



RIBBLE VALLEY
BOROUGH COUNCIL

20 MAR 2012

THE
COUNCIL OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120272 P

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED NEW BUILD HOLIDAY COTTAGE DEVELOPMENT AT STANDEN KEY
TO CREATE 2 NO. HOLIDAY COTTAGES DEMOLITION OF RUINED FORMER
CAIRT SHED AND GRANARY (RE-SUBMISSION PLANNING APPLICATION
NUMBER 3/2011/0793)

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

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

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: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

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)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		RANDOM STONE (LOCAL LANCASHIRE STONE)	☐	☐
Roof		SELECTED 2ND HAND SLATE	☐	☐
Windows		LIGHT OAK COLOURED UPVC	☐	☐
Doors		TIMBER DOORS	☐	☐
Boundary treatments (e.g. fences, walls)		LOW LEVEL STONE WALL TO THE SIDES OF THE HOLIDAY COTTAGES.	☐	☐
Vehicle access and hard-standing		BLOCK PAVING DEFINING BAYS.	☐	☐
Lighting		EXTERNAL LIGHTS ADJACENT TO DOORS WALL MOUNTED	☐	☐
Others (please specify)		HEADS AND SILLS TO BE DRESSED STONE - RW GOODS. BLACK UPVC.	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

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

DESIGN AND ACCESS STATEMENT (INCLUDING HERITAGE STATEMENT) x 3
DRAWING REFERENCES: LOW/414/1275/10 x 3
LOW/414/1275/11 x 3
SUPPORTING STATEMENT x 3

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	—	4	4
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	—	—
Cycle spaces	—	—	—
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

SEE TRADE INFORMATION ENCLOSED

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 a 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 ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

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:

REDUNDANT AGRICULTURAL USE/
FORMER FARM YARD

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐						2	Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							2	Totals (a + b + c + d + e + f + g) =							
Social Rented							Social Rented								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Intermediate							Intermediate								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Key worker							Key worker								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Total proposed residential units (A + B + C + D) =							2	Total existing residential units (E + F + G + H) =							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

2

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.036 ha

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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. 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)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Gary Hoerty Associates

6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

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DESIGN AND ACCESS STATEMENT (PART ONE)

TOGETHER WITH

A HERITAGE STATEMENT (PART TWO)

IN RESPECT OF A PLANNING APPLICATION FOR A NEW BUILD HOLIDAY
COTTAGE DEVELOPMENT TO FORM TWO HOLIDAY COTTAGES (RE-
SUBMISSION OF PLANNING APPLICATION 3/2011/0793)

AT

HIGHER STANDEN HEY FARM, WHALLEY ROAD,
CLITHEROE.
BB7 1PP

FOR AND ON BEHALF OF:

MR E. COWPERTHWAIT.

Prepared by: K.J.Thomas
Our Ref: Cow/414/1275 KJT
Date: 12 March 2012



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents

Valuers ■■■ Property Agency ■■■ Property Management



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PART ONE.

DESIGN AND ACCESS STATEMENT

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PART TWO.

HERITAGE STATEMENT

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Introduction.

The first part of this document contains a Design and Access Statement concerning the re-submission planning application for the proposed development of two holiday cottages at Higher Standen Hey Farm. It illustrates and explains the details and designs of the proposals.

Standen Hey Farm is located to the west of the A461 about 2 miles south of Clitheroe town centre. The Roman road which connected Elsack to Ribchester runs through the former farmyard. The location of the proposed new building doesn't encroach upon the position of this former Roman road.

The development is shown to compliment the existing former agricultural buildings in the location. These buildings have already been converted and are referenced in section two of the heritage statement, which, relates to the Planning History of the site.

The design of the new building is in the style of a former cart shed and granary building that is now a ruin on the site. The ruined cart shed / granary is scheduled for careful demolition as a part of the scheme. See images 1 and 2 in this document. It should be noted that building control at RVBC have been aware of the dangerous and dilapidated condition of the former cart shed / granary building and the ruined structure has been enclosed with temporary fencing for safety reasons.

A key plan sheet is appended to this document and this indicates the location points where photographs were taken. This should be referenced when reviewing the images in this document. This drawing is also used to identify the buildings to which these documents relate.

The Heritage Statement constitutes the second part of this document. This is prepared and submitted in compliance with PPS5. The heritage statement relates specifically to the ruined cart shed/ granary building.

Two separate (semi detached) holiday letting units are proposed for the site.

The proposal allows the existing large former farm yard area to be more enclosed and this will enhance and protect the character of the all former farmstead buildings.

PART ONE

DESIGN AND ACCESS STATEMENT.

1. Use

- 1.1 The proposed development includes the demolition of the remains of a former cart shed / granary, images which are shown in *Image 1* and *Image 2* illustrate the condition of the structure.
- 1.2 The scheme proposes the construction of two new holiday cottages within the fabric of a new stone faced building. This new structure has been designed to include details that were evident on the original cart shed / granary. The land is part of a former farmstead and building A is a former farmhouse. Buildings, C, D, and F have previously been converted to residential units. Buildings B and E are domestic garage units. Building J is a storage unit. Buildings G and H are the proposed holiday cottages and these would be constructed once the ruined building is demolished.

Image 1 Ruined cart shed / granary.



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Image 2 Ruined cart shed / granary and part of the former farmyard and farmhouse building A, building K can be seen to the left hand side of the farmhouse.



Image 3 Entrance into the site viewed from the farmyard. Building K on RHS.



Image 4 Existing converted barn on opposite side of farmyard from proposed holiday cottages.



Building C and D

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2. Amount

- 2.1 The gross internal floor area of the new cottages would be approximately 234m² (both floors) The original internal area of the ruined building was approximately 187m² (both floors).
- 2.2 The ground floor accommodation within the cottages includes an entrance hall and wc with open plan living and kitchen arrangements. First floor layouts include bedrooms, and bathrooms please refer to plans included with this re-submission planning application.

3. Layout

- 3.1 The layout has been designed to accommodate the applicant's brief. It has been designed to contribute to the courtyard arrangement of the former farmyard. The building will not stand out as a feature in the open countryside. It will sit as a part of the established group of properties in the former farmyard setting.
- 3.2 Following pre-application advice with the Council in January 2012, the building has been slightly re-positioned within the site. The building has been moved towards the main farmhouse in line with the Officer's recommendations and will therefore have less of an impact on the existing rented cottages.
- 3.3 The re-positioning and slight re-orientation of the proposed building will ensure an improved courtyard ambience at the application site.
- 3.4 The privacy of the nearest existing property will be enhanced by raising the height of a short section of the adjacent retaining wall. For location see note on attached plans.
- 3.5 The exact proposed layout can be seen on the plans submitted with this re-submission planning application.

4. Scale

- 4.1 The scale of the building is in keeping with the surrounding buildings facing the former farm yard. The development is considered to be beneficial to the visual appearance from the surrounding area and will create a building that assists in creating the courtyard enclosure. Eaves and ridge heights relate to other buildings within the setting.
- 4.2 The farmhouse remains significant and imposing and the new cottage block is subservient in terms of its scale.

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- 4.3 Following pre-application advice from the Council it was suggested that the proposed building be set slightly further down than existing ground level in order to ensure there will be no detrimental overlooking onto the rented cottages which are set at a slightly lower level. Subsequently, this will give the impression of a reduced scale of the proposed building. Please refer to the plans submitted with this re-submission planning application.

5. Landscaping

- 5.1 No landscaping scheme has been prepared although a parking area is shown.

6. Appearance

- 6.1 The proposed materials have been carefully chosen to protect and enhance the existing character of the development.
- 6.2 The building will be constructed from materials that match existing properties in the group and are also typical of those used in the local area.
- 6.3 The external walls will be constructed from random stone (local Lancashire stone), the roof will be selected second hand slate, the windows will be light oak coloured uPVC and the doors will be timber. There will be a low level stone wall to the sides of the holiday cottages and the vehicle access and hard standing will be block paviors. There will be external lights adjacent to the doors and these will be wall mounted. The heads and sills will be dressed stone and the rainwater goods will be black uPVC.

7. Access

- 7.1 The proposed development will utilise the existing access currently used by other properties in the former farmyard. This is considered to be a safe and suitable access for the proposed minimal amount of additional traffic that will be generated by the proposed development. The access can be seen on the plans submitted with this re-submission planning application.

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PART TWO

HERITAGE STATEMENT

- 1. Planning Policy Context**
- 1.1 PPS5 was published on 23rd March 2010 and sets out the Government's national policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide.
- 1.2 Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The guidance goes on to suggest that the Government's overreaching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and LPA's should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation
- 1.3 Policy HE6 confirms that Local Planning Authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of details should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
- 1.4 Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.
- 1.5 Policy HE7.5 suggests that Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment.

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2. Assessment of the Heritage Asset

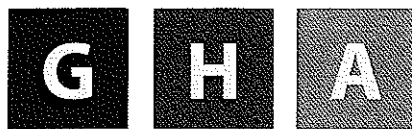
- 2.1 This statement refers to the former cart shed and granary building which is now a ruin. This asset is in very poor condition. Please refer to images in part one of this document. It was originally a five bay cart shed with a granary above accessed by an external staircase when fully functioning over 50 years ago. The former cart shed was damaged by fire in the 1970's. It has gradually fallen into disrepair since that time. Its former use became redundant. Building control at RVBC is aware of the property and acknowledges its existence as a dangerous structure. It has subsequently been isolated from the former farmyard area by introducing a secure fence. The remains of the building now have little merit and a practical option for the ruin is to carry out a safe demolition of its structure.
- 2.2 Higher Standen Farm's planning history is described in the Supporting Statement enclosed with this re-submission planning application.

3. Impact on the Heritage Asset

- 3.1 The remains would be demolished and where practical some materials (i.e stonework) may be re-used.

Signed K. J. Thomas Date 12/3/2012

K J Thomas.
For and on behalf of Gary Hoerty Associates.



Gary Hoerty Associates

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6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

SUPPORTING STATEMENT

**IN RESPECT OF A PLANNING APPLICATION FOR
A NEW BUILD HOLIDAY COTTAGE
DEVELOPMENT TO FORM TWO HOLIDAY
COTTAGES (RE-SUBMISSION PLANNING
APPLICATION NUMBER 3/2011/0793)**

AT

**HIGHER STANDEN HEY FARM, WHALLEY ROAD,
CLITHEROE**

FOR AND ON BEHALF OF:

MR E COWPERTHWAITE

Prepared by: Jennifer Hindle
Our Ref: Cow/414/1275/GH
Date: March 2012



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

- 1.1 Gary Hoerty Associates has been instructed by Mr E Cowperthwaite and his two sisters: Mrs H Melling and Mrs R Staveley the owners of Higher Standen Hey Farm, Whalley Road, Clitheroe to submit a re-submission of planning application number 3/2011/0793 on their behalf for the proposed demolition of the remains of a traditional farm building and the subsequent new build of a pair of semi-detached holiday cottages at Higher Standen Hey Farm.
- 1.2 Our client Mr E Cowperthwaite lives at Schofield Farm, Pendleton, Clitheroe, BB7 1PT. The application site is owned by Mr Cowperthwaite and his sisters.
- 1.3 Following pre-application advice with the Council in January 2012, the proposed new build holiday cottage development will be slightly re-positioned within the site nearer to the farmhouse. The proposed building will be set slightly lower down from ground level in line with officer recommendations in order to minimise impact on the nearby rented cottages which are set at a lower level. The privacy of the nearest existing property will be enhanced by raising the height of a short section of the adjacent retaining wall. For location see note on the plans submitted with this re-submission planning application. The heritage statement attached with this re-submission planning application explains the situation regarding the replacement of the former cart shed and granary building which is now a ruin.
- 1.4 We set out within this supporting statement the proposed development in more detail, the planning history of the site, review the application site, set out why we believe the application conforms to the relevant national and local planning policies and why the re-submission application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 Planning history from the Ribble Valley website for this application site is as follows:
- 2.2 3/2010/0191: Application for non-material amendment to planning consent 3/2007/0880/P to change siting of garage at Barn No. 3 (House B): Approved no conditions 14/06/2010.
- 2.3 3/2007/0880: Detached double garages and alterations to openings from planning permission 3/2000/0501/P: Approved with conditions 14/11/2007
- 2.4 3/2005/1077: Modification of condition no.5 on planning approval 3/03/0094 to allow a further 2 years for the completion of external works: Approved with conditions 08/02/2006.
- 2.5 3/2003/0094: Proposed conversion of Barn 3 into 2 no. residential dwellings with associated curtilage. Demolition of existing cattle buildings. New septic tank and soakaway and various external works: Approved with conditions 08/04/2003.

- 2.6 3/2000/0499: Conversion of Barn 1 (Granary) into 1 no. residential dwelling with associated curtilage, external works and new septic tank and soakaway: Refused 12/09/2002.
- 2.7 3/2000/0500: Conversion of Barn 2 into 2 no. residential dwellings with associated curtilage. New septic tank and soakaway including associated external work: Appeal refused 13/02/2001
- 2.8 3/2000/0501: Conversion of Barn 3 into 2 no. residential dwellings with associated curtilage. Demolish existing cattle buildings. New septic tank and soakaway and external works including new landscape: Approved with conditions 18/01/2001.
- 2.9 3/1989/0864: Conversion of existing barn into 1 no. dwelling: Approved with conditions 08/03/1990.

3. THE APPLICATION SITE

- 3.1 The application site is situated in an area of open countryside and is rural in nature. The site comprises Higher Standen Hey farmhouse and a range of associated redundant agricultural buildings, a number of which have been converted into residential dwellings over the past few years. The proposed development is for the erection of a pair of new build semi-detached holiday cottages and these will be re-positioned closer to the farmhouse and will be set slightly lower down than existing ground level following officer recommendations at a pre-application advice meeting in January 2012. This will result in an improved courtyard ambience and will enhance the character of the local rural area.

4. PLANNING CONSIDERATIONS

4.1 General

- 4.1.1 In order for this re-submission planning application to be approved it must satisfy, as far as possible, the guidelines provided in national planning policy guidance notes/planning policy statements and the relevant policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). The application site is located within an area designated as open countryside within the adopted local plan.
- 4.1.2 The relevant policies of the local plan are Policy G1 which is a general policy that applies to all development within the Borough, Policy G5 which is a policy dealing with development outside the main settlement boundaries, Policy ENV3 which deals with development in the open countryside, Policy RT1 which is a general policy on recreation and tourism and Policy T7 which is a policy dealing with parking provision.
- 4.1.3 The main national policy guidance is provided in PPS4: Planning for Sustainable Economic Growth and the Good Practice Guide (GPG) on Planning for Tourism.

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- 4.1.4 We set out below extracts from the relevant documents to assess the re-submission planning application against all the appropriate policies and guidance.

4.2 Ribble Valley Districtwide Local Plan (Adopted 1998)

Policy G1

- 4.2.1 Policy G1 states:

"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."

- 4.2.2 In determining planning applications a number of criteria will be applied and we consider each of these criteria as follows:-

(a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

- 4.2.3 It is our view that the level of development that is proposed is appropriate in terms of its size, intensity and nature. The existing floor area of the remains of the traditional farm building is in excess of the size of the proposed development for the pair of new build semi-detached holiday cottages. They will not be located on the existing footprint of the remains of the traditional farm building following pre-application advice the proposed building will be re-positioned closer to the farmhouse in order to have less of an impact on the existing rented cottages. The proposed building will be slightly set down from the existing ground level in order to have a reduced impact on the rented cottages. This will ultimately create a development with an improved courtyard ambience and will respect the character of the local rural area. It therefore meets with the above criteria.

(b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.

- 4.2.4 The proposed development is for the creation of two semi-detached new build holiday cottages. There are a number of residential properties at the application site and we do not believe that the creation of two holiday cottages will generate a level of traffic which will be considered to be detrimental to the existing access to the site and to the highway network.

(c) Developments should make adequate arrangements for car parking (see Policy T7).

- 4.2.5 Car parking will be required for this development and can be seen on the plans submitted with this re-submission planning application.

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- (d) *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- 4.2.6 The access into the site already exists and is considered to be adequate for the level and type of traffic that the development will generate. The proposal will improve the entrance point to the site by repairing stone walls and gate posts.
- (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 development on existing amenities.*
- 4.2.7 The applicants want to create high quality holiday cottages and therefore the appearance and layout of the proposed properties is of considerable importance to them. There are a number of existing residential properties which have been converted from barns over the past few years. It is proposed to re-position the pair of semi-detached holiday cottages closer to the farmhouse than in the original planning application in order to ensure less of an impact on the existing rented cottages at the site and to provide a layout which will create an improved courtyard ambience and will give a sense of space and openness rather than a cramped appearance. The proposed holiday cottages have been located so as to be part of a group of existing buildings and therefore will not be seen in isolation. Their visual appearance and materials to be used in their construction will reflect the existing dwellings at the application site and will blend in well with the surrounding landscape.
- (f) *Developments should provide adequate arrangements for servicing and public utilities.*
- 4.2.8 The existing services and public utilities will be used by the proposed development.
- (g) *Development should provide adequate daylighting and privacy.*
- 4.2.9 We consider that the requirements of this paragraph are met within the design.
- (h) *Materials used should be sympathetic to the character of the area.*
- 4.2.10 The holiday cottages will be constructed from random stone (local Lancashire stone) to the external walls, selected second hand slate roof, light oak coloured uPVC windows and timber doors. There will be a low level stone wall to the sides of the holiday cottages and access and hardstanding will be block paviors. There will be external lights adjacent to the doors and these will be wall mounted. The heads and sills will be dressed stone and the rainwater goods will be black uPVC. These materials are therefore sympathetic and reflective of the local character of the surrounding area.
- (i) *Developments should not result in the loss of important open space including public and private playing fields.*
- 4.2.11 There will be no loss of open space as a consequence of this development

- (j) *Developments should not damage SSSIs, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*
- 4.2.12 There will be no damage to any SSSIs, County Heritage Sites or any other areas of nature conservation importance as a consequence of this development.
- (k) *Developments should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*
- 4.2.13 There will be no damage to any watercourses as a consequence of this proposed development.
- (l) *Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.*
- 4.2.14 The proposed holiday cottages will cover less floor area than the original traditional farm building and will be located further towards the farmhouse following pre-application discussion with the council. We therefore consider that this will be an economic use of land and will create a visual improvement on the existing application site.
- (m) *Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate existing users.*
- 4.2.15 The proposed development will make use of the existing water supply.

Policy G5

- 4.2.16 Policy G5 deals with development outside the main settlement boundaries, this states that:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are:

- i) essential to the local economy or the social well being of the area; or*
- ii) needed for the purposes of agriculture or forestry; or*
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*
- iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
- v) other small scale uses appropriate to a rural area which conform to the policies of this plan "*

- 4.2.17 The proposed development falls into the fourth category of development being small scale tourism developments appropriate to a rural area and as such meets with this policy.

Policy ENV3

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- 4.2.18 Policy ENV3 deals with development in the open countryside, this states that:
"In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area."
- 4.2.19 The proposed development will use building materials which will reflect and enhance the local character of the area and will be in keeping with the character and appearance of the surrounding local area. We are firmly of the opinion that the creation of a pair of semi-detached holiday cottages will provide a significant improvement to the character and visual quality of the immediate area.

Policy RT1

- 4.2.20 Policy RT1 deals with general development of recreation and tourism, this states that:
"The Borough Council will approve development proposals which extend the range of tourism and visitor facilities in the Borough. This is subject to the following criteria being met:
- i) the proposal must not conflict with other policies of this plan;*
 - ii) the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings;*
 - iii) the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
 - iv) the proposal should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
 - v) the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.*

In the Forest of Bowland Area of Outstanding Natural Beauty the following provisos will also apply:

- a) the proposal should display a high standard of design appropriate to the area;*
 - b) the site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses)."*
- 4.2.21 The proposed development will extend the range of tourism facilities within the Borough and we comment below on the proposal's conformity to this policy:
- i) the proposal must not conflict with other policies of this plan;*

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4.2.22 We have considered all of the relevant policies of the Local Plan and feel that this proposed development does not conflict with them.

ii) *the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings;*

4.2.23 The development will be located closer to the farmhouse following pre-application advice from the Council and will be slightly set down below the existing ground level in order to have less of an impact on the rented cottages at the site. This will improve the courtyard ambience (as can be seen on the plans submitted with this re-submission planning application). The proposed development will therefore become part of a group of existing buildings and will not be seen as a development in isolation.

iii) *the development should not undermine the character, quality of visual amenities of the plan area by virtue of its scale, siting, materials or design;*

4.2.24 The proposed development will be built to a high standard using traditional materials which will be sympathetic to the character of the local area and we consider that this will enhance the visual appearance of the application site.

iv) *the proposal should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*

4.2.25 The existing access will be used by the proposed development and it is not considered that the proposed holiday cottages will generate additional traffic movements which could be considered to cause undue problems or disturbance. As we have already mentioned within this supporting statement there is a bus stop located in close proximity to the site which has regular bus services travelling from Clitheroe to Whalley and further afield, therefore the site is well related to the public transport network.

v) *the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscape areas.*

4.2.26 The site is large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas, as illustrated on the plans submitted with this re-submission planning application.

Policy T7

4.2.27 Turning finally to Policy T7 which deals with parking provision, this states that:

"All development proposals will be required to provide adequate car parking and servicing space."

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- 4.2.28 An adequate amount of car parking space has been provided for on the proposed development site as can be seen illustrated on the plans submitted with this re-submission planning application.

4.3 Planning Policy Statement (PPS) 4 – Planning for Sustainable Economic Growth

- 4.3.1 PPS4 was adopted in December 2009 and sets out planning policies for economic development. The policies within this PPS apply to rural areas as well as urban areas.

- 4.3.2 Policy EC6 deals with Planning for Economic Development in Rural Areas of particular relevance is paragraph EC6.2 f. which states:

"In rural areas, local planning authorities should:

- f set out the criteria to be applied to planning applications for farm diversification, and support diversification for business purposes that are consistent in their scale and environmental impact with their rural location."*

- 4.3.3 We consider that this re-submission planning application proposal is for diversification for business purposes that is consistent in its scale and environmental impact with its rural location.

- 4.3.4 Policy EC7 deals with Planning for tourism in rural areas and generally looks favourably on the creation of new tourist development within rural areas and states:

"To help deliver the Government's tourism strategy, local planning authorities should support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, rather than harm, the character of the countryside, its towns, villages, buildings and other features. Local planning authorities should, through their local development frameworks;

- a. support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres, carefully weighing the objective of providing adequate facilities or enhancing visitors' enjoyment or improving the financial viability of the facility with the need to protect landscapes and environmentally sensitive sites, and*
- b. wherever possible, locate tourist and visitor facilities in existing or replacement buildings, particularly where they are located outside existing settlements. Facilities requiring new buildings in the countryside should, where possible, be provided in, or close to, service centres or villages but may be justified in other locations where the required facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available for re-use*
- c. support extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses*

- d. *ensure that new or expanded holiday and touring caravan sites and chalet developments are not prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening and examine the scope for relocating any existing, visually or environmentally-intrusive sites away from sensitive areas or from sites prone to flooding or coastal erosion*
- e. *recognise that in areas statutorily designated for their natural or cultural heritage qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved."*

4.3.5 It is clear that Policy EC7 provides a clear indication of support at national level for appropriate tourism development of the type proposed by this re-submission planning application. I would also point out that the application site is not in an area of outstanding natural beauty or a locally designated area of important landscape quality and there are no specific environmental designations for the site or the immediately adjoining area.

4.3.6 Policy EC12 deals with Determining Planning Applications for Economic Development in Rural Areas and is of particular relevance to this application and states:

".....In determining planning applications for economic development in rural areas, local planning authorities should:

- b. *support small-scale economic developments where it provides the most sustainable option in villages, or other locations, that are remote from local service centres, recognising that a site may be an acceptable location for development even though it may not be readily accessible by public transport."*

4.3.7 We consider that Policy EC12 supports the development proposed as it comprises a small scale economic development that will help sustain the facilities in the nearby market town of Clitheroe and significantly the application site is within walking distance of a nearby bus stop the policy acknowledges that even if it weren't it may be considered acceptable.

4.4 Good Practice Guide on Planning for Tourism

4.4.1 The GPG states in relation to 'The Local Value of Tourism' in paragraph 2.4 that:

"Tourism can bring many broader benefits that will contribute to the economic and social well being of local communities as well as to individuals."

4.4.2 It continues to state in paragraph 2.5 that:

"The revenue generated by tourism can help to:

- *Support and enhance local services and facilities such as shops and pubs, particularly in rural areas;*

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- *Secure the retention or upgrading of public services such as public transport, health centres and libraries;*
- *Support a broader and more vibrant and active community by attracting arts, sports or cultural events;*
- *Aid diversification within the rural economy; and*
- *Underpin the quality of the local environment and facilitate further enjoyment of it by residents and visitors "*

4.4.3 We consider the proposed development will indeed support and enhance local services and facilities such as the shops and pubs in the nearby market town of Clitheroe and will also support visitor attractions throughout the Borough. The proposed development can therefore be classed as a tourist development which will generate extra revenue for the local area.

4.4.4 Paragraph 2.6 of the GPG states that:

"Tourism depends heavily on the natural and built environment and can also be the key to maintaining and enhancing the environment:

- *The economic benefits of tourism in particular can help to sustain and improve both the natural and built physical environment.*
- *Derelict land and buildings may be brought back into use and the countryside can be better maintained.*
- *Visitors to historic buildings, archaeology and landscapes can provide income or voluntary effort which help to maintain and conserve such assets.*
- *In rural areas the health of the environment and of the community depends on the viability of the local economy. So areas which attract visitors for their scenic beauty and which enjoy income from tourism will be better able to afford to sustain the local environment.*
- *Proposals involving high quality design improve the visual and environmental experience for visitors and the local community alike."*

4.4.5 We believe that the proposed development will create an improved environment to the current remains of the former traditional farm building.

4.4.6 We believe that the development is supported by this GPG.

5. OTHER SIMILAR DEVELOPMENT WITHIN THE BOROUGH

5.1 The proposed development is a re-submission planning application for the creation of two holiday cottages which will have a similar appearance and proportions to the traditional farm building whose remains are to be demolished. The Council has in recent years approved a number of developments similar to that proposed within this re-submission application and therefore the principle of replacing a dilapidated former farm building with holiday cottages has been clearly established and we consider that the determination of these applications supports a positive outcome to Mr E Cowperthwaite's re-submission application at Standen Hey Farm. We refer below to the applications with which we have

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been involved for similar development for the information of the officer appointed to deal with this re-submission application.

- 5.2 A scheme to replace three agricultural buildings with five two storey stone built holiday cottages for our clients Mr and Mrs S Holmes at Brotherton Barn, Bolton by Bowland, under planning application number 3/2008/0104.
- 5.3 A scheme for the conversion of an existing building to one holiday cottage and the replacement of a modern style agricultural building with two holiday cottages at Higher House, Higher Farm, Kiln Lane, Paythorne, Clitheroe for our client Mr S Green, under planning application number 3/2009/0712.
- 5.4 A scheme for the replacement of a modern agricultural building with four holiday cottages as two pairs of semi-detached properties at Abbey Farm, Nethertown Close, Whalley, BB7 9SF on behalf of our client Mr R Harrison, dealt with under planning application number 3/2009/0807.

6. SUMMARY AND CONCLUSIONS

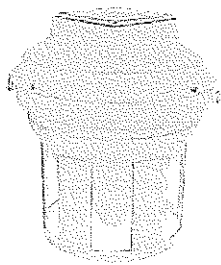
- 6.1 This re-submission planning application proposes the demolition of the remains of a traditional farm building and the erection of a pair of semi-detached holiday cottages which will reflect the size and style of the original farm building. Following a pre-application meeting with the Council in January 2012 the proposed holiday cottages will be re-positioned nearer to the farmhouse and will set down slightly lower than the existing ground level in order to have less of an impact on the surrounding rented cottages. This will in turn improve the courtyard ambience and will enhance the character of the local rural area. There are a number of existing residential properties at the application site which are converted former barns. The proposed holiday cottages will be built out of stone and slate with oak effect uPVC windows and timber doors, being in-keeping with the existing dwellings and offering a significant visual improvement to the immediate area. Adequate garden areas and landscaping have been incorporated as part of the proposed development scheme.
- 6.2 The proposed development will benefit the local rural economy and will provide the quality and standard of holiday accommodation which discerning visitors to the Borough require and consequently the applicants have confidence that they will achieve good levels of occupancy in respect of their cottages.
- 6.3 We have demonstrated within this supporting statement that the proposed development conforms to both the national planning policy guidance and the relevant local plan policies.
- 6.4 The market town of Clitheroe is located nearby and will benefit from tourists who will use local services such as shops, public houses and eating establishments.
- 6.5 We have provided examples of three approved planning applications for the same type of development which have been approved recently within the Borough two of which are located within the Forest of Bowland AONB and therefore the Council has clearly acknowledged the appropriateness of this type of development.

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- 6.6 We therefore hope that the Council are able to support this re-submission planning application.

Signed J. Hindle Date 9/3/2012
Jennifer Hindle BA (Hons)
(For and on behalf of Gary Hoerty Associates)

ASP range



conder
ENVIRONMENTAL SOLUTIONS

320120272P

the conder **ASP range** of package sewage treatment plants

clereflo™ ASP 6-25



demand special treatment

Designed and tested in accordance with BSEN12566-3:2005 and with the British Water Code of Practice for Flows and Loads, the Clereflo ASP will serve a population range from 6-20 persons and is suitable for residential and commercial projects where mains drainage is not available. Typical applications include single dwellings, small communities or developments, refurbishments and rural barn conversions.

For homeowners and self-builders the key features of the new Clereflo ASP are its discreet below ground installation, its quiet odourless operation and the low ongoing maintenance and running costs. For builders and developers, as well as being price competitive, the Clereflo ASP's compact design offers a low-cost, easy installation process.

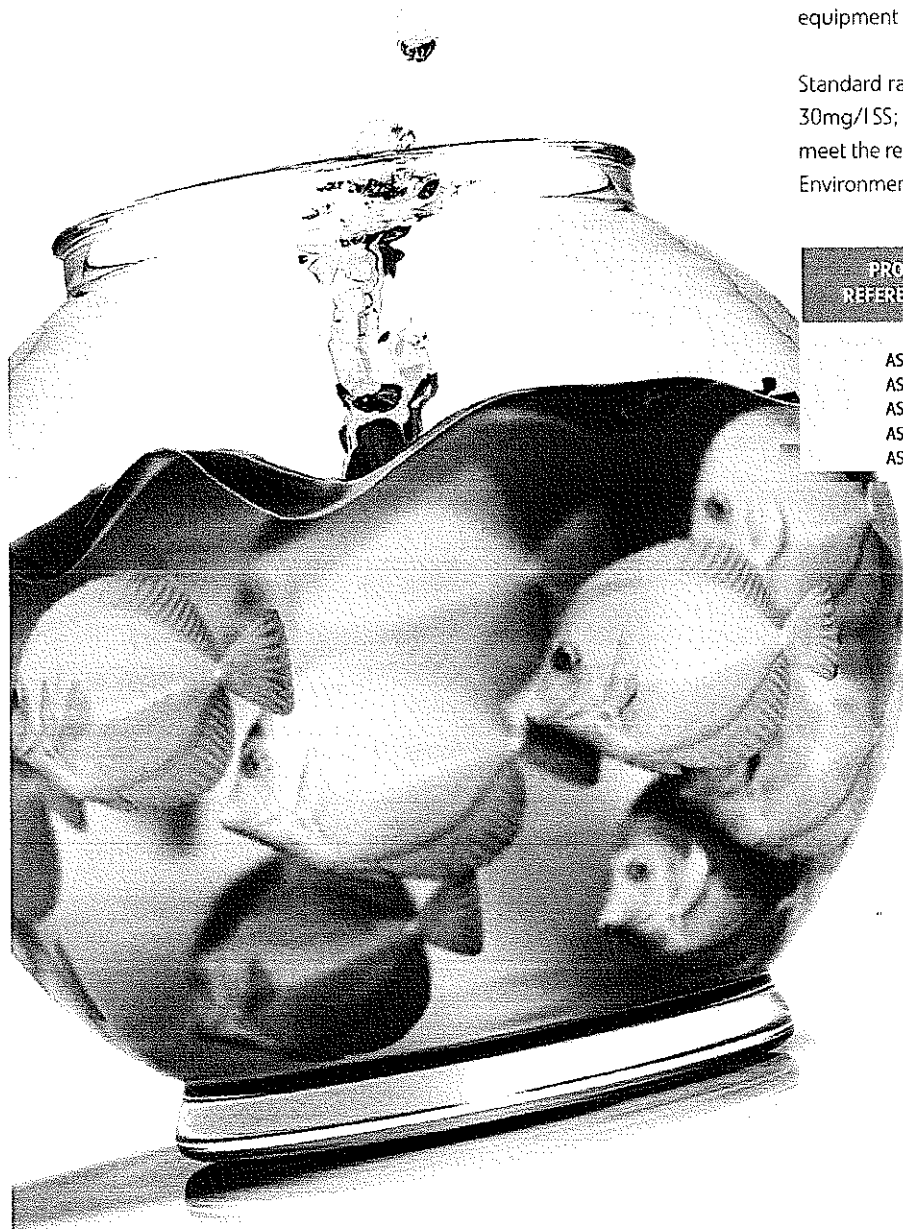
FEATURES AND BENEFITS

- Independently Tested to BSEN12566-3:2005
- Value for money
- Completely below-ground installation
- Easy to install – reduced costs
- Proven technology with reliable performance
- Quiet, odourless operation
- Compact design with no moving parts
- Typically 1 to 3-year desludging period
- Deeper inverts available with a standard extension kit
- Option for pumped influent or effluent
- Effluent Standard: 20mg/l BOD; 30mg/l SS; 20mg/l NH₃
- Suitable for discharge to ground or watercourse (subject to Environment Agency consent)

All applications should be specified to comply with the British Water Code of Practice for Flows and Loads. Further advice and assistance is available from our experienced internal and external sales teams. Site visits and assessments are recommended to ensure the correct equipment is proposed for each application.

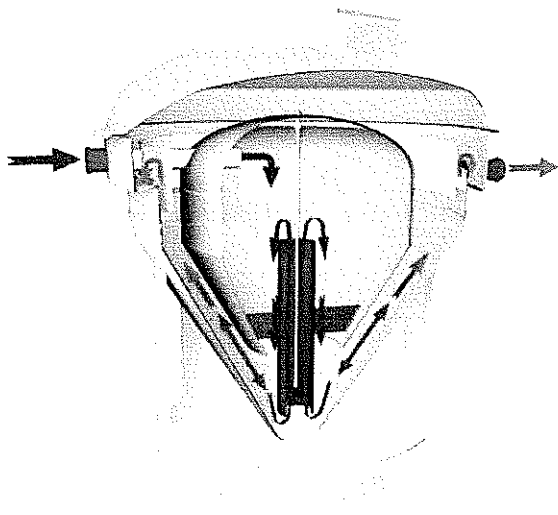
Standard range plants produce an effluent quality of 20mg/l BOD; 30mg/l SS; 20mg/l NH₃. The correct plant should be selected to meet the requirements of the discharge consent granted by the Environment Agency, SEPA or EHS.

PRODUCT REFERENCE (pe)	MAX FLOW PER DAY (M ³)	MAX LOAD PER DAY	
		BOD g	NH ₃ g
ASP06	1.2	360	48
ASP12	2.4	720	96
ASP16	3.2	960	128
ASP20	4	1200	160
ASP25	5	1500	200

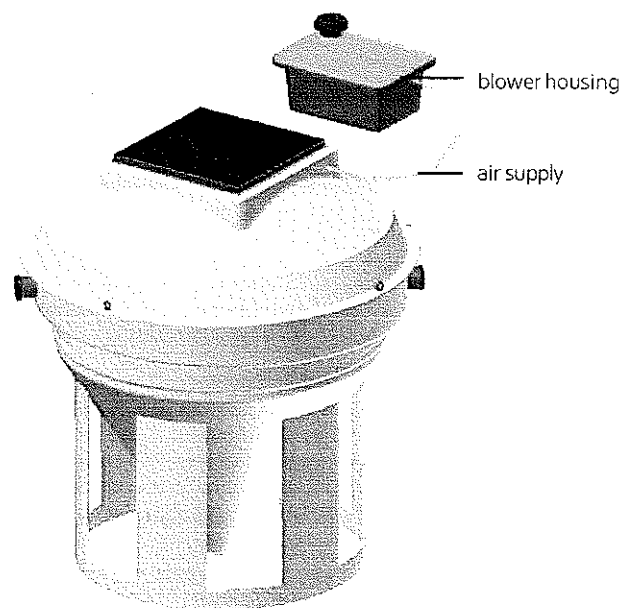


process and plant description

The Clereflo ASP treatment plant comprises a single tank. Within the tank there is an inner central bio-zone chamber and an outer settlement zone. The plant accepts and treats the incoming sewage using the extended aeration principle in the central bio-zone chamber. A simple coarse bubble diffuser, housed in a draft tube, introduces the air that provides the oxygen to the bacteria, which then treats the sewage. The bio-zone retains the mixture of sewage and bacteria until the level of treatment has been achieved.



The treated effluent then enters the settlement zone where settlement takes place. The settled solids are drawn back towards the draft tube with the diffuser in it and are returned via the airlift principle to the bio-zone for further treatment. The treated (final) effluent subsequently leaves the plant over a weir, at the outlet level that extends around the circumference of the tank. The movement of fluid through the whole system is by gravity displacement. There are no moving parts in the treatment plant.



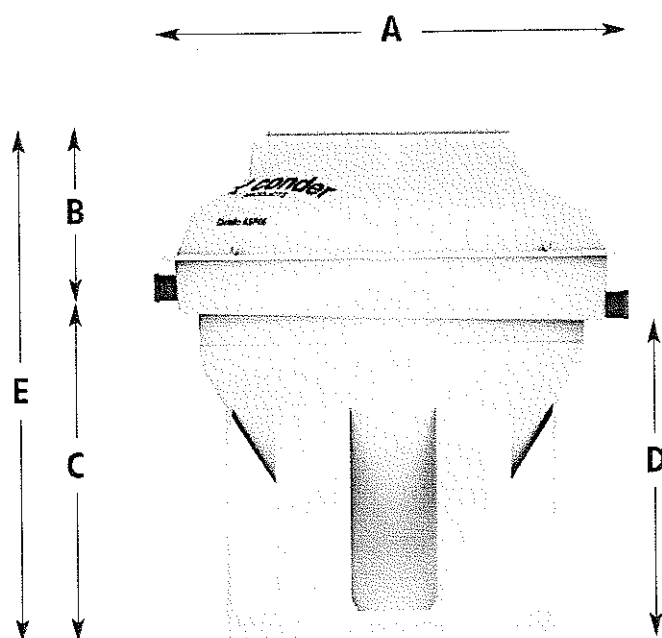
installation

Conder Products advises the use of a suitably experienced and qualified installation company to install any of its products. For suggested installers in your area, please contact our sales team on: 08702 640004. Care should be taken to fully assess the site ground conditions prior to commencement of installation. The ASP range requires a relatively low cost installation, typically using only a 200mm deep concrete base followed by pea shingle or self-compacting backfill.

Detailed installation guidelines are provided for each product. All electrical work should be carried out in accordance with current regulations (for example NIC EIC/Building Regulations).



specification



CLEREFLO UNIT	ASP06	ASP12	ASP16	ASP20	ASP25
Population Equivalent	6	12	16	20	25
Hydraulic Load (l/day)	1200	2400	3200	4000	5000
Organic Load (g BOD5/per day)	360	720	960	1200	1500
NH3 (g per day)	48	96	128	160	200
O/A Diameter (mm)	A 2080	2080	2080	2080	2080
Standard Inlet Invert (mm)	B* 780	780	780	780	780
Inlet Invert to Base (mm)	C 1500	1800	1900	2000	2370
Outlet Invert to Base (mm)	D 1400	1700	1800	1900	2270
O/A Depth (mm)	E* 2280	2580	2680	2780	3150
Pipework Fitting (mm)	110	110	110	110	110
Max Rated Power (Watts)	135	225	225	300	230
Estimated Power Consumption at working pressure (Watts)	100	170	165	220	190
Cover Size	750 SQ	750 SQ	750 SQ	750 SQ	750 SQ
Plant Weight	230kg	260kg	300kg	360kg	440kg

*Deeper inverts can be accommodated with extension kits

OPTIONAL EXTRAS

Extension kit

Deeper inverts can be accommodated by means of an access extension kit which is available in 1.0m and 2.0m lengths. These are designed to be cut to suit on site and can also be retrofitted again on site taking away the worries of installing at incorrect levels.

Package Pump Stations

Inlet sewage and final effluent pump chambers are available in single or dual units at varying inverts designed to suit the customer's on site requirements. Again these can be retrofitted if problems occur during installation.

Sample Chamber

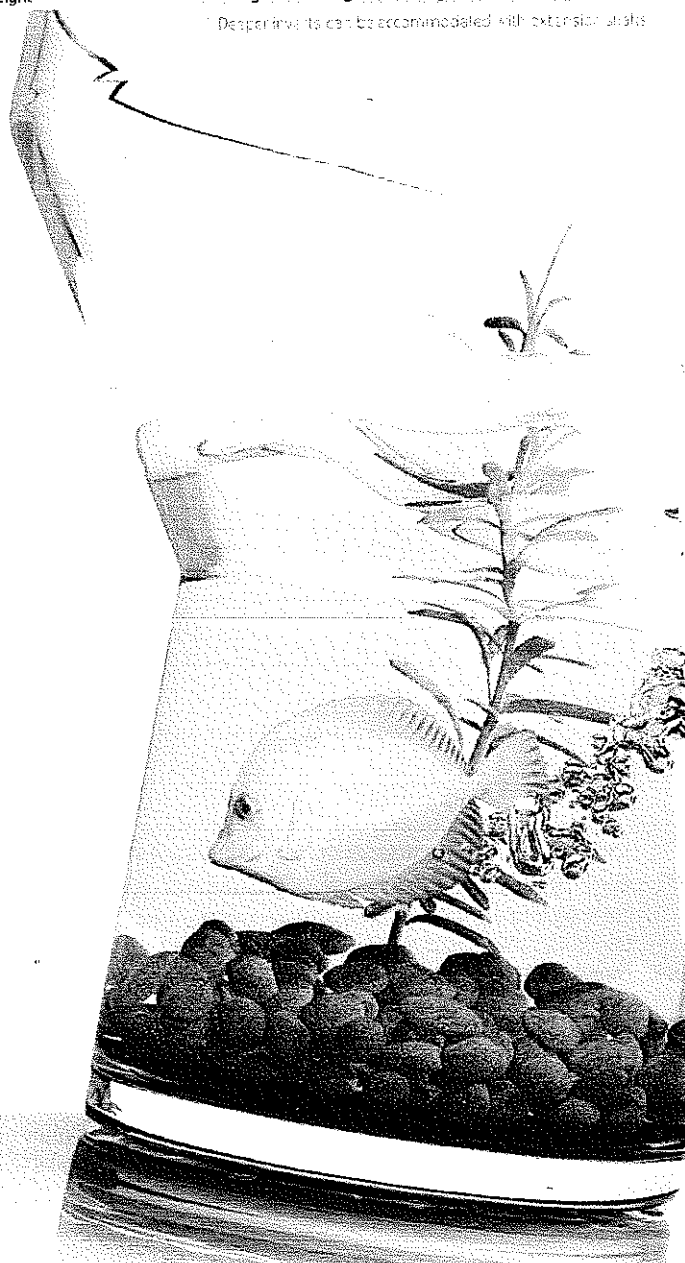
A Sample Chamber is required in order for the regulatory authority to take representative samples of the final effluent for testing.

SERVICE

Package sewage treatment plants are installed to treat wastewater and to protect the environment. They must be cared for and maintained so that they can continue to operate effectively. Failure to do this will undoubtedly lead to pollution of the water environment which is an offence and may result in prosecution.

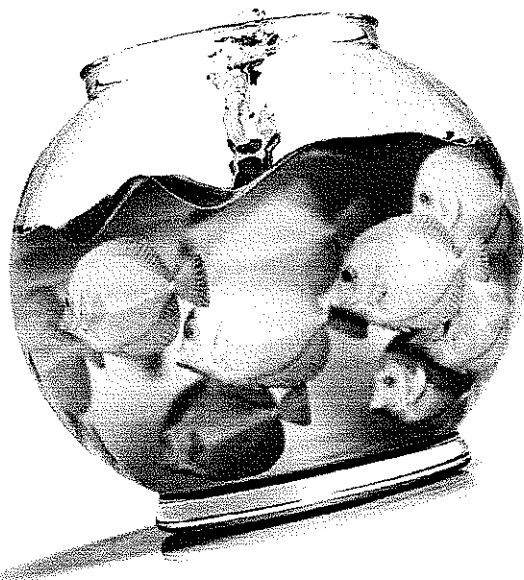
For the Clereflo ASP, Conder Products recommends that a maintenance agreement is taken out to service the plant as indicated in the Environment Agency Guideline PPG4. A plant de-sludge should be carried out between 1 and 3 years (depending on the plant loading).

Through a nationwide network of British Water accredited service engineers, Conder's partners offer a comprehensive range of services including commissioning and ongoing service contracts.



about conder environmental solutions

Protecting the water environment has been the mission of Conder Environmental Solutions since it was established in the early 1970s. The business is organised into specialist divisions: Conder Products, Conder Technical Solutions, Conder Pumping Solutions. Our full capability extends beyond our successful range of sealed-design commodity products to providing expert consultancy and design for hi-specification bespoke solutions across all areas of wastewater pollution control. Conder works closely with engineers, architects, specifiers, developers and self-builders. Providing support from detailed site surveys, plant selection, full technical proposals and liaison with regulatory bodies where necessary, we will ensure that our client achieves the most environmentally sound and cost-effective solution.

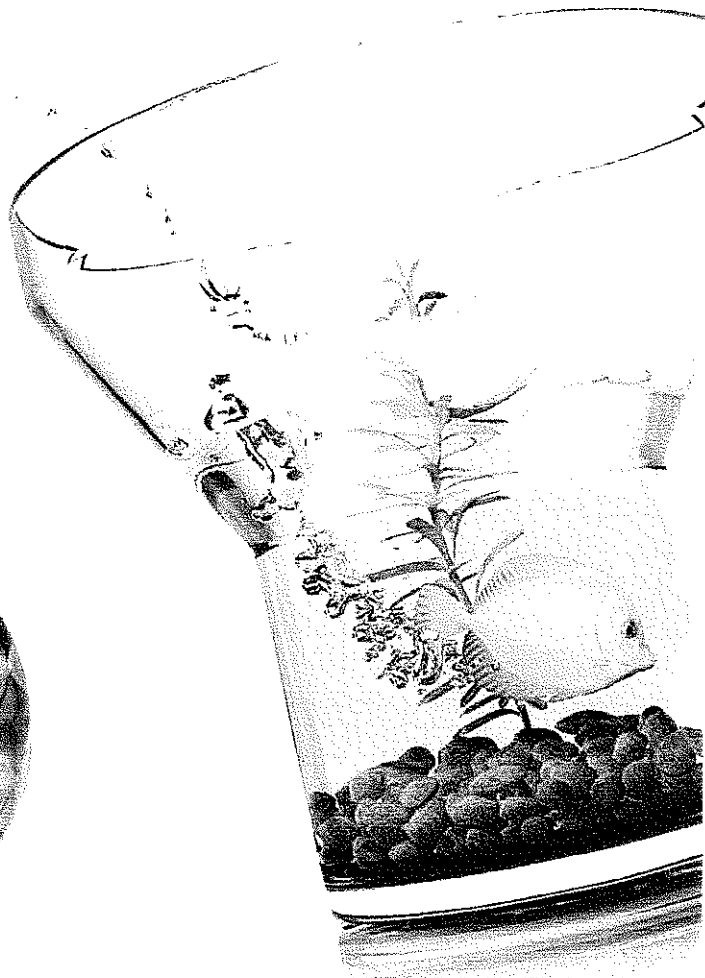


CONDER PRODUCTS

Our specialist commodity division offers a portfolio of products ranging from oil separators and small sewage treatment plant to pumping stations and attenuation or storm water balancing tanks. Our Clereflo range of small-scale domestic sewage treatment plants serve 6-50 population equivalents, utilising either Activated Sludge Plant (ASP) or Submerged Aerated Filter (SAF) technology. Highly price-competitive with minimal running costs, the Clereflo range is the low energy solution for applications where access to mains drainage is not available.

CONDER TECHNICAL SOLUTIONS

The capability of Conder's Technical Solutions division illustrates the breadth of the company's expertise and has established Conder as the authority in hi-specification projects. As a solutions provider, our expertise extends across a product range that includes SAF technology unitank and modular sewage treatment systems up to 1800pe, Membrane BioReactor sewage treatment systems up to 5000pe, attenuation, engineered vessels and other specialist tanks.



CONDER PUMPING SOLUTIONS

We offer a range of water and wastewater pumping solutions for domestic, commercial and industrial applications from off the shelf packages through to custom-built pumping solutions.

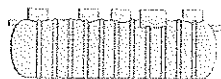
SERVICE

Products installed to protect the environment must be maintained and serviced regularly to ensure that they continue to operate efficiently and effectively. Failure to do this will undoubtedly lead to pollution of the water environment, which is an offence and may result in prosecution. Through a nationwide network of British Water accredited engineers, Conder's service partners offer a full service and technical package which can include product support, commissioning, waste management and ongoing service and maintenance programmes.

let us make your environment
a better place to be...
demand special treatment



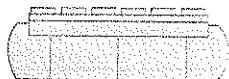
ASF 6 20pc Package Sewage
Treatment Plant



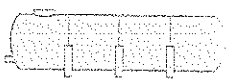
NSAF 25-50pc



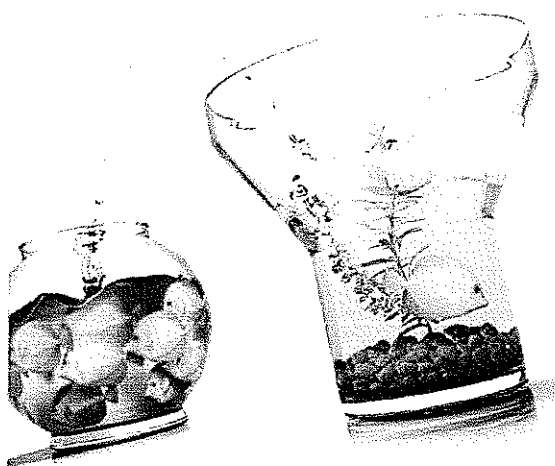
Techflo SAF 60-600pc
single stream and
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Package Pump Stations

For product enquiries, specification advice, project assessments
or further information, please contact the Conder team on:



t: 08702 640004 f: 08702 640005 e: sales@conderproducts.com

www.conderproducts.com

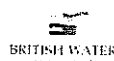
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South West Industrial Estate Peterlee Co Durham SR8 2RA

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- Above Ground Plug-in/Mod. 11
- Tip-trailer tanks

A member of



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TM - Techflo is a registered Trade Mark

TM - Clerflo is a registered Trade Mark

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STANDEN HAY FARM

John H. Morse