



RIBBLE VALLEY
BOROUGH COUNCIL

04 MAY 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320120439P

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

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: **MRS** First name: **MARY**
Last name: **WADE.**
Company (optional):
Unit: House number: House suffix:
House name: **RAMSGREAVE HALL FARM.**
Address 1: **RAMSGREAVE ROAD.**
Address 2: **RAMSGREAVE**
Address 3:
Town: **BLACKBURN**
County: **LANCASHIRE**
Country:
Postcode: **BB1 9DS**

2. Agent Name and Address

Title: **MR.** First name: **STEPHEN**
Last name: **BIALECKI**
Company (optional): **S.S. BIALECKI LIMITED**
Unit: House number: House suffix:
House name: **'ROSEDALE'**
Address 1: **BACK LANE**
Address 2: **GRINDLETON**
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country:
Postcode: **BB7 4RZ**

3. Description of the Proposal

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

**PROPOSED ERECTION OF A DISABLED BUREAU/WORK
AND NEW VEHICULAR ACCESS, FOLLOWING DEMOLITION
OF 2 AGRICULTURAL BUILDINGS AND RE-ALIGNMENT
OF ACCESS TRACK.**

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: **RAMSDEALE HALL FARM**Address 2: **RAMSDEALE ROAD**Address 3: **RAMSDEALE**Town: **BLACKBURN**County: Postcode (optional): **BB1 9DS**

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

Easting: Northing:

Description:

5. Pre-application AdviceHas 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:

GARETH FOLT

Reference:

RV3/2012/ENQ/00016Date (DD/MM/YYYY):
(must be pre-application submission)**02/03/2012**

Details of pre-application advice received?

SEE ATTACHED PRE-APP STATEMENT WITH RESPONSE FROM THE COUNCIL**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 ☐ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☐ NoDo 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 CollectionDo the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

SEE PROPOSED SITE PLAN NO 8004Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

3 REFUSE BINS**8. Authority Employee / Member**With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected memberDo 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	STONE	STONE	☐	☐
Roof	BLUE SLATE	BLUE SLATE	☐	☐
Windows	TIMBER	HARDWOOD	☐	☐
Doors	TIMBER	HARDWOOD	☐	☐
Boundary treatments (e.g fences, walls)	—	STONE WALLS 1.0M	☐	☐
Vehicle access and hard-standing	—	COMPACTED GRAVEL	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

PRE-APPLICATION STATEMENT WITH COULDER RESPONSE
DRAWINGS NO 8003-7
DESIGN AND ACCESS STATEMENT.
PROTECTED SPECIES SURVEY

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	—	2	2
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):

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:

EXTANT PLANNING PERMISSION APP NO 3/93/0644

Is the site currently vacant? ☒ Yes ☐ No

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

AGRICULTURAL STORAGE WITH PREVIOUS HABITABLE USE

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**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☒		☒				1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)= 1**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):** 1

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

Please complete the following information regarding employees:

N/A

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

20. Hours of Opening

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

22. Industrial or Commercial Processes and Machinery

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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):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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):

--

25. 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

Signed - Applicant:

--

Or signed - Agent:



Date (DD/MM/YYYY):

03/05/12

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



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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):

03/05/12

(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)

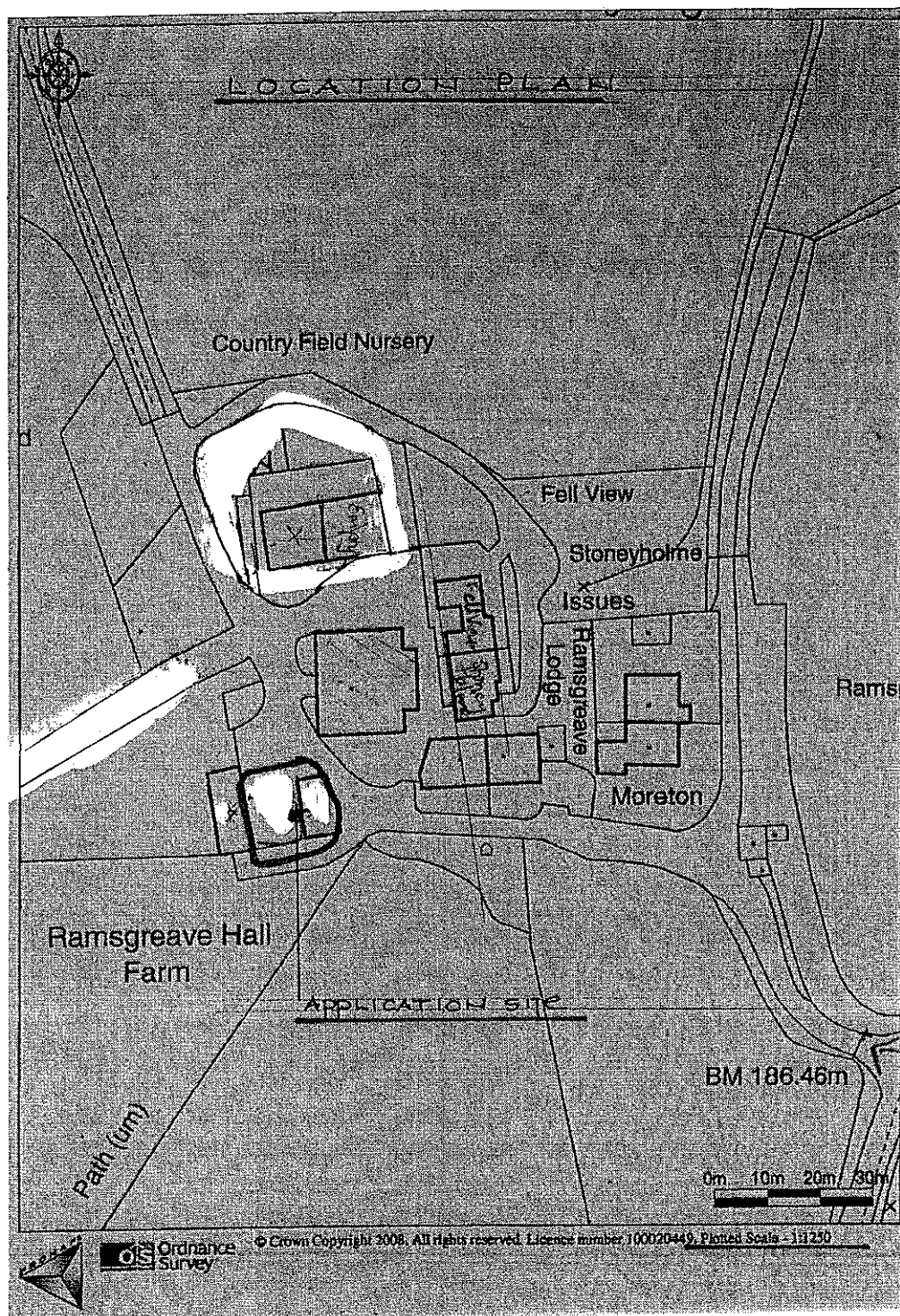
If Other has been selected, please provide:

Contact name:

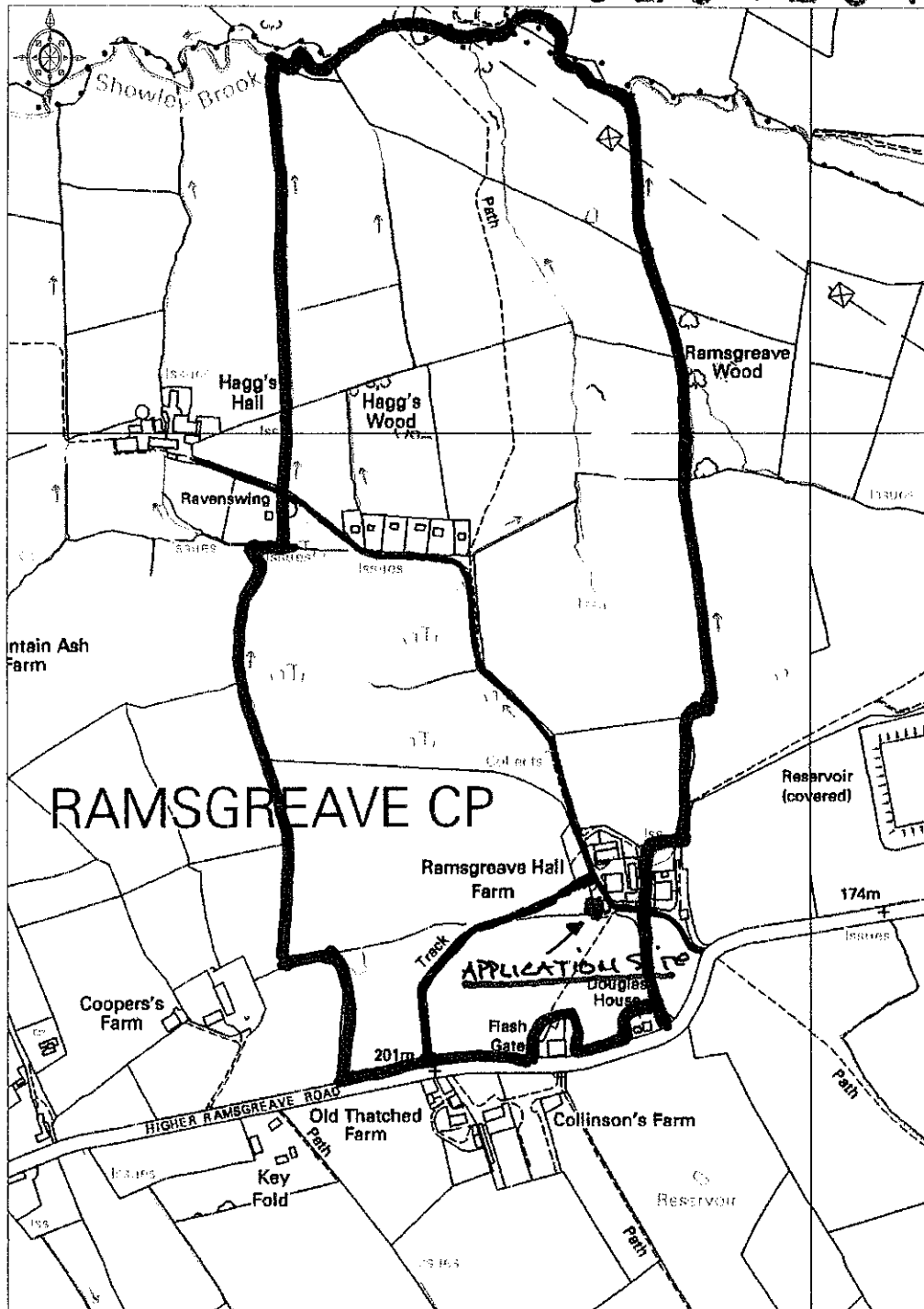
Telephone number:

Email address:

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PROPOSED
DETACHED BUNGALOW
ON LAND AT
RAMSGREAVE HALL FARM
RAMSGREAVE
BLACKBURN

DESIGN AND ACCESS STATEMENT

LB 20/04/12

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SITE DESCRIPTION

The replacement building is on the west side edge of the access road that runs from Ramsgreave Road to Haggs Hall Farm, 10.0m further west is a redundant building which has housed live stock in the past 20.0m north of the replacement building is a mature tree which is surrounded by a stone wall.

A perimeter wall joins the three principle elements with an enclosed concrete surface forming a farm yard.

A muck midden compound is formed between the redundant building and walled tree enclosure with access from the Nursery Road.

Ground levels fall 1.80m from the west side of the redundant building to the east side of the replacement building.

The farm house, with associated buildings together with neighbouring country field nursery are located on the east side of the access road. In summary all named buildings forming a group.

ASSESSMENT

This report includes our pre-application statement dated 12th January 2012 and the councils response dated 2nd March 2012.

Our pre-application statement provides a back ground to the Planning History of the farm. Recent Haggs Hall Farm diversity Planning Permission and comment relating to highway issues all of which have some bearing on our proposals.

EVALUATION OF THE FARM

As previously mentioned in our pre-application report and the councils response letter the farm has secured the benefit of Planning Permission for residential conversion of out buildings Application 3/93/0644 and residential barn conversion. Application 3/1993/0570 the former being the subject of the application.

It should be borne in mind the reason of planning gain was diversity use in sustaining a living.

In the form of a methodical sequence we shall evaluate all principle issues including points made in the councils response letter in justifying this application.

1. 8/13 23/04/12

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BACK GROUND INFORMATION

Referring to application 3/2012/0033 for an Agricultural Building which is in its consultancy period to the extent advise sought from Lancashire County Councils property group section with their response letter forming part of this application.

The response letter is positive indicating a need and justification for an agricultural building , however the application is in its infancy and has not been determined.

We also bring to the attention of the council the applicants daughter Doctor Frances Wade , has entered into contract with the Forestry Commission, Lancashire County Council , The Woodland Trust and R.S.P.B. in the revival of existing and extension of existing woodland to the extent Two Thousand Five Hundred trees have been planted and 2.70 Kilometres fencing has been erected .

The project work is a grant aided scheme to get under worked woods back into management. The future aim is to allow timber to be extracted and also assistance in harvesting and marketing timber.

The works enable an opportunity for the economy and for wildlife which does much better in well managed woods.

The scheme has been undertaken and supervised by Doctor Frances Wade and her assistants following advise by Lancashire County Council that managed Woodlands offer great potential as a sustainable way to create revenue and jobs into rural economies . Extra revenue will contribute to the diversification of the farm estate (see attached contract details forming part of this statement)

The current and future agricultural enterprise including the Woodland project will become the responsibility of Doctor Frances Wade with future planning to reside at Ramsgreave Hall Farmhouse which is a three bedroom family dwelling.

Whilst referring to Lancashire County Councils letter dated 19th March 2012 and Policy ENV 4 of Ribble Valley District Wide Local Plan which states planning permission will normally be given for new buildings for the purpose of agricultural and forestry land use which preserve the openings of the green belt.

Similarly Policy G5 states that outside of the main settlement boundaries planning consent will be granted for small scale developments which are essential to the local economy in particular for the purpose of agricultural and forestry.

Under the circumstances the applicant needs comply with both policies and bolster the justification process.

2 *SR* 20/04/12

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FURTHER CONSIDERATIONS

As previously stated the redundant barn within the farm complex with extant planning approval for residential conversion Application 3/1993/0570 forms part of the farm diversification

The application advise officer states in his letter the site could provide an alternative location for a suitable dwelling.

This is not a material consideration for the following reasons.

- 1 Planning gain for the barns conversion forms part of the farms diversification providing future revenue which is a principle cog in the farms survival and cannot be forfeited
- 2 The barn is listed and has permission to form 3 dwellings an extreme asset to lose.
- 3 The barn is in a poor state of repair . Finance is presently not available to convert as an option considering its size.
- 4 The application site is extant and not an option to forfeit

HIGHWAY ISSUES

One of the principle issues to address in determining this application is highway safety

Referring to our pre-application statement section 'C' highway issues dated 12th January 2012 with supporting statement and photographs, we have demonstrated there is conflict between the applicants extant site App No 3/93/0644 and vehicular movement to and from Haggs Hall Farm.

Summarising principle points as follows. :-

Haggs Hall Farm was granted Planning Permission App No 3/2010/0660 to diversify their operations and continued use of the track passing through Ramsgreave Hall Farm.

The applicants agent provided details of the anticipated traffic volume and vehicle types that would visit Haggs Hall Farm to the satisfaction of the county surveyor.

3 8/13 23/04/12

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The county surveyor determined the extra frequency and size of anticipated vehicular movement would not be detrimental to highway safety.

However as anticipated by our client Mrs Wade this clearly not the case.

In particular the speed and size of vehicles passing the extant application site on a blind single track bend. It is impossible for low load vehicles pantechnicons to manoeuvre passed the site without overlapping the application site boundary in particular the vehicular entrance section to the site .

Photographs 1-14 and sketch 001 from the pre application statement illustrate the problem.

Under the circumstances the occupants of Haggs Hall Farm have secured Planning Permission to diversify their land use at the expense of our client who is deprived of implementing there Planning Permission to convert the out building.

If the applicant was to complete the development as approved , suitable vehicular access would not be available to users at Haggs Hall Farm.

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HEALTH ISSUES

As mentioned in the pre-application advise statement the applicant is at the stage of her life to plan appropriate living accommodation to suit her needs and place of residence.

Referring to the latter the applicant has lived at Ramsgreave Hall Farm most of her life and wishes it to continue.

The opportunity is available to trade the extant site for a replacement bungalow providing suitable accommodation and still living within the environment of the farm with her daughter.

This procedure would also be less of a liability on the Pension Service who controls the welfare of the elderly. Please refer to attached document confirming the extent of disablement.

PROPOSALS

Proposals are based on three key issues.

- a) Essential access road improvements
- b) Justication of a replacement dwelling
- c) Disablement requirements.

PROPOSED ACCESS TRACK RE-ALIGNMENT

As stated in the Highways Section of this report large vehicles such as pantechnicons find it difficult to manoeuvre between the application site and the barn

It should be borne in mind the track is used on a regular basis by large vehicles visiting Haggs Hall Farm with the approach to the track bend becoming an element of surprise without notice as a consequence grass verges and garden walls becoming damaged.

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If development of the site was pursued as Planning Permission severe restraints would occur for example :-

- a) Due to the track proximity to the building and essential improvements to the wall foundations the track would have to be closed
- b) Conversion works would not alleviate highway problems but exacerbate them creating a dangerous environment totally unsuitable for habitable use.

RE-ALIGNMENT SEQUENCE OF OPERATIONS
IN ACCORDANCE WITH DRAWING NO 8004 AND 8007

- a) Demolish the application building grub out foundations and form a level plane
- b) Create an improved 3.60m wide track from a 26.0m radii allowing pantechnicons to pass through both ways allowing for a 600mm overhang,
- c) Construct a stone wall 1.20m high along the periphery of the track both sides separated by a 1.0m wide grass verge.

ADVANTAGES

- a) Highway safety to all track users
- b) The opportunity of offering traffic away form the corner of the barn east of the track
- c) The opportunity of constructing a new dwelling in an improved location and environment.

SUMMARY

The proposed track re-alignment provides an opportunity to the benefit of all road users without detriment to the location or environment.

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JUSTIFICATION

We recognise our proposal are subject to Policy G5 which is outside the main settlement boundary.

However it should be recognised the principle reason of a replacement bungalow relates to Haggs Hall Farm recent Planning Permission. Diversity use and additional size and frequency of vehicles passing through Ramsgreave Hall Farm depriving the applicant of appropriate site development on the application site.

Bolstering the above statement relating to Policy G5 we are of the opinion it is difficult to consider our proposals would be in appropriate development. The policy recognises the countryside in particular the applicants estate is a working area and a source of the applicant and her extended families livelihood.

As such times have changed due to diversity and development pressures, we have put forward management plans for the estate as a consequence our proposal can be accommodated without harming the basic character of the area,

The application is also subject to Policy ENV4 (green belt) of the District Wide Local Plan.

The designation of Green Belt is a well established Planning Policy, which lists several functions of the Green Belt.

In particular.

- a) To safeguard the surrounding country side from further encroachment.
- b) To prevent neighbouring towns from merging into one another
- c) To preserve the special character of historic towns
- d) To assist in urban regeneration.

In summary the policy is designed to protect villages from merging together forming continuous urban development.

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In this case our proposal aim is to replace an existing building over at least 50% its footprint with a minimum garden curtilage similar to the extant one , but more important demolish and forfeit an existing building west of the application site thus reducing in size the building group of Ramsgreave Hall Farm.

Therefore there will be a slight modification change to the boundary in favour of the policy.

Neither the individual character , setting or the farms identity can be said to be impaired but on the contrary enhanced.

DISABLEMENT REQUIREMENTS

The applicant and her husband had owned and lived at Ramsgreave Hall Farm in excess of fifty years.

The applicants husband passed away in 2011 bringing forward her future living plans with a desire to remain within the vicinity of the farm retaining contact with her family and the effecton she has for the well being of the area.

As previously mentioned the applicant is disabled our proposal will provide an essential local need which is reasoning to bolster the over whelming need to improve the access track as stated in the highways section.

DESIGN PROPOSALS

SITE LAYOUT

To be described in a sequence of operations.

- a) Demolition :- including both buildings as stated, inter connecting walls and walls to the muck midden
- b) Construction of the disabled bungalow
- c) Re alignment of the track including the construction of stone walls east and west of the track separating grass verges.
- d) Construction of a new vehicular access track from the existing nursery access road north of the application site out of compacted gravel stone.

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- e) Construction of stone boundary walls 1.10m high to the application curtilage and formation of the tree planting area.
- f) Formation gardens following the natural contours of the landscape
- g) Tree Planting area:- The existing tree root area will not be effected, land formation to the tree will be extended to allow additional tree planting to be conditioned in a landscape scheme
- h) Access and perpetuity of the existing public footpath south of the application site will not be effected
- j) Vehicular access shall be from the north of the application site isolating from the sensitive re-alignment track.

Pedestrian access shall be via a personnel gate within the proposed wall south-east of the bungalow.

CONSTRUCTION DETAILS

The proposed and extant footprints areas are the same with west facing outrigger to one side rather than central as the extant design.

Floor areas are spacious to support invalid movement with a west room off the principle bedroom.

External walls are finished out of natural rubble stone against a concrete backing block with dressed sandstone to all masonry opening.

Rainwater goods out of cast aluminium with gutters supported on dressed sandstone gutter rests.

Roof cover out of welsh blue slates

21/12/2012

earthworks environmental design

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Stephen Bialecki

Rosedale
Back Lane
Grindleton
Clitheroe
BB7 4RZ

320120439P

25 April 2012

Job ref: B 1145

Dear Stephen

Re: Daylight scoping survey (bats): Ramsgreave Hall Farm, Wilpshire, Lancashire.

Introduction

You have requested a protected species survey on behalf of your client Mrs Mary Wade as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a proposed conversion of an existing single storey stone building at Ramsgreave Hall Farm.

The property is shown in figures 1 to 6 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation proposals that may be required.

A scoping survey and daylight inspection was undertaken on Monday 16 April between 09.30 and 10.30. The weather at the time of the inspection was cool, dry and bright (max temp: 6.7°C; cloud cover: 50%; wind: light north-westerly; rain: nil) providing optimal conditions for carrying out a scoping survey.

There is no evidence of bat activity in any part of the property; it is unlikely that roosting bats are present within the building and the likely risk of disturbance to any protected species is relatively low.

Survey methodology

The survey includes internal and external inspections of the property

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development

The scoping survey includes a desktop search of publicly available data on protected species within the district in addition to locally significant landscape features and designated nature conservation sites.

Non-invasive survey methods were used to assess the use of the property by bats.

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine spots, corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Personnel

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The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901, (Conservation, Science and Education).

Constraints

The timing of the survey is outwith the optimal survey period for breeding bat activity and roost emergence

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within very confined spaces such as cavity walls or beneath roofing materials, wall claddings, lead work flashings and fascia soffits despite careful visual inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Desktop study (SD 73)

A local data search was carried out to identify bat records within a radius of at least 2.5km of the site.

Reference to the National Biodiversity Network (NBN) database has identified the following four species present within the 10km recording square SD 73:

Whiskered bat	(<i>Myotis mystacinus</i>)
Whiskered/Brandt's bat	(<i>M. mystacinus / brandtii</i>)
Daubenton's bat	(<i>M. daubentonii</i>)
Brown long-eared bat	(<i>Plecotus auritus</i>)
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)

Pre-existing information (survey location at NGR: SD 767460)

No records available at this location.

Description of the property

The property is a single storey detached building (figure 1) with rubble infill wall construction and duo-pitched double bay roof. The roof structure has post and truss frame with rafter-with-purlin construction. The slate roof is partly lined (south pitch only) with a bitumen and hessian felt (figure 6). The building currently stands derelict and is largely open to the weather; there is significant damage to part of the rear roof pitch (35 – 40% of the total roof area).

A large picture window with steel lintel on the south gable apex wall is unglazed and fully exposed to the elements (fig. 3). Two other windows in the building remain glazed.

There are no roof voids or enclosed internal spaces; some remnants of the original studwork partitions remain (figure 5). While several internal walls retain plasterwork, most of the surfaces are damp and dilapidated. There is no flooring material present and some parts of the floor are overgrown with tree saplings, mosses and other ruderals.

Externally the building is exposed to neglect and there is considerable roof collapse and damage to fascias, gutters, ridge tiles and roof verges.

The building has not been maintained or occupied for many years

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Photographs: Single storey building at Ramsgreave Hall Farm – (Images taken 16 April 2012)



Figure 1: front (east) elevation



Figure 2: rear (west) elevation



Figure 3: side (south) elevation

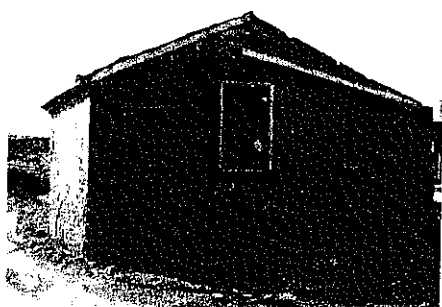


Figure 4: side (north) elevation



Figure 5: internal view



Figure 6: roof detail - internal view

Proposed development

Conversion of an existing single storey building into a dwelling (figures 1 to 6)

(Reference – Drawings by: Stephen Bialecki).

Location of the property (NGR: SD 628324): elevation: 190m; approximately 0.75km west of Wilpshire.

The property is located at Ramsgreave Hall and is surrounded by farm buildings and close to several residential properties. The building stands adjacent to the farm access road and is close to open pasture to the south and south-west with extensive views over the valley to south at Lammack and Beardwood.

The site is relatively elevated and exposed to the prevailing wind and there are no woodland shelter belts or screening features nearby.

There are no areas of standing open water, canal or river channel adjacent to the site; similarly there is no extensive woodland adjacent to the property although some mature broadleaved woodland is present down the lane close to the junction with Higher Ramsgreave Road

There are no designated nature conservation sites adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Survey results

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All parts of the property were carefully inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, perching or feeding by bats – significantly none was found.

The location of the property is adjacent to sub-optimal habitat for feeding, foraging and roosting bats and the site is not adjacent to woodland edge or water. Connectivity of the site to other habitats is limited and the level of bat activity at the site is likely to be relatively low frequency.

The poor structural condition of the property is a limiting factor in the suitability of the site for roosting bats; most features of the building are dilapidated and the building exposed to direct sunlight, wind and rain, rendering it far less suitable to roosting, perching and feeding bats than more sheltered sites.

Evaluation of results (interpretation)

There is currently no evidence of bat activity at this property.

The survey was carried out during the sub-optimal survey period in relatively cool weather; however pipistrelle bats and other species are becoming increasingly active throughout April where suitable habitat exists.

The site is on relatively high ground with an exposed aspect; the adjacent habitat provides only very limited shelter or connectivity to feeding, foraging and commuting habitat for bats. It is unlikely that the site provides regular or significant feeding and foraging opportunities and therefore bat activity is likely to be low frequency throughout the year.

There is no evidence the property is used as a day or night roost, perching / feeding roost, maternity site, transitional roost or place of hibernation.

- There is currently a low / negligible risk of disturbing roosting bats during the proposed works.
- The scale of impact of the development on local bat populations is likely to be negligible / low¹.
- The conservation significance of the property is currently low².
- There are no existing records of bat activity at this property or neighbouring buildings within 250m.
- Further survey work (emergence and activity surveys) is not required ³.
- It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats.

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion and recommendations

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The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of the development at site level on local bat populations is likely to be negligible or low.

Further survey effort during the optimal survey period (1 May to 31 August) is not recommended.

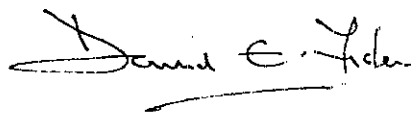
Mitigation guidance notes are provided (Appendix B); in the unlikely event that any bats are disturbed, contact the Bat Conservation Trust immediately for further advice.

Nesting and roosting barn swallows may be present during the summer months.

There is no evidence of nesting or roosting barn owls at the site.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application.

Yours sincerely



David Fisher

APPENDIX A

Information / data sources

The following sources were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire and Cheshire Fauna Society
8. Lancashire Wildlife Trust
9. Lancashire Biodiversity Partnership
10. Ribble Valley Borough Council
11. Biological Heritage Sites Partnership (LCC, NE and LWT)
12. EED dataset (Lancashire bat records 2000 - 2011)
13. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
14. Natural England - Nature on the map (www.natureonthemap.org.uk)

Appendix B

Mitigation (general guidance notes)

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Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1. Timing constraints	None
2. Removal of roofing materials	Although it is unlikely that roosting bats will be exposed during the proposed building alterations, you should be aware that solitary bats are occasionally found roosting beneath roofing materials, most frequently under slates, roofing felt, fascia boards, roof claddings, verge tiles and ridge tiles and lead work flashing. Bats may be found at any time of year, although most individuals are found during the spring, summer and autumn between late April and late September / early October
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge
7. Post-development monitoring	Not required
8. Additional survey effort	Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended at this property.
9. NESTING BIRDS	It is likely that nesting birds will be present in this building during the summer months; barn swallows are likely to nest within some of the farm buildings and care should be taken to avoid carrying out any work that may result in damage or destruction of their nests All birds, their nests and eggs are protected by law and it is an offence (with certain exceptions) to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built In cases where a development requires exclusion of birds during the building operations, the closure of any access points should ideally be carried out between October and March. If you wish to deny access to nesting birds next year you are advised to close off any open windows or doors well before the birds return in early April or May.

Wildlife legislation – Bats and the law

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All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision" ²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS)

¹ Bat Mitigation Guidelines, A J Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations" *

*(Tony Mitchell-Jones, 2004)

¹ 2 2 3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines BCT (2007)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227