



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No. 320120199P
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 and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) 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 & Mrs	First name:	B	Surname:	Jones		
Company name:							
Street address:	Backridge House			Country Code	National Number	Extension Number	
	Twitter Lane			Telephone number:			
	Bashall Eaves			Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:							
Postcode:	BB7 3LQ						
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:	Clare	Surname:	Gascoigne		
Company name:	Emery Planning Partnership Ltd						
Street address:	4 South Park Court			Country Code	National Number	Extension Number	
	Hobson Street			Telephone number:	01625 433 881		
				Mobile number:			
Town/City:	Macclesfield			Fax number:	01625 511457		
County:	Cheshire			Email address:			
Country:							
Postcode:	SK11 8BS			support@epp-planning.com			

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter
extend or demolish the listed building(s):

Change of use from agricultural access to domestic access & creation of new pedestrian access & listed building consent for removal of
garden wall & erection of new drystone boundary wall (1m high).

Has the development or

work(s) already started? ☐ Yes ☒ No

4. Site Address Details

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

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	BACKRIDGE HOUSE		
Street address:	TWITTER LANE		
	BASHALL EAVES		
Town/City:	CLITHEROE		
County:	<input type="text"/>		
Postcode:	BB7 3LQ		

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

Easting:	371814
Northing:	442775

Description:

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

1149(SK)09 revC
SCP/11222/SK01 revC

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. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes ☐ No

c) Demolition of a part of the listed building

☐ Yes ☒ No

Please describe the building or part of the building you are proposing to demolish:

Removal of garden wall adjacent to existing drive.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To allow the drive to be removed and area utilised as garden. Please refer to supporting statements.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☐ Yes ☒ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please see supporting letter for references

320120199 P

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. 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	5	5	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			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Boundary treatments - add description

Description of *existing* materials and finishes:

Drystone wall

Description of *proposed* materials and finishes:

Drystone wall, to match existing

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Domestic drive is tarmac

Description of *proposed* materials and finishes:

Drive to be tarmac for approximately first 20metres and remaining drive surface to be agreed

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

See supporting letter for references

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Not applicable

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

Private dwelling house / garden land
Agricultural access track to farmland

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

21. Residential Units

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

☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

23. Employment

320120199 P

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

24. 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	

25. Site Area

What is the site area?

00.84

hectares

26. 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:

Not applicable

Is the proposal for a waste management development?

☐ Yes ☒ No**27. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**28. 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**29. Certificates (Certificate B)****Certificate Of Ownership - Certificate B****Certificates under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Notice recipient				Date notice served	
Name	Mr Richard Drinkall			24/02/2012	
Number:		Suffix:			
Street:	Holly Dene, Twitter Lane				
Locality:	Bashall Eaves				
Town:	Clitheroe				
Postcode:	BB7 3LG				

Title: Mrs First name: Clare Surname: Gascoigne

Person role: Agent Declaration date: 24/02/2012 ☒ Declaration made

29. 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

29. Certificates (Agricultural Land Declaration - continued)

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

30. Declaration

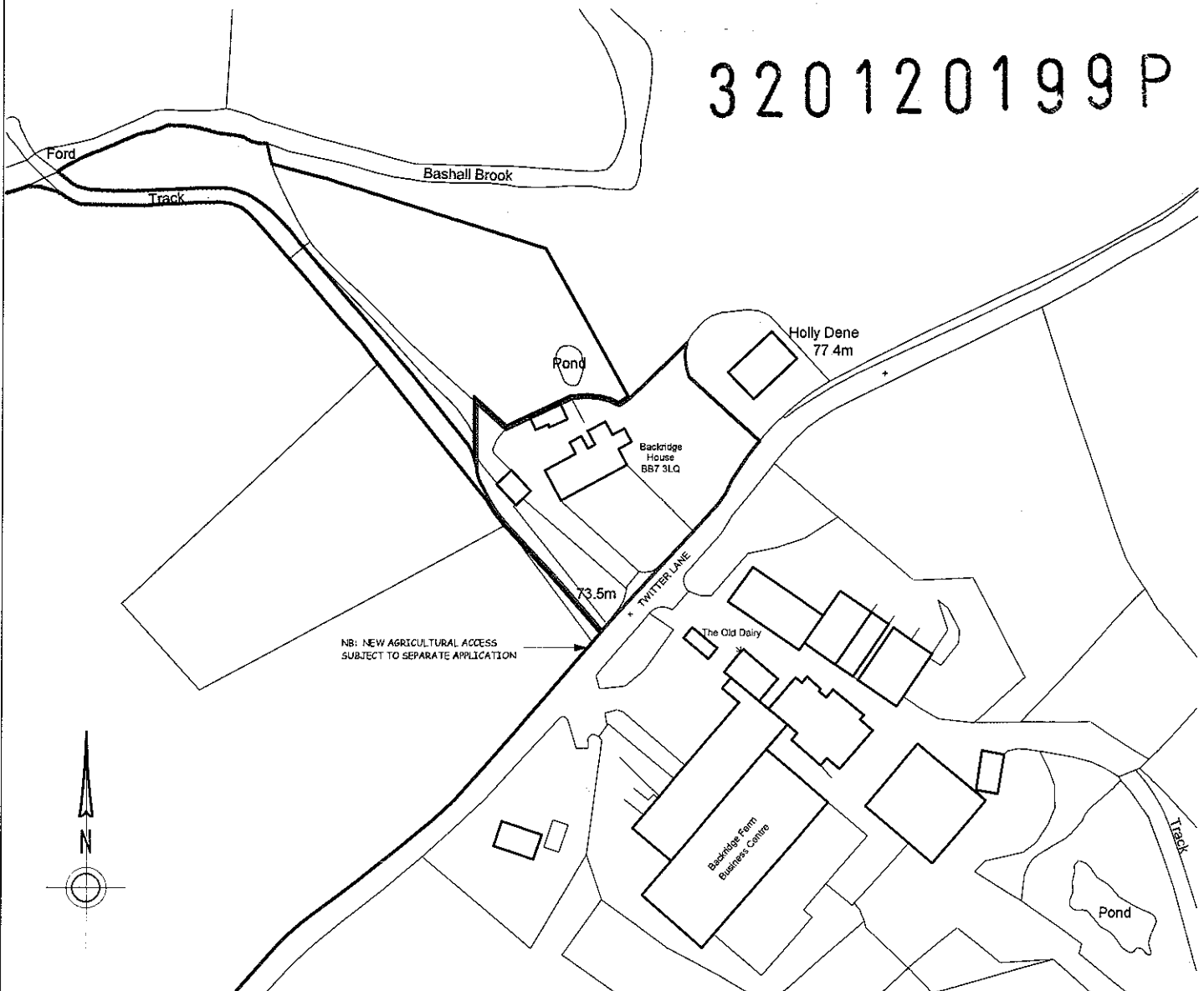
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

Do not scale dimensions from this drawing. If in doubt ask

320120199P



Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

Revisions B February 2012 Boundary change for change of use of agricultural access
A February 2012 Amendments for Planning Application



Backridge House, Twitter Lane, Waddington

Site location plan

date	scale	drg no	rev
August 2011	1:1250 @ A3	1149(SK)00	B

1 Gilmore Street • Stockport • SK3 8DN • T: 0161 477 2616 • F: 0161 477 2617

*opened
rel 2/3/12*

320120199P

Application by: Mr & Mrs B Jones
Land at: Backridge House, Twitter Lane, Bashall Eaves, Clitheroe, Lancashire, BB7 3LQ

PLANNING, DESIGN AND ACCESS STATEMENT

EPP reference: PDAS1-8669-CG-lc

February 2012

CONTENTS:

1.	INTRODUCTION	1
2.	CONTEXT	1
3.	NATIONAL PLANNING POLICY AND GUIDANCE	2
4.	POLICY CONSIDERATIONS	5
5.	LANDSCAPING	7
6.	ACCESS	8
7.	SUMMARY	8

320120199P

1. INTRODUCTION

- 1.1 This planning design and access statement is submitted to accompany a full planning application and listed building application to change vehicular and pedestrian access to Backridge House. The property is a Grade II Listed Building.
- 1.2 The application is also supported by:
- Heritage statement prepared by Marion Barter of the Architectural Historical Practice Ltd
 - Highways technical statement prepared by Singleton Clamp & Partners with reference to the Highways safety issues presented by the case

The Application

- 1.3 Permission is sought to use the adjacent existing agricultural access as the new domestic access for Backridge House, and create a new pedestrian access from Twitter Lane and seek the removal of listed garden wall within the site and construction of new boundary roadside wall.
- 1.4 It should be noted that this application is also accompanied by a further planning application to create a new agricultural access.

2. CONTEXT

Site Location and Description

- 2.1 Backridge House is a Grade II Listed Building which lies to the north of Twitter Lane. It should be noted that the land to the north of Twitter Lane falls within the Forest of Bowland Area of Outstanding Natural Beauty.
- 2.2 The property historically was the farm house associated with surrounding land. It is understood and as stated in the accompanying heritage statement that the property ceased to function as a farmhouse during the 1990s.
- 2.3 Access is gained to the property via an existing driveway immediately to the west of the property. This driveway forms both pedestrian and vehicular access. A further detailed description of the property is provided in the accompanying heritage statement. It is understood, and as can be seen on the photographic evidence provided in the accompanying heritage statement, that the existing drive used to be the original access track from the then farm yard across Twitter Lane, to the land to the north.

Relevant Planning History

- 2.4 The property was listed in 1984.
- 2.5 In July 1997 listed building consent was granted for a timber conservatory on the rear of the property (listed building application code 3/1997/0395).
- 2.6 In November 2003 both planning permission and listed building consent were refused for the conversion of the attached barn and the replacement conservatory (application code 3/2003/0281 & 0287).
- 2.7 In August 2004 both planning permission and listed building consent were granted for extension into the adjacent barn which included roof lights and a replacement conservatory (application code 3/2004/0361 & 0262).
- 2.8 In December 2004 listed building consent was granted for internal alterations to reverse a previous alteration and other works (application code 3/4004/0936).
- 2.9 In April 2005 listed building consent was refused for the reinstatement of blocked up window (application code 3/2005/0164).

Community Involvement

- 2.10 Due to the nature of the proposed scheme it has not been considered necessary to undertake a public consultation exercise on the submitted scheme. Nonetheless the council will undertake their own public consultation process as part of the application procedure.

3. NATIONAL PLANNING POLICY AND GUIDANCE

Planning Policy Statement 1

- 3.1 PPS1 gives guidance on the general principles of the planning system. Sustainable development is a core principle underpinning planning. It is defined as: - *"development that meets the needs of the present without compromising the ability of the future generations to meet their own needs."*
- 3.2 Paragraph 8 of PPS1 states:- *"where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan unless material considerations indicate otherwise."*
- 3.3 Paragraph 17 states that:- *"the Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas."*

- 3.4 Paragraphs 33-39 set out specific guidance on design. Paragraphs 34-35 state that good high quality and inclusive design should be the aim of all those involved in the development process to make places better for people.

Planning Policy Statement 5 – Planning for Historic Environment

- 3.5 The governments objectives for planning for the historic environment are:
- recognise heritage assets are a non renewable resource;
 - take account for the wider social, cultural, economic and environmental benefits of heritage conservation; and
 - Recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.6 PPS5 introduced a 'new' conservation consideration of a heritage asset. A heritage asset is defined in Annex 2 as a building, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are a valued component of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision making or through the plan making process.
- 3.7 Local planning authorities require an applicant to provide a description of the significance of the heritage asset affected and the contribution of its setting to that significance.
- 3.8 Policy HE7 states that in decision making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the proposals, taking account of evidence provided with the application, any designation records, the historic environment record, the heritage assets themselves, the outcome of the usual consultations for interested parties and where appropriate the need to understand the significance of the heritage asset demands it in this instance.
- 3.9 Expert advice has been sought and is submitted as part of this application.
- 3.10 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature and the significance of the heritage asset and the value that it holds for this and future generations.
- 3.11 Local planning authorities should also take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. Consideration of design should include scale, height, massing, alignment, materials and use.
- 3.12 Policy HE8 confirms that the effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application. The local

planning authority should be clear that the asset meets the heritage asset criteria set out in Annex 2.

- 3.13 Policy HE9 relates to additional policy principles guiding the consideration of applications for consent relating to designated heritage assets. The policy confirms that there is a presumption in favour of conservation of a designated heritage asset. The more significant the designated heritage asset, the greater should be the presumption in favour of its conservation should be.
- 3.14 Published along with PPS5 is the Historic Environment Practice Guide. This document is recognised as the application tool for the proper assessments of all heritage assets. It sets out very clearly how such assets are to be evaluated and addressed in more details in conservation specialist reports. One such report accompanies this application.

Planning Policy Statement 7 – Sustainable Development in Rural Areas

- 3.15 Parts of PPS7 have been replaced by PPS4.
- 3.16 The governments objectives for rural areas set out in PPS7 are:-
1. To raise the quality of life in the environment in rural areas;
 2. Promote more sustainable patterns of development;
 3. Promote development of English regions; and
 4. To promote sustainable, diverse and adaptable agricultural sectors.
- 3.17 At paragraph 21 it states that Areas of Outstanding natural Beauty (AONB) along with National Parks, the Broads and the New Forest Heritage Area have been confirmed as having the highest status of protection in relation to landscape and scenic beauty. It is therefore necessary that *"the conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas"*.

Draft National Policy Planning Framework

- 3.18 On the 25th July 2011 the governments released a Draft National Planning Policy Framework for consultation. In relation to development management, the document restates that the planning system is plan led; local plans should be the starting point for determination of any planning applications. In assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.

The Development Plan

- 3.19 The Development Plan for the area comprises the Regional Spatial Strategy and the Ribble Valley District Wide Local Plan.
- 3.20 The District Council is currently preparing the Core Strategy Document which is due for Public Examination in Spring/Summer 2012 with an anticipated adoption date in late 2012 or early 2013.
- 3.21 Whilst this document will replace significant elements of the current Local Plan, until it is adopted the Local Plan and any relevant Supplementary Planning Guidance/Documents are the current planning documents for the District.
- 3.22 However it should be noted that at Key Statement DME4, it states that development proposals within settings of listed buildings or cause visual harm to the setting of the building will be resisted. The paragraph goes on to state that the council will also refer to PPS5 for additional guidance.
- 3.23 The RSS is of no significance to this case which does not raise any strategic issues.

Ribble Valley District Wide Local Plan 1998

- 3.24 The relevant policies of the current Ribble Valley District Wide Local Plan are as follows:-
- Policy G1 – general development control policy covering the whole of the district confirming the general standards that are expected in any submission.
 - Policy ENV1 – seeks to ensure the protection, conservation and enhancement of the natural environment of the area that falls within the Forest of Bowland Area of Outstanding Natural Beauty.
 - Policy ENV19 – seeks to ensure that development affecting the setting of a listed building will be carefully assessed to ensure the proposal will not cause any visual harm.
 - Policy ENV20 deals with demolition or alterations and repairs to listed buildings and aims to ensure that any modifications are sympathetic to the character and appearance of the listed building.

4. POLICY CONSIDERATIONS

- 4.1 This section of the statement will demonstrate that there are strong highway safety and planning reasons for the relocation of the existing vehicular and agricultural accesses along with the removal of the existing garden wall which runs adjacent to the existing driveway, as well as a new boundary roadside wall and pedestrian gateway.

4.2 The main issues to consider with the applications are:-

- The principle of development and improvement to appearance and usage of the access tracks.
- New improved safety aspect that can be achieved by the relocation of the two accesses next to each other.
- The impact for the proposed development on the character and setting of this Grade II Listed Building.

Principle of Development

- 4.3 At present, the entrance to Backridge House is opposite the entrance to the Backridge Farm Retail Complex. Formerly, when the retail complex operated as a farm, whilst there were highway issues with vehicle movements, these were relatively infrequent. However, since the retail complex has been in operation our clients have experienced increasing problems with users of the retail complex and the traffic flow.
- 4.4 Not only do our clients have problems in entering and leaving their property, especially at weekends, but due to the gateway to their property being opposite the retail complex, they also suffer from visitors to the retail complex using their drive. This has resulted in visitors' cars being parked on their drive as well as cars manoeuvring on site or reversing back onto the public highway. Consequently this causes our clients a great deal of distress and they wish to resolve these matters as safely as possible. They therefore wish to seek permission to close the existing access with a new boundary wall and utilise the existing agricultural access some 10-12 metres to the west as the new domestic access.
- 4.5 However, due to the need and requirements of the farmer, whose land is located at the north of Bashall Brook, it is necessary to maintain an agricultural access. To try and use the one access drive for the two different uses is impractical and dangerous and would lead to a conflict of use. Consequently it is therefore proposed to create a new vehicular access immediately to the west of the existing track for the sole agricultural use of the farmer. It should also be noted that a new pedestrian access is to be created to Backridge House only. This proposed new agricultural access is subject to a separate planning application.
- 4.6 This work would involve the widening of the existing bellmouth to accommodate the width of the second access, and replace a small section of hedgerow along the appropriate sight lines. The work would also involve modifying the existing bellmouth on the east to improve sight lines. The new boundary wall on the eastern corner would then continue across the existing access to the point of the new pedestrian gateway as shown on drawing no: 1149(SK) 09 rev B.

Safety

- 4.7 As referred to within the accompanying Technical Statement, both the access to Backridge House and the farm track are substandard and do not meet current highway requirements for visibility. When this is factored in with the increased traffic movements of vehicles entering and leaving the retail complex there is an increased risk of incidents occurring.
- 4.8 As referred to in the previous paragraphs and the supporting technical statement, the proposed rationalisation of the existing poor access arrangements with the proposed scheme would greatly improve the highway safety for the owners at Backridge House and the farmer, as well as visitors to the retail complex.
- 4.9 Once the new access track to the property has been relocated the existing tarmac drive and walls would be removed and this area would be laid to lawn with additional landscaping where necessary.

Impact of Development on Character and Setting of the Grade II Listed Building

- 4.10 This issue is addressed in the accompanying Heritage Statement prepared by Marion Barter of the Architectural Historical Practice.
- 4.11 It is only the removal of the existing wall on the right hand side of the drive, which was in situ at the time of listing that warrants a listed building application being submitted.
- 4.12 As referred to within the accompanying Heritage Statement, the wall has clearly been rebuilt and repaired at various points in the past and has therefore lost its historical value. It is understood that the wall was constructed to keep the livestock out of the garden when the drive still formed the main access to the land to the north.
- 4.13 Removal of the wall and construction of new roadside boundary wall would allow the former tarmac drive to be removed and the area laid to garden and lawn. This would in turn allow a better view of the property and improve the visual impact in terms of the house and create a well defined boundary to the south.
- 4.14 It is concluded that this alteration would not result in any harm to the property and would have a neutral impact on the setting of this Grade II listed building.

5. LANDSCAPING

- 5.1 At present the existing sight lines for both the house driveway and the agricultural access are obscured by both domestic planting and field boundaries.

- 5.2 The proposed widening of the bellmouth in the north easterly direction would involve the removal of a small section of conifer hedge planting and possibly a conifer tree. This area would be cleared and a dry stone wall constructed to demark the edge of the drive.
- 5.3 On the south western side of the access a small section of existing roadside hedge would need to be removed. New hedgerow would be planted along the boundary along the new visibility splay.
- 5.4 The modifications proposed as part of this application are considered to be minimal and would not result in any adverse landscape impact on the AONB. Indeed, the proposal will help to improve the immediate locality by improving the appearance and managing traffic movements in the locality.

6. ACCESS

- 6.1 The proposal seeks to close the existing vehicular access to Backridge House, utilise the existing agricultural access as the new domestic access to the house and create a new pedestrian access. The new agricultural access for the farmer is to be created adjacent to the existing access (and is subject to a separate planning application).
- 6.2 These modified access arrangements have been informally discussed with Martin Nugent, a highways officer at Lancaster County Council, who has advised that the scheme was acceptable in principle. The proposed modifications to the access arrangements would result in no adverse impact on the traffic management within the area and would lead to highway safety improvements.

7. SUMMARY

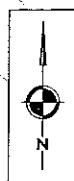
- 7.1 The application seeks full planning permission and listed building consent for proposed relocation of an existing domestic access to use the existing agricultural access track, construction of a new roadside boundary wall and create a new pedestrian access to Backridge House.
- 7.2 The development is considered to be policy compliant with both the planning policy statements and guidance in particular PPS5 and the relevant policies of the Local Plan. The scheme now proposed would have a neutral impact on the significance of this Grade II Listed Building. It is also considered that the proposal would not result in any adverse landscape impact on the Forest of Bowland AONB.
- 7.3 As such planning permission and listed building consent be granted in accordance with Section 38-(6) of the Planning and Compulsory Purchase Act 2004.

PROPOSED ACCESS IMPROVEMENTS TO BACKRIDGE HOUSE, TWITTER LANE, NR WADDINGTON, LANCASHIRE

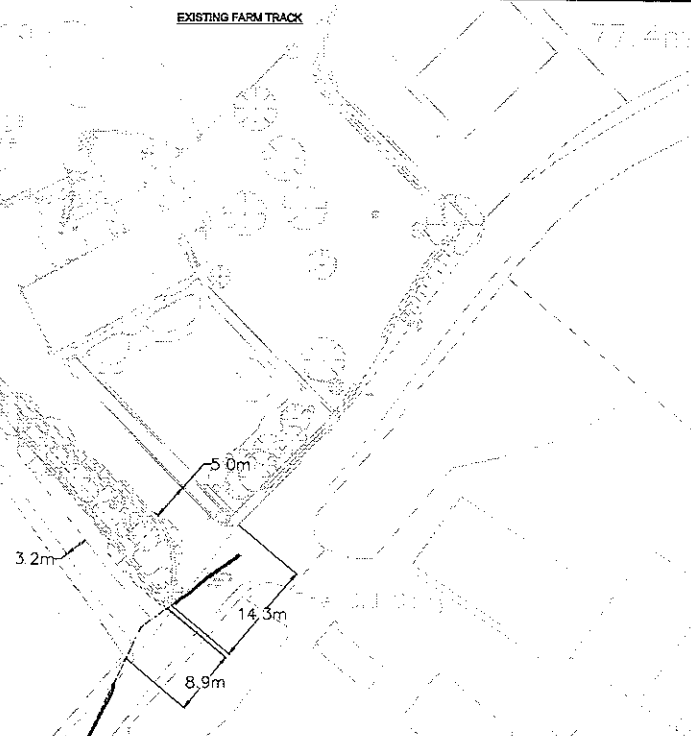
1.0 INTRODUCTION

- 1.1 This Technical Note sets out the features and rationale behind the proposed access arrangements shown on drawing number SCP/11222/SK01 Revision C, which is attached. The plan shows a suggested amendment to the access driveway at Backridge House, Twitter Lane near Waddington, Lancashire, and the agricultural access which lies adjacent to this driveway.
- 1.2 Historically, Backridge House used to form part of Backridge Farm which constituted the farmhouse on the northern side of Twitter Lane and the farm outbuildings on the southern side. Nowadays, Backridge House is a single residential house on the northern side and the former farm buildings on the southern side now make up the Backridge Farm Retail Complex. When a new farmhouse (Croft House) was constructed on the southern side of Twitter Lane in the 1990's, a new access track onto Twitter Lane was constructed in order to reach the farm land to the north, independently of Backridge House. This farm track runs parallel and adjacent to the Backridge House driveway on its western side.
- 1.3 Currently, the Backridge House residential driveway and the farm track join onto Twitter Lane via a 'double bellmouth' arrangement which lies directly opposite the main Backridge Farm Retail Complex access. When the retail complex becomes busy, and because of the fact that Backridge House has a similar name to the Backridge Farm Retail Complex and lies directly opposite, it is quite often the case that visitors to the complex make the mistake of turning into the Backridge House driveway to park, following which they then have to reverse out of the driveway onto Twitter Lane and drive into the complex opposite. This is compounded by the fact that it is difficult to make out the property from the road when driving a vehicle, and so this mistake can be quite easily made to people unfamiliar with the area.
- 1.4 However, the main issue with the current access arrangement is the lack of available junction visibility from the Backridge House driveway or the adjacent farm track. Drawing SK01C shows that visibility from the access is very poor, as measured from a 2m setback distance. Therefore, vehicles exiting the Backridge House driveway must 'edge out' quite a distance into Twitter Lane to see oncoming traffic, which is sometimes made worse by the fact that vehicles are entering / exiting the complex directly opposite.

- 1.5 The main aim of the planning application is therefore to improve and rationalise the existing access situation to include the following:-
- i) Both accesses rationalised (in terms of geometry and layout) and relocated slightly to the west, away from the access into the Backridge Farm Retail Complex;
 - ii) Much improved levels of junction visibility from both the residential driveway and the adjacent farm track; and,
 - iii) Better kerb radii and road surfacing.
- 1.6 SCP submitted an earlier revision of the attached drawing to a Highway Officer (Martin Nugent) at the Local Highway Authority (Lancashire County Council) on 28th November 2011 for comment. During a subsequent phone conversation about the plan on 5th December 2011, the Highway Officer confirmed that the principle of the scheme was acceptable, but suggested that 3 minor amendments were made to the overall layout to improve it.
- 1.7 These suggestions have now been incorporated into the scheme (better delineation of the two accesses, a slight relocation of the front property wall and confirmation that the agricultural track would feature a metalled surface over the first 10-20m) and are included on revision B of the plan which is attached.
- 1.8 There will be no intensification in movements from either access as a result of these proposals and it is anticipated that safety and free flow of the highway in the specific area will be improved as a result. Having regard to this, the scheme is therefore commended to the Local Planning Authority for approval.



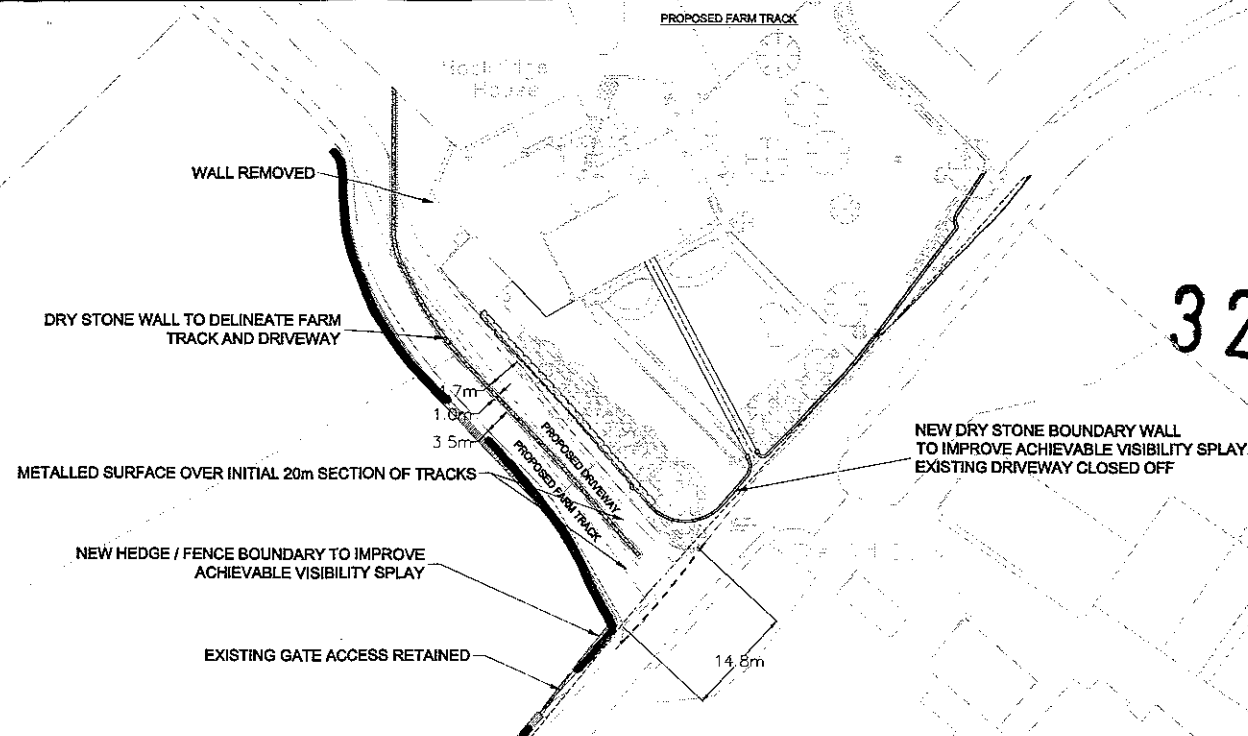
EXISTING FARM TRACK



Achievable junction visibility - existing farm track

	To channel line	To centre of lane
To Right	8m	17m
To Left	7m	17m

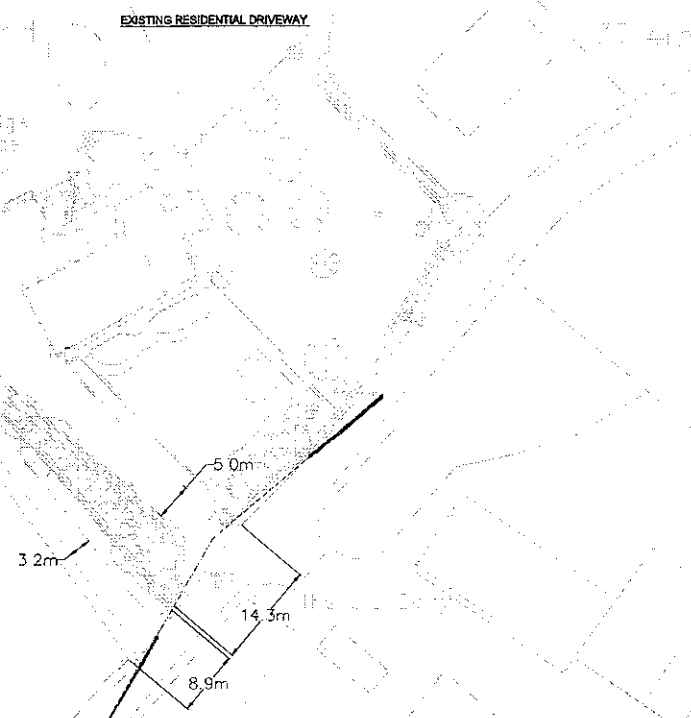
PROPOSED FARM TRACK



Achievable junction visibility - proposed farm track

	To channel line	To centre of lane
To Right	40m	70m
To Left	52m	76m

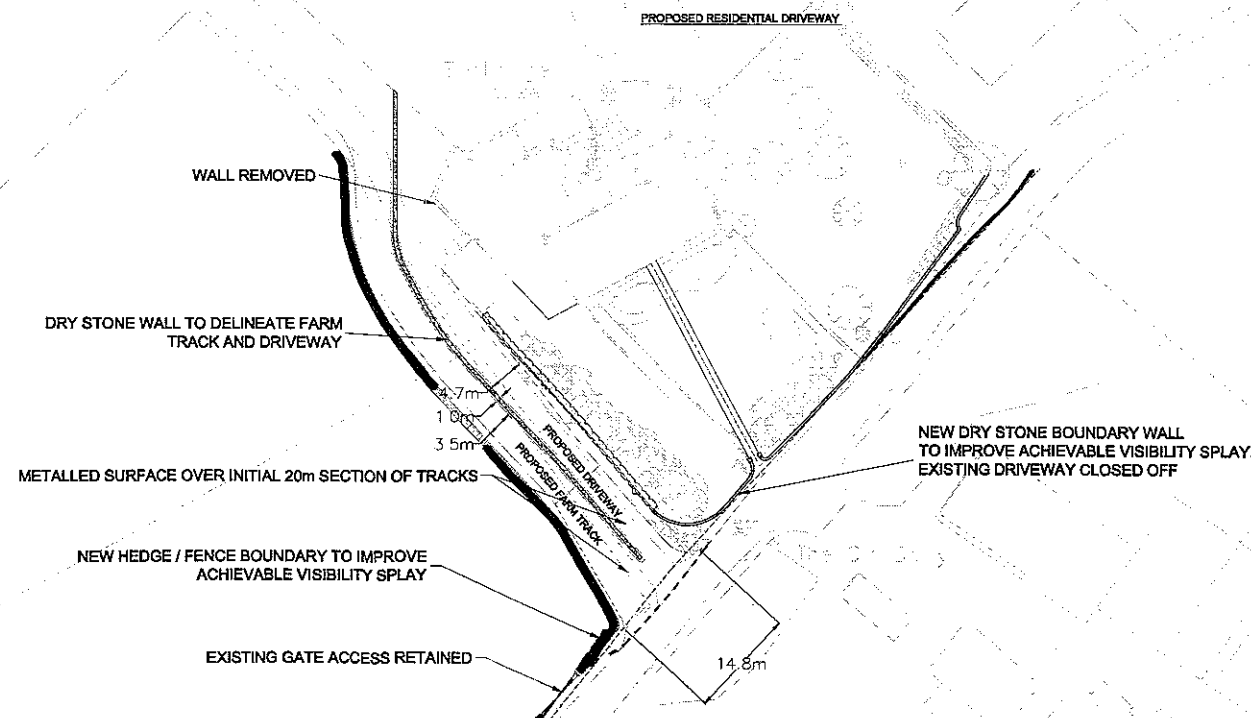
EXISTING RESIDENTIAL DRIVEWAY



Achievable junction visibility - existing driveway

	To channel line	To centre of lane
To Right	15m	28m
To Left	16m	30m

PROPOSED RESIDENTIAL DRIVEWAY



Achievable junction visibility - proposed driveway

	To channel line	To centre of lane
To Right	40m	71m
To Left	46m	74m

NOTES

320120199P

REVISIONS

REV	DESCRIPTION	DATE	BY
A	TWEAKS TO GEOMETRY OF PROPOSED ACCESS ARRANGEMENTS FOLLOWING DISCUSSIONS WITH COUNCIL AND CLIENT	4-1-12	LK
B	BOUNDARY WALL DETAIL ADJUSTED	31-1-12	LK
C	INTERNAL ACCESS TRACK ALIGNMENT SLIGHTLY ADJUSTED	09-2-12	LK
D	1. DIMENSIONS ADDED 2. DETAILS OF WALL ADDED	1-3-12	LK

SCP

Transportation Planning : Infrastructure Design

2 Woodhouse, Ashurst, Warrington, Cheshire, WA1 4AQ, Tel: 01925 450118
www.scpdesign.co.uk, Email: info@scpdesign.co.uk

Client Name:

MR B JONES

Project Title:

BACKRIDGE FARM, TWITTER LANE, NEAR WADDINGTON, LANCASHIRE

Drawing Title:

EXISTING & PROPOSED ACCESS ARRANGEMENTS

Date:

NOV 2011

Drawn By:

LK

Scale:

1:500 @ A1

Checked:

-

Revised:

-

Drawing No:

SCP/11222/SK01

Rev:

D