the proposed building has been erected to slightly smaller

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dimensions. Given its design, scale and location the building would not result in any visual detriment to the character / appearance of the local area, nor impact on neighbours' amenities, nor would its use have an adverse impact on highway safety. However, the proposal would assist in supporting economic development in an accessible location.

- 8.2 For the reasons set out in this statement, the Council is respectfully invited to grant planning permission for the retention of the building for use as a workshop / offices.

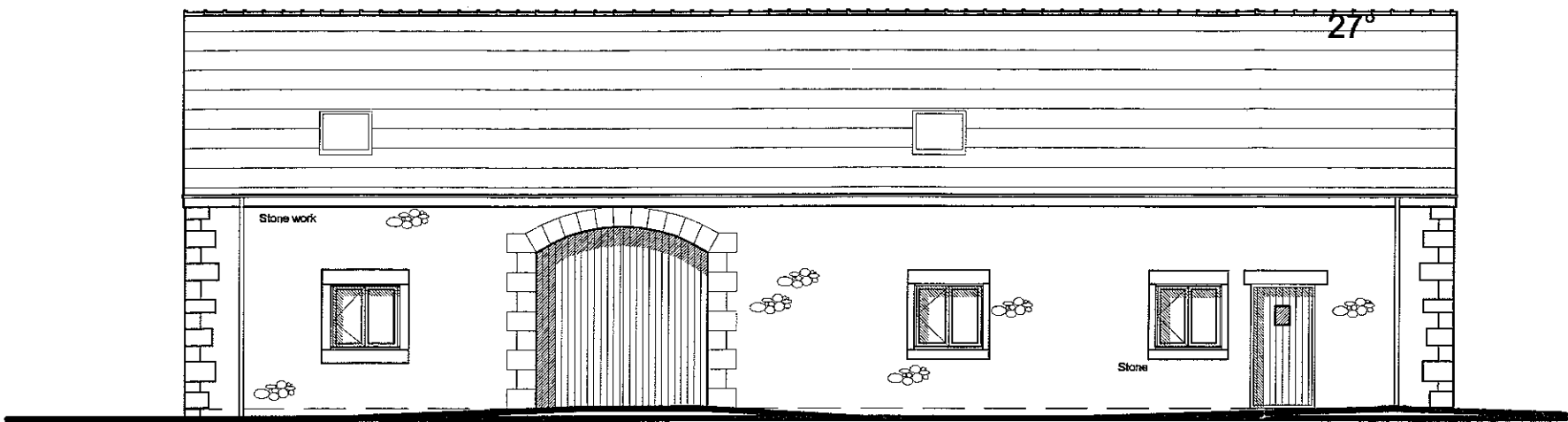
Mike Gee, BA (Hons) MRTPI
Janet Dixon Town Planners Ltd.

10A Whalley Road, Clitheroe, Lancashire BB7 1AW

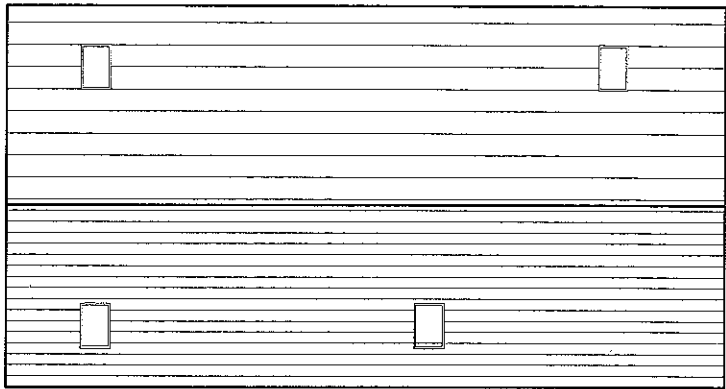
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February 2012

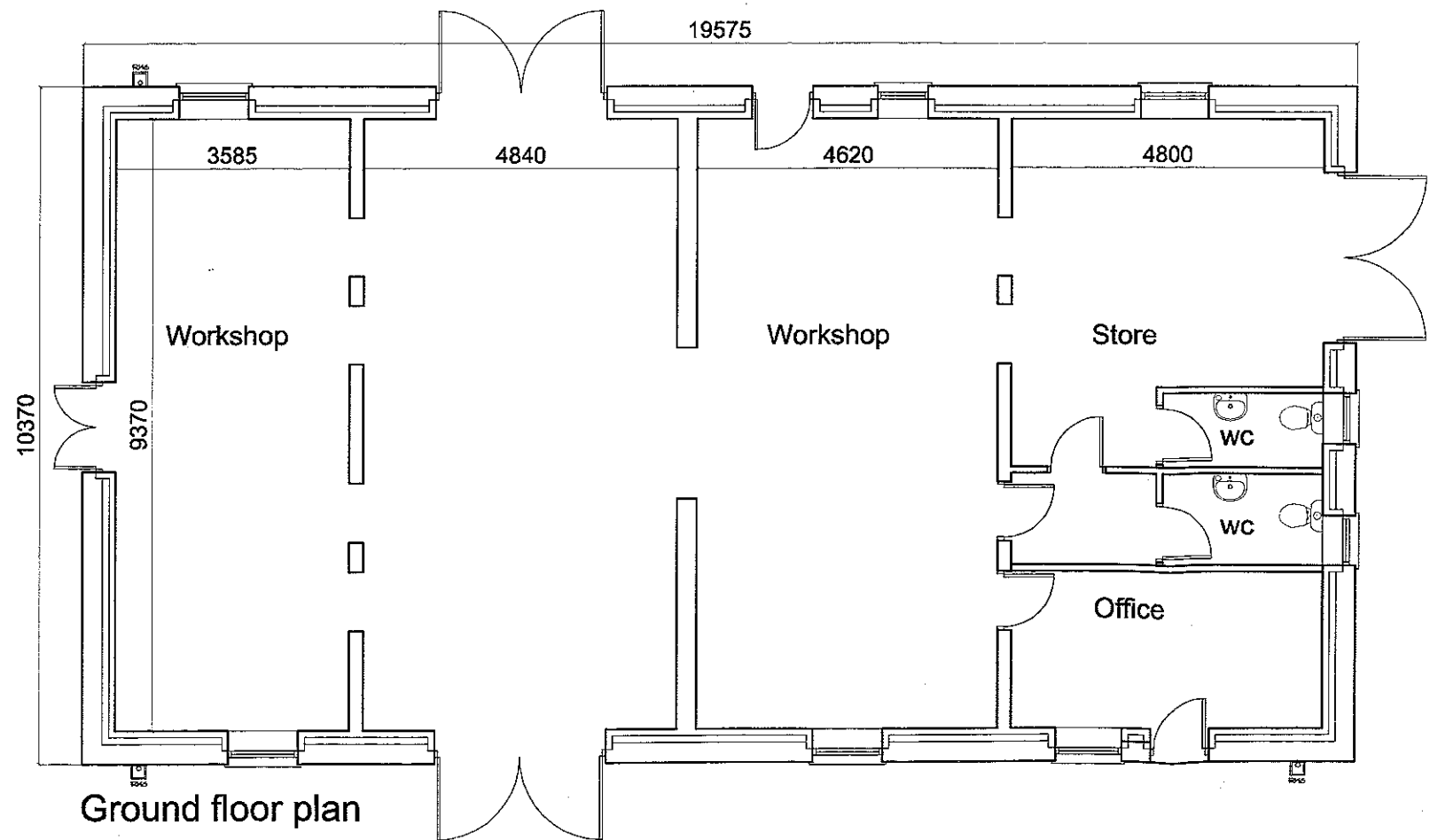
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Front Elevation

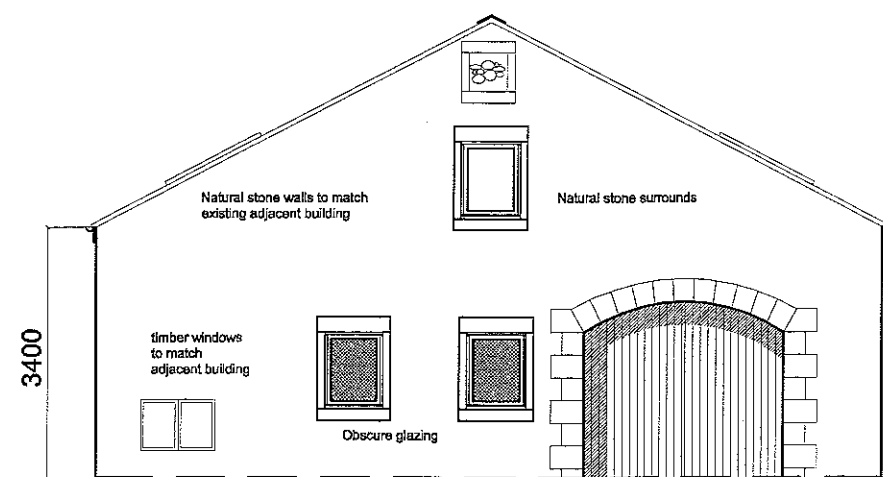


Roof Plan @1/200

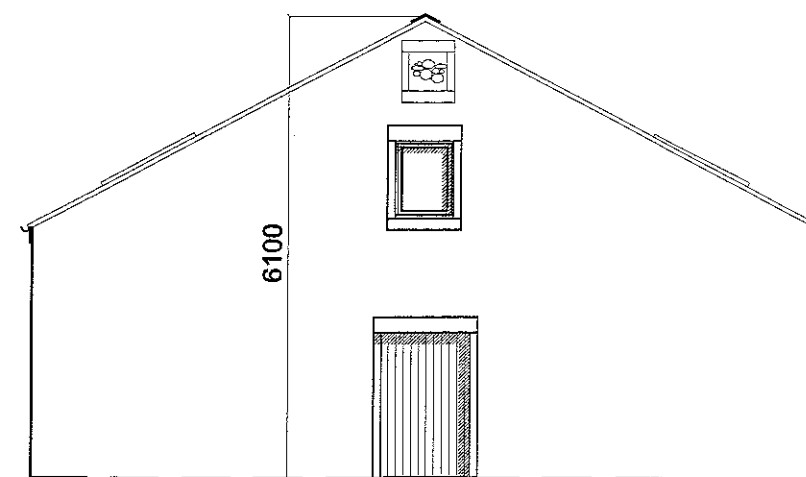


Ground floor plan

Proposed workshop/offices
Scale 1:100
Jan 2012

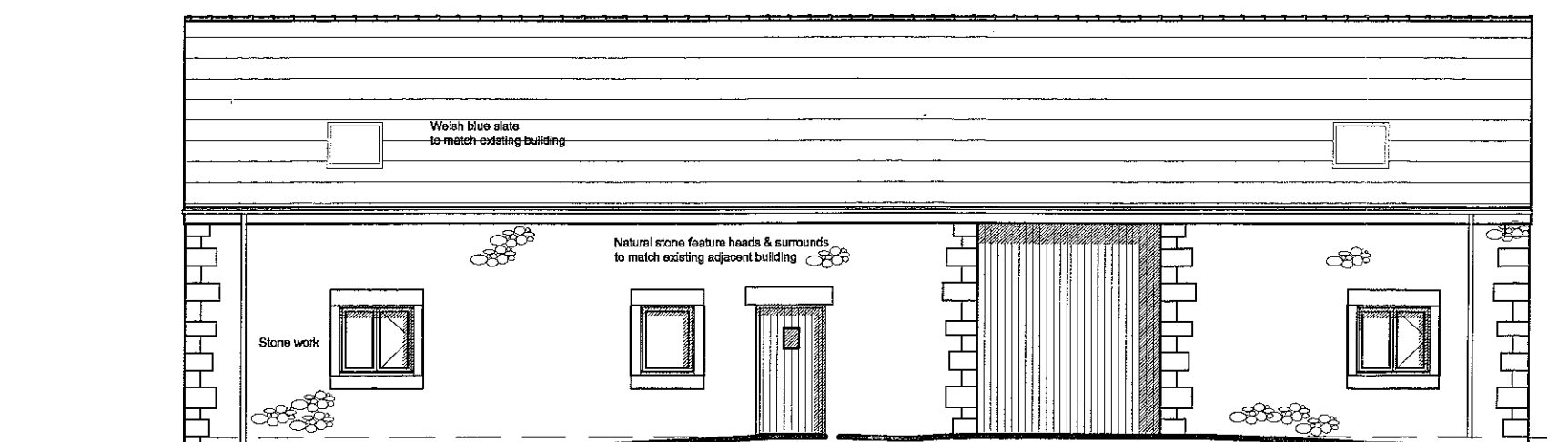


Side Elevation



Side Elevation

320120131P



Rear Elevation

PROPOSED WORKSHOP/OFFICES

Scale 1:100

Jan 2012 Dwg no 1136/03B

Road Side Farm, Alston, Preston PR3 3BL

**HUGHES
TREACHER**

ARCHITECTS

The Old Police Station

Golden Hill

Leyland

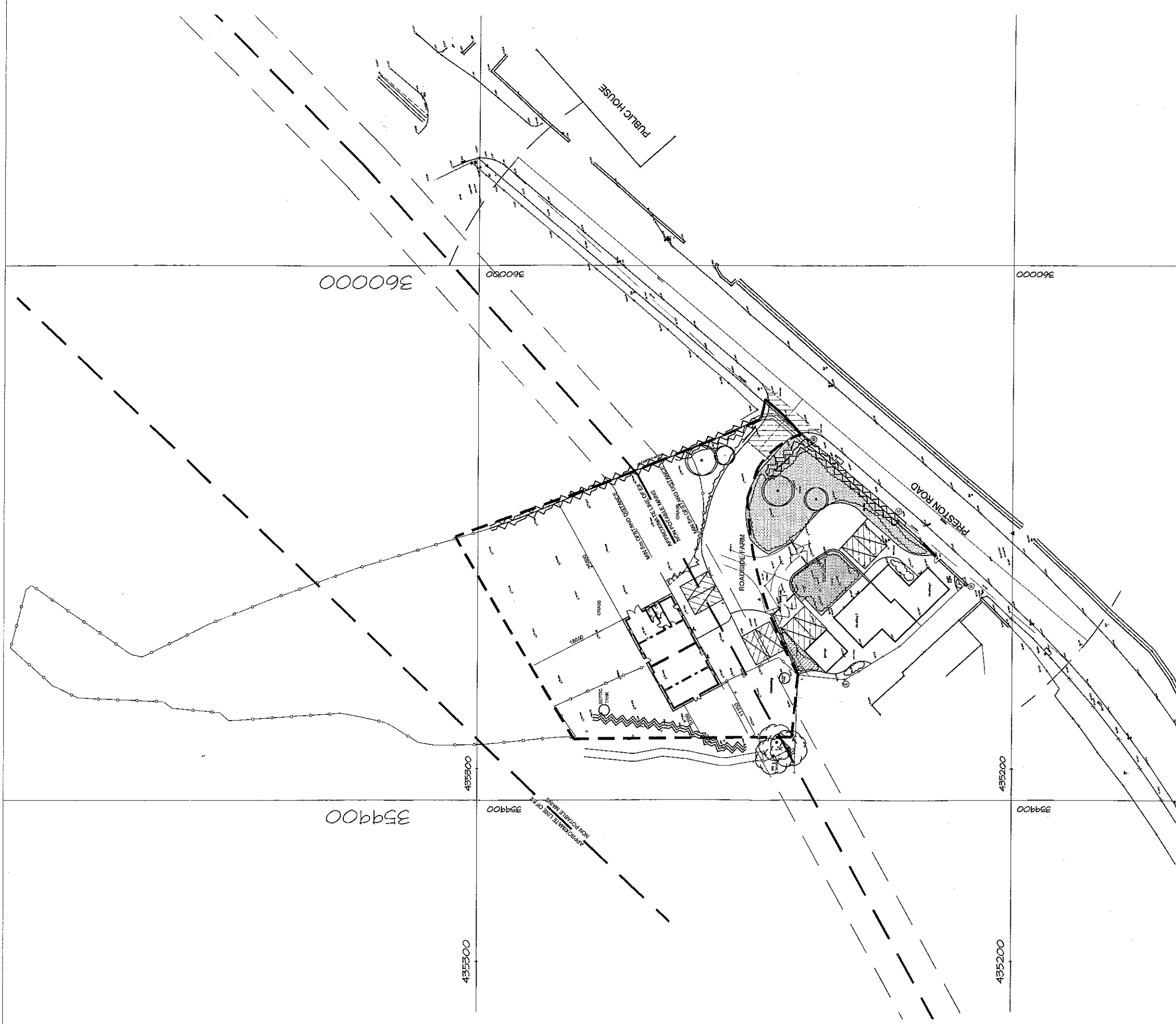
Preston

PR25 3NN

Tel: 01772 452321

Fax: 01772 622599

Email: hughestreachers@aol.comwww.hughestreachersarchitects.com



REV 0	Description	AA	DATE
A2			



**HUGHES
TREACHER**
ARCHITECTS

1st Floor, Station
Box 141
Laford
Lincolnshire
LN11 8JG
Tel: 01772 403251
Fax: 01772 403252
Email: hughes@hughes-treacher.co.uk
www.hughes-treacher.co.uk

RIBA #11
Chartered Practice

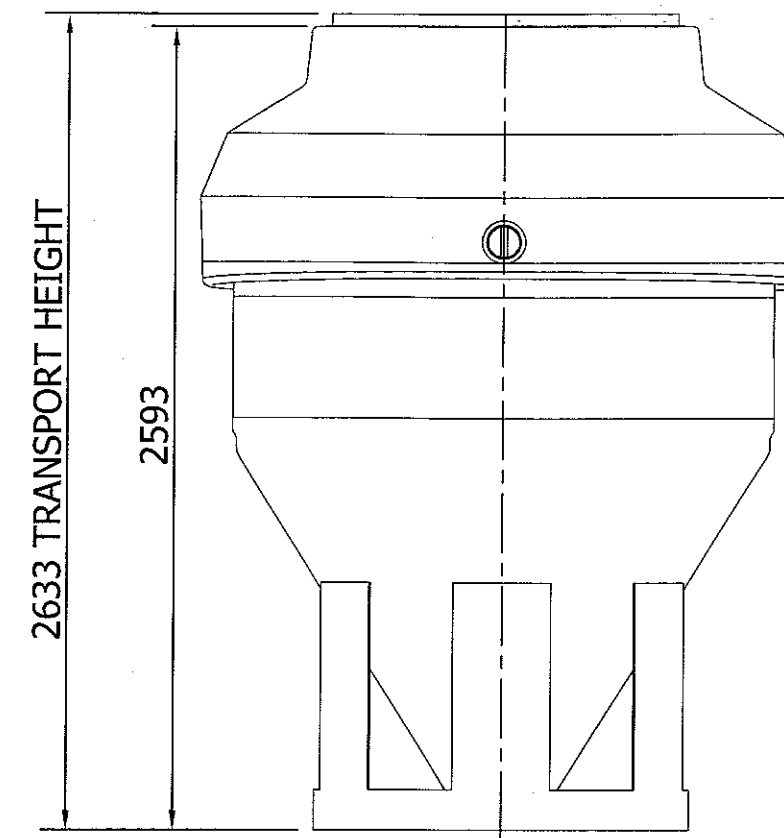
**Proposed Workshop/offices
Roddside Farm
Aldton
Nr Longridge**

Drawing

Proposed Site Layout

Date	Drawn by	Drawing No	Rev
Jan 2012	RT	1156.04	B
Scale	1:500		

Title



INNER TANK SHELL

DETAIL 'Y'

The diagram shows the orthographic projection of a cone. On the left is the top view, which consists of two concentric circles. The outer circle represents the base of the cone, and the inner circle represents the top surface. A vertical centerline and a horizontal centerline intersect at the center. On the right is the front view, which is an isosceles triangle. The base of the triangle is a horizontal line, and the apex is at the top. A vertical centerline passes through the apex and the midpoint of the base. A horizontal dashed line is drawn across the middle of the triangle, representing the hidden back edge of the cone's base.

ASP12
SEWAGE TREATMENT PLANT

DRAWN BY RU	CHKD. PB	APPD. RP	SCALE NTS	DRAWING No. ASP12 SALES	REVISION 1
DATE 23.03.09	DATE 23.03.09	DATE 23.03.09			